

Submission ID: S8A4B18C3

Please find attached my Written Representation and my Personal Impact Statement. I also fully endorse representations from Block East Pye Solar (BEPS) and Saxlingham Nethergate Parish Council.

Saxlingham Nethergate Personal Impact Statement

Martin J. Collier, [REDACTED]
[REDACTED]

As a village resident living in very close proximity to the planned East Pye Solar (EPS) site, this scheme will have a devastating impact on my quality of life for the following reasons:

- **Noise pollution.** Documented experience of homeowners living close to other similar large solar panel installations in England clearly demonstrates that operating noise levels are unacceptably high e.g. from inverters, transformers and substations. Such industrial scale installations should not be within audible distance of people's homes but EPS has taken little or no account of this e.g. our own home is less than 200 m from plot 7F, which will contain inverters and a large substation, and with little or no mitigation area or screening planned in between. And of course, the pile-driving and other noisy construction work during installation will be intolerable, effectively making our home uninhabitable during this period.
- **Property value and saleability.** Many of our neighbours have their homes on the market and all report the same problems: potential buyers either will not even consider purchasing because of EPS or would only consider it if a substantial reduction in price could be negotiated. A recent (Nov 2025) valuation of our own home was between 5 and 10% lower than two years previously, before EPS awareness, even though house prices have increased in our area during this period.
- **Visual and landscape impact.** The natural countryside and agricultural landscape around Saxlingham Nethergate, especially on The Green, is some of the most attractive in Norfolk and is criss-crossed with numerous well-used public footpaths, including the historically important Boudica Way. The industrialisation of this area by EPS, adjacent to or in clear sight of a designated Conservation Area, will have a hugely negative impact on the amenity value. Who would want to walk for miles surrounded by high security fencing and huge solar panels as far as the eye can see?
- **Glare and light pollution.** Reflection from the glass panels will cause considerable glare for us as we are less than 200 m away and there is minimal planned screening. Security lighting will destroy the dark skies we currently enjoy and give a high security prison camp feeling to the whole area.
- **Wildlife impact.** The proposed installation area has a well-documented rich and varied flora and fauna. Wildlife corridors are an essential aspect of this landscape, linking suitable habitat areas, e.g. woodlands, and allowing free movement between sites for feeding, breeding and shelter etc. Such corridors will be either totally eliminated or at best disjointed by the security fencing. Local populations, especially of larger mammals like badgers and deer, will be negatively impacted as a result. Many studies have also shown a negative impact on insect pollinators within solar parks. As an enthusiastic naturalist, my ability to watch local wildlife will be severely reduced.
- **General ethics.** I object strongly to panels being sourced from China, a country well known for using child labour and having minimal environmental and human rights protection. I also object in principle to large-scale solar panel installations on agricultural land and quality wildlife habitat. We need to improve our food security and protect and enhance our dwindling wildlife, not accelerate its demise. Developers are just choosing the best option for their own profits. We need a government strategy to put the panels on roofs, not on top of our countryside.

EAST PYE SOLAR (EPS) – WRITTEN REPRESENTATION

Interested Party Reference number: [REDACTED]

Martin Collier
[REDACTED]
[REDACTED]

4th October 2026

I object strongly to this scheme and would like to highlight the following issues:

- **Wildlife impact.** Despite surveys clearly demonstrating the proposed site is within an area inhabited by a major population of Barbastelle bats, and that a licence from Natural England (NE) is a legal requirement before any work can be done that would disturb these animals, no evidence has been provided regarding mitigation. It is not even clear if the necessary licence has been applied for by EPS or approved by NE. The proposed installation area has a well-documented rich and varied flora and fauna. Wildlife corridors are an essential aspect of this landscape, linking suitable habitat areas, e.g. woodlands, and allowing free movement between sites for feeding, breeding and shelter etc. Such corridors will be either totally eliminated or at best disjointed by the security fencing. Local populations, especially of larger mammals like badgers and deer, will be negatively impacted as a result. Many studies have also shown a negative impact on insect pollinators within solar parks. As an enthusiastic naturalist, my ability to watch local wildlife will be severely reduced.
- **Property value and saleability.** We have had our property on the market since April 2026, initially at a price slightly lower than advised by two estate agents, to facilitate a quick sale. We have since lowered the asking price twice but have still not received an offer. Several potential buyers commented to us or our agent that they hadn't realised how close the EPS was going to be to our house and that this would stop them considering its purchase. Our house borders the northern edge of area [REDACTED] and is less than [REDACTED] from the proposed panels. A large sub-station is also planned for this area, in full view of our house. There is no Government or EPS scheme to compensate for our significant financial loss. In addition, we have not been included in Category 3 by EPS even though other properties much further away from any installations have been included e.g. in Hempnall. Requests to EPS for an explanation have not been answered; we were just referred back to the Book of Reference.
- **Noise pollution.** EPS have not provided any detailed information regarding noise levels during construction, especially pile-driving, and during normal operation e.g. from inverters, motorised panels and sub-stations. These details are essential before a meaningful impact on resident living nearby, like us, can be made. Documented experience of homeowners living close to other similar large solar panel installations in England clearly demonstrates that operating noise levels are unacceptably high. Such industrial scale installations should not be within audible distance of people's homes but EPS has taken little or no account of this e.g. our own home is less than [REDACTED] which will contain inverters and a large substation, and with little or no mitigation area or screening planned in-between. And of course, the pile-driving and other noisy construction work during installation will be intolerable, effectively making our home uninhabitable in daytime hours during this period.
- **IAL Route.** The proposed route through Saxlingham Nethergate village centre and along The Green is considered to be totally impractical and would cause incalculable disruption and damage as the width and structure of the relevant roads are totally inadequate. The conservation area status of this area, particularly The Green, is based on the period

properties, many of which are listed and have shallow or no foundations, historic landscape and the wide floristically rich verges. These verges would be destroyed during the proposed road widening and houses would be damaged due to vibration. There are roadside ditches, ponds and underground water culverts and drainage pipes, all of which would be damaged or destroyed.

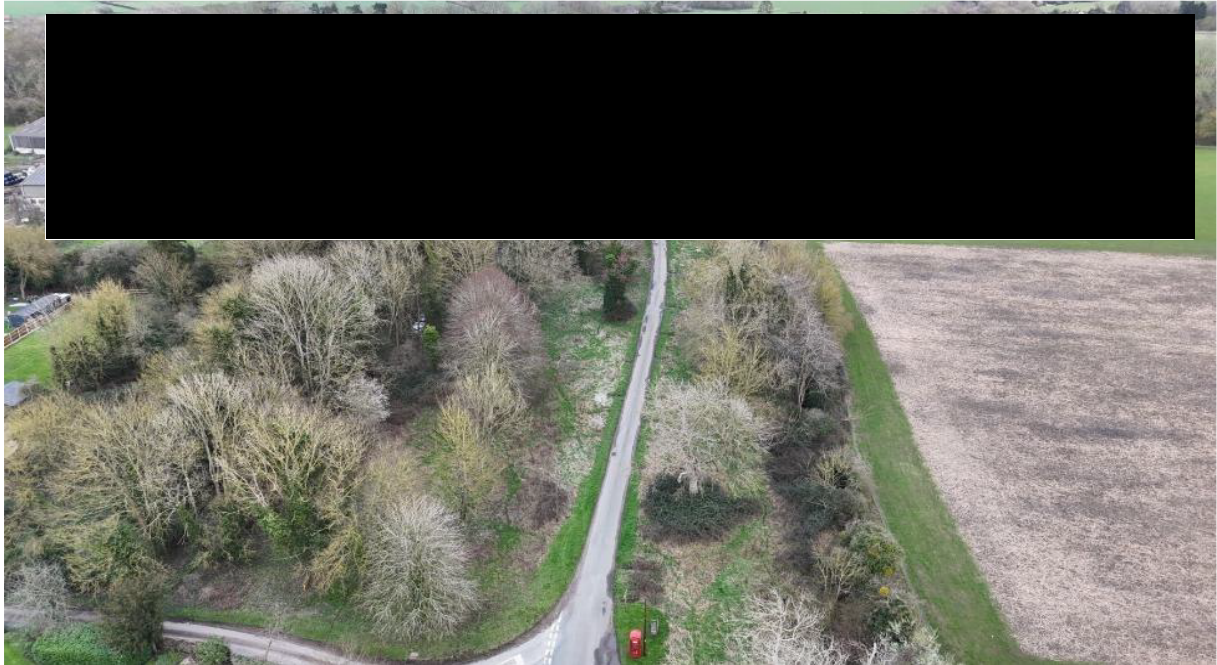


Photo above shows proposed AIL route along The Green, looking East, [REDACTED]

- **Scheme is unnecessary.** There are already adequate solar energy and BESS projects either built, under construction or in planning to meet DESNZ's CP2030 and CP2035 targets for East Anglia (OFGEM 'TM04+ Impact Assessment', April 2025; NESO 'Connections Reform Data Impact Assessment', December 2024). As such, the East Pye Solar project is not essential to fulfil national renewable energy objectives. It would unnecessarily take up capacity on the transmission grid which will be required for other types of required generation, and result in curtailment costs.
- **Key Procedural Failings in the PEIR.** There are numerous procedural failings within the Preliminary Environmental Information Report (PEIR), as detailed in my Relevant Representation (RR) submitted in July 2025.