

Simon Says

Transcript Export

Mallard Pass OFH 2_17 May_PT2

Created on: 2023-05-17 20:12:08

Project Length: 00:47:29

File Name: Mallard Pass OFH 2_17 May_PT2.mp3

File Length: 00:47:29

FULL TRANSCRIPT (with timecode)

00:00:06:12 - 00:00:07:02

Thank you.

00:00:08:15 - 00:00:12:14

Our next interested party is Elaine Norris.

00:00:17:02 - 00:00:24:19

And should I refer to you as Mrs. Norris or Miss Norris? Miss Norris. Thank you, Miss Norris. You have five minutes.

00:00:24:23 - 00:00:55:00

Okay. Thank you. Um, just to point out that a lot of the information that was going to come up with tonight and present, um, some of my colleagues have already presented that and concur with a lot of those statements. So due to that fact, I felt that perhaps it might be useful to read out to you the letter that was sent through to Mallard Pass when they originally sent out some of their engagement with us. And I would ask that you consider some of the questions that I presented through to them.

00:00:55:02 - 00:01:41:11

There's 1 or 2 elements in there that I'll look to try and redact on the basis of what you said about sensitivity and such like, but I can only do my best. That's also what I presented through to Solar Farm was the fact that I do recognize the need for alternative environmentally friendly energy solutions, but vehemently oppose this plan and proposals for a multitude of reasons, some of which I have detailed and one I'll call out today. I consider the summary in your proposal encapsulates your approach to the development, the availability of a significant capacity at the National Grid rail substation without the need for upgrading was the primary driver in identifying a site in this part of Lincolnshire.

00:01:41:28 - 00:01:45:01

I'm thinking they're just in it for the money.

00:01:45:09 - 00:02:24:08

Agreed. My light pass is not a charity and therefore needs to make a profit. But this should. This should not be at the expense of the local community, environment or food supply. You say all energy captured will go into the national grid for consumption across the country. So even if I was in agreement for this proposal, there is no direct energy recompense for the local area to counter the destruction of the existing countryside and the firemen. The enhancements to the local community are negligible and potential, and Malpass gives no surety for these to be delivered.

00:02:24:10 - 00:02:57:26

There is still so much of this proposal which remains in development, and this is all potentially all part of the process. But the limited engagement with the local community does not instill confidence it will be to the good, but just momentarily beneficial for my stakeholders. And this I found was continued all the way through that the engagement by the Malpass group was very minimal. If you go through into the local community, you will notice that there is communication signs out there.

00:02:58:13 - 00:03:30:12

They're on an A4 piece of paper stuck to a post unless you stop by to inquire as to what they're about, you'd have no understanding whatsoever that this is going to be a massive, big construction site. And I previously wrote with regards to the ability and accountability Windle Energy Limited and Canadian solar to deliver a project of this magnitude with limited proven experience as a joint company remains.

00:03:31:01 - 00:04:03:13

There's nothing to substantiate your robust management of the entire campaign cycle, just assumptions. I've recently been on to Companies House and that in itself lends me and lots and lots of fears with regards to financial stability, who's backing who, how the how us as taxpayers may actually have to bail somebody out if things don't go right. So I'm, as I said, concerned about the robust management of the entire cabinet cycle.

00:04:03:15 - 00:04:45:05

Just assumptions. And Will Malpass actually see this project through to disposal? I question that. I have real reservations as to whether they will be there for the disposal element or whether the project itself will be sold on as soon as you actually give it the rubber stamp. Um, we also talk about mitigations potential deliverables just to evaporate. There are a number of mitigations and references to mitigations when you try to see with the maturity and the development of those mitigations embedded within their proposal, I found that there is little substance whatsoever, um, in terms of affecting the primary driver.

00:04:45:07 - 00:05:15:21

Mallard Pass will spend circa 24 months transporting materials and equipment onto site, utilizing country roads which are just not suitable, narrow and engine undulated for this type and volume of traffic. Your proposal includes a traffic survey, but understand this was undertaken a small time and when COVID 19 restrictions were in place. So I question how representative is of local usage and draw in from experience will be inevitable.

00:05:15:23 - 00:05:40:01

Other road users will avoid the roads by your use by your HGVs, which will then be dispersed onto the. Local roads which increases which increases to other road users, pedestrians, cyclists and horse riders. How will this be managed and what provisions are in place to mend the roads from the damage caused by this excessive traffic on our country roads?

00:05:40:11 - 00:05:44:21

We're just joins the calls to close the five minutes Mr. Nice if he can.

00:05:44:27 - 00:06:19:01

Okay. So the point which is very close to my heart in terms of horse riders, the proposal indicates that recently there's a highway code requirements of white and slow ten miles per hour in two metres and the Uffington Road is regularly used by riders riders to navigate from the limited bridledways available in the area. This is a narrow line with limited, safe passing places for just cars to meet or pass with just one that delivers a risk even for the most traffic safe horse.

00:06:19:17 - 00:06:56:12

So consequently, I challenged the statement. It's considered that there are minimal desire lines across the turn and fewer receptors to impact and cause any perceived changes in fear and intimidation. On that basis, any potential change in fear intimidation on a Fenton Lane would be Non-Significant. And I can assure you my fear and intimidation will be extremely high and cannot quantify the impact on my mental health that this will cause over a two year period. I also object, like others with regards to use in great two and three agricultural land for development.

00:06:56:14 - 00:07:29:03

In this current climate, we should be ensure security of UK based food chain chains. Solar panels should be placed on roofs and not impact on farming land. And it's it's difficult to understand. The proposal is considered environmentally friendly when you'll be fencing off land that deer roam wild and free on creating corridors that you expect animals to migrate along when they've previously had their own well-worn pathways and then have expectation that they'll use a manmade doorway.

00:07:29:05 - 00:07:35:01

And the carbon footprint of shipping in the solar panels is reprehensible. Mr..

00:07:35:03 - 00:07:43:00

NORRIS Sorry, can I ask you to. Yeah, we're quite so close. There is an opportunity to submit further comments and. Right. And it as well. So please don't feel this is your only opportunity.

00:07:43:02 - 00:08:09:10

Okay. Um, in terms of solar energy, if solar panels are the solution, these should be on roofs dispersed across the central this countryside and deliver clean energy directly to the consumer. And notice this was not consideration on your alternative proposals. And perhaps this is one for yourselves to consider when you consider this proposal planning proposal. Thank you very much for your time.

00:08:09:28 - 00:08:10:27

Thank you, Ms.. Norris.

00:08:20:14 - 00:08:24:16

Okay. Our next speaker. Do we have a jasmine sorbet?

00:08:27:29 - 00:08:33:13

You should refer to you as Mr. or Mrs. Sorbet. Mrs.. Thank you. You have five minutes.

00:08:34:06 - 00:09:11:17

Firstly, I will be repeating what some of the people have been saying. Firstly, I would like to say thank you to the person who did your large screen saver, the beautiful countryside, and not a solar panel inside breaking that a company want to cover our land with solar panels to the extent of what amounts to 1400 football pitches more than a staggering 2000 over two 2000 acres. We all want to achieve net zero, but this would be a disaster to our environment, biodiversity and way of life.

00:09:12:09 - 00:09:45:04

The carbon footprint is going to be huge from making the panels and batteries transporting, etcetera. At what cost? Then there is the loss of good agricultural land, which we need in in this day and age. It will become brownfields and at worst, after 40 years an ugly dustbin of redundant solar panels. I was reassured by wind energy that if I ever had a power cut, my electric would go be put straight back on a lie because we will not benefit from this at all.

00:09:45:15 - 00:10:22:27

Also, they will make sure the deer will have pathways to go through. They are creatures of habit. Tunnels have been made for for them under the road and they still use the road. I could go on all night site of development for consultation. I didn't feel that they were honest and were misleading. Rebranding of Canadian solar makes me nervous. I have concerns that they do not have the finances and leadership for the size of the project, but maybe they will sell this honour to huge profits.

00:10:24:13 - 00:10:55:05

But there's flood risk glare from solar panels causing birds to mistake it for water. Is there carbon benefit manufacturers in China use coal coal for production? Then there is the question of energy these panels will really produce. We get an average of 1403 hours of sunshine out of 8760 a year. Then there's the cost of cleaning them so that they work efficiently.

00:10:55:22 - 00:11:33:02

People are drawn to this area because it's because of its beauty, untouched countryside and nature that we all enjoy. So our tourism and nature will be compromised. And my the idea of the country roads also being altered to accommodate heavy lorries that are going to be coming through adjacent villages as well as our own. In my opinion, there are too many factors against this project and it's just people seeing a way of making money.

00:11:33:07 - 00:11:42:03

I just want to say also that I'm not against solar panels in the right place, brownfields or on a roof.

00:11:43:19 - 00:11:44:04

That's it.

00:11:48:04 - 00:11:48:19

You.

00:11:57:20 - 00:12:04:05

Okay. Our next speaker is Adele Sainsbury again.

00:12:07:00 - 00:12:10:09

You speaking on a personal capacity on this occasion?

00:12:11:03 - 00:12:12:22

Yes, I'm speaking as a resident.

00:12:12:26 - 00:12:13:17

Thank you.

00:12:15:06 - 00:12:16:18

You have five minutes. Thank you.

00:12:19:07 - 00:12:20:12

A solar farm.

00:12:20:18 - 00:12:28:29

Well, it's not a farm. It is an industrial installation. And I hate it being called that. When this solar panel.

00:12:29:01 - 00:13:01:24

Proposal first came to our attention, in essence, we were accused of being NIMBYs and not wanting a clean planet and we were labeled climate change deniers. This couldn't be further from the truth. I to

completely support the need for the development of green energy for this country and indeed this planet. I am a keen environmentalist and for the past 13 years we have had solar panels located on the roof of our house, which have generated a great deal of energy.

00:13:01:26 - 00:13:35:03

We have used it and the surplus energy produced has been exported back to the grid for which we were paid a small price. We also drive an electric car and spend much time protecting this local area. For example, litter picking went out and our regular dog walks. However, the size of this industrial installation at more than 825 hectares will completely surround the village, rest and dying and greatly affect other villages locally and is totally unacceptable.

00:13:35:20 - 00:14:01:08

When we moved to this village in 1990, we moved here to bring our children up in the countryside with clean air and peace and quiet. What we purchased enabled us to have a farmland behind our house and wonderful views of open countryside. This country side has afforded us a diverse range of wildlife, particularly birds, but also small animals that live and roam around here.

00:14:03:12 - 00:14:37:29

If this development is given the go ahead, it would completely change the landscape of this area, not just for the 40 years or so that the solar panels are installed for, but for importunity the damage to the ground and the soil structure will be irreversible. Piling hundreds of tons of concrete into the ground cannot be accurately assessed, simply guessed for the long term damage it will cause. This area has long been a strong farming one around sundown and the other local villages.

00:14:38:06 - 00:14:54:29

The lands being used predominantly for arable crops. In my opinion, no matter what the developers claim to be able to do to mitigate the use of this land for solar panels, the net loss of cereal that is vital to our food security will be lost and probably never regained.

00:14:58:24 - 00:15:32:21

The war in the Ukraine has really highlighted the important how important food security is and are empty shelves in supermarkets over the past few months with bread supplies and shortages of other products directly affected by grain supplies such as eggs are testament to this. Since we came out of Europe, we've had to put new policies together to ensure we have sufficient food to feed the population. And the difficulties associated with this have been exacerbated with more and more land being taken out of food production to build these solar installations.

00:15:33:05 - 00:16:15:01

With all the research that I've carried out over the past 18 months since we were first informed of this. Nothing I read convinces me that solar on such a scale is a way forward to reduce our dependence on fossil fuels. When you look again at how little sunshine we get, and particularly in this area, with so many cloudy and foggy days, it's hard to see how it will generate sufficient energy to make it worthwhile and certainly at the cost of grain production. The readings I've submitted over the past 13 years for my solar panels certainly showed that it would not be possible to run our household entirely on solar, considerably irregular throughout the day.

00:16:15:03 - 00:16:30:12

It would be impossible without battery storage to ensure that all generated power from the sun could be used efficiently. At this time, battery storage for the proposal has not been included, but I have no doubt in the fullness of time that it will be.

00:16:31:09 - 00:16:32:28

Have a minute left, Mrs. Stansberry, thinking.

00:16:33:27 - 00:16:38:01

Obviously it's been touched on about the dangers of batteries to.

00:16:40:01 - 00:17:13:21

The solar installations on this scale are a relatively new concept. There's absolutely no way that we can be sure about how much will be done, damage will be done to the environment. I urge you to think long and hard about how this installation on this scale can seriously make a difference to the energy output for this country. Solar panels belong on roofs of factories, supermarkets and houses, not on prime agricultural land. Your conclusions presented to those approving this installation will affect generations of young people for many years to come.

00:17:13:27 - 00:17:14:15

Thank you.

00:17:19:13 - 00:17:20:13

Give me sustains me.

00:17:23:12 - 00:17:27:02

I do have a Joseph Staines video, please.

00:17:30:22 - 00:17:33:10

Thank you, Mr. Staines. We have five minutes. Thank you.

00:17:35:08 - 00:17:36:04

I'm Joseph Staines.

00:17:36:11 - 00:18:08:06

I'm a resident and I speak for myself. Efficiency in solar panels is defined as the energy output from a given surface area of the solar panel. The net efficiency of solar panel arrays is, however, dependent on the hours of sunshine, hours of daylight, the age of the panel array, the cleanliness of the panel surface, the attitude of the array to the sun's position and the ambient temperature. Various figures are available for solar panel array efficiencies ranging from as low as 11% to as high as 25%.

00:18:08:24 - 00:18:39:19

Different publications list Canadian solar panels having maximum efficiency ranges between 19.8 and 22.5% under standard test conditions. If the stated output of Mallard passes 350MW at an efficiency of, say, 20%, then a net efficiency of 11% would give an output of 19.2MW below a potential guaranteed figure. Published data indicates the efficiency of solar arrays decreases year on year between 0.5 and 0.8%.

00:18:40:04 - 00:19:11:21

If the average efficiency of a solar arrays 11%, that means that 11% of the sunlight that hits the panel is converted into electricity. The UK as a whole averages about 1400 hours of sunshine a year. Solar panels will work on cloudy days, but at a much less reduced efficiency. The majority of solar panel manufacturers are indicated to include a performance guarantee of 20 to 25 years, which guarantees the panels will be working to approximately 85% of the original output capacity for that period.

00:19:11:28 - 00:19:43:12

That means that past all, their suppliers may have to guarantee 85% of the stated output. That is 297.5MW every sunny or cloudy day over 25 years. Over a year, there is an average of 12 hours per day daylight, more in summer and less in winter. That is an average 12 hours per day when the panels

don't work. Zero efficient, at least with wind turbines which have an average annual efficiency of between 30 to 45% and up to 50% during peak wind times.

00:19:43:14 - 00:20:14:24

They keep working in the 12 hours. Wind panels are useless. Wind turbines are therefore a more efficient means of generating renewable energy. Additionally, they are much less impactful in aspects of biodiversity, agricultural land loss and the well-being of animal and human lives in the northern hemisphere. The Rays are best located on south facing slopes. If one examines the topography of the land on which the planned arrays are to be sited. Much of it is not south facing. Indeed, much of the slopes are north or north northwest facing.

00:20:14:26 - 00:20:45:00

This will not only affect the overall efficiency of the arrays, but will necessitate installation of the panels in such a way as to maximize a suboptimal location, thereby creating additional potential visual impact. It's already stated that the panels could be as high as 3.3m tall, assuming completely optimal prevailing conditions. Such conditions exist on a limited number of days in the UK and therefore it is likely that the net efficiency of Mallard Pass is likely to be closer to 11% than 20%.

00:20:45:09 - 00:21:17:00

The likelihood that guarantee values will not be met is increased. As technology changes, solar panel efficiency is expected to rise. Unfortunately, the weather patterns of the Northern hemisphere and the UK in are unlikely to change significantly, and thus the efficiency and performance of the installed panels will always be less than optimal. Fundamentally, people live in the countryside to enjoy the countryside as a part of their enjoyment, and I assume most people that live in the countryside would like to see the colours of the fields change with the seasons.

00:21:17:02 - 00:21:49:08

With this proposed carbuncle on the landscape of rural England, the changing colours will be lost and we will have to endure fields of blue instead of fields of green, brown and gold. The numbers of proposed installations in Lincolnshire alone 11 understand should be of concern in relation to the industrialisation of the Garden of England. Years ago, Lincolnshire was known locally as a salesman's graveyard because of the vast tracts of space between potential customers caught by the aggregate caused by the agricultural nature of the landscape.

00:21:50:09 - 00:22:20:18

If we keep proposing and building these low efficiency systems, we are likely to end up with a dystopian landscape where the lights for the general populace go out at night and cold and wet days. The only people with light are those that can afford generators because they prostituted themselves to reap the potential financial rewards of the past and other lease agreements. Advocate the use of solar panels. Have them on the roof of my house and that's where they should be, on the roofs of houses and industrial buildings.

00:22:20:22 - 00:22:27:05

Heaven knows that may improve the look of much of the industrial buildings in Essendon. The use of prime cereal growing.

00:22:27:14 - 00:22:35:17

Close the five minutes now. Sorry. Me if you could just wrap like you're getting points, leave the drawings to close the five minutes. Thank you. Okay.

00:22:36:01 - 00:23:02:17

Steam locomotive. The steam locomotive age ended because machines were inefficient, polluting and generally slow. Modern machines with higher net efficiency took over. We should avoid the steam

age of electrical power generation and only use solar arrays where they have minimal impact on biodiversity, agricultural land use, human habitation and well-being. Mallard passes so inefficient it belongs in the steam age. It should not be given the go ahead. Not now. Not ever.

00:23:09:04 - 00:23:10:06

Thank you, Mr. Stansberry.

00:23:13:13 - 00:23:23:17

Okay. Um, I believe our next speaker is Helen Woolley, who is joining us online. Is that correct?

00:23:35:27 - 00:23:37:07

Can you speak? Can you hear me?

00:23:38:00 - 00:23:42:09

Yes, we can. Thank you. So here you are And see you. Hope you can hear me clearly as well.

00:23:42:15 - 00:23:44:08

Can indeed I can. Yeah.

00:23:45:09 - 00:23:47:12

Sure. Mrs. or Miss?

00:23:47:14 - 00:23:50:02

Sorry, Mrs.. Mrs. Helen. Yeah.

00:23:50:21 - 00:23:53:09

Thank you. You have five minutes.

00:23:53:13 - 00:24:35:11

Thank you. My name is Helen Woolley, and I'm a resident of Colby Parish and live with my husband in a relatively isolated property at the top of Barbers Hill at the north end of the proposed site. We're identified as an affected party and are listed in the book of reference as residents with both a Category one and three interest under the relevant planning legislation. My husband is local and from a local farming family and ran the farm business until his retirement a number of years. A few years ago and I moved to the area in 1982 when we married and I've had a successful career working within the farming and land based and land management sector for the whole of my career until I retired a few years ago.

00:24:36:01 - 00:25:24:28

We've lived for and we've lived in the villages of Ryle and Easton on the Hill, but we made a very conscious decision to move and live in a more rural location, surrounded by open fields and with an attractive and interesting landscape. And we moved to our current home at Barbers Hill in spring of 1996. And over the years I've invested energy, time and money into making this our forever home. So you can understand why when I say my reaction on reading the A5 flyer, which I have to say was almost discarded as junk as it looks so insignificant when it dropped through the letterbox in November 21st was one of absolute disbelief, followed by shock and horror as I realised how big the scheme was and what a devastating impact it will have for us personally and also on our local community if it was to go ahead.

00:25:26:14 - 00:26:06:08

Since the scheme was announced, I've engaged with the process, read the documents that have been published, attended in person and virtual meetings in an effort to make sure that any decisions I make are informed and any comments I make are informed and I believe are sound decisions based on the

information which has been provided. And as I've studied the applicant and as many people have the application and as many people have said this evening, and you can tell from the way in which they've expressed themselves that our emotions have ranged from anger and in my case, through to great sadness in a huge sense of the potential loss that we will all feel should this scheme go ahead.

00:26:06:26 - 00:26:33:16

It's size and scale, as almost every speaker has said, is unprecedented. It will dominate, dominate the landscape, and it will take valuable land out of food production. And as I'm sure you're picking up, will have an immeasurable impact on our rural communities. Nothing I have read convinces me that this scheme can be justified. The convenience of a connection to the national grid is not a good reason.

00:26:35:09 - 00:27:08:27

This evening, I want to state that am totally opposed to my past solar farm and wish to object to it in the strongest possible terms. I set out my reasons for this objection in my consultation, responses to the applicant and in the relevant representations which I've submitted to you, and they will be developed further in my written, in my written representations to be subject to be submitted in due course. In the short time I have left, I want to to give a personal perspective of how we will be affected on a day to day basis should the scheme be approved.

00:27:09:14 - 00:27:45:07

Due to the topography and our location on top of Barbers Hill and with the predominantly south and west facing windows and a south and west facing garden, we have long, uninterrupted open views of the landscape across the fields to rest and dine in the south east towards Stanford, to the south and to the west. Most of those views are exceed over a mile. If the scheme goes ahead, solar panels will be visible from our home in each of these directions, and I'm not convinced that the mitigation provided will give effective screening because of the topography of the ground field.

00:27:45:09 - 00:28:24:14

For the most northern land parcel is approximately 200m from our property, highly visible from our two west facing reception rooms and the upper floor rooms, one of which is an office. So in use during the day, it's also acknowledged by the applicant as susceptible to glint and glare. Many people choose to go to the gym or to local sports facilities for exercise. My gym is walking in the countryside using the network of public rights of way. I walk the dogs every day, often twice a day for anything from 40 minutes to 2 hours, enjoying the fresh air and tranquility of the open countryside, the changing seasons, often with birdsong, the only noise.

00:28:25:20 - 00:28:56:27

And from the number of people I meet, I'm not alone in enjoying this experience. Walking through an industrialized landscape with fencing, CCTV and noise generated by the installation most certainly does not offer the same experience. Living in such a rural area, reliance on the car is inevitable. The extensive compulsory acquisition powers and the traffic control measures being sought, particularly during construction, will significantly impact our ability to move to move easily around the area and caused huge disruption to our daily lives.

00:28:58:03 - 00:29:15:06

My comments tonight raised some of the issues of a person of concern to us. I've not commented on the principal issues to be examined as this process continues. Given my significant terms regarding many of the principle issues, I will continue to engage with this process where and when appropriate and with more detail.

00:29:17:01 - 00:29:50:18

A question to those applicants sat at the back of the room this evening. Can any of them hand on heart truly tell me that they would come and buy my house or wish to live in my house if this scheme is

actually approved? I hope it is on their conscience. And I ask you both, as the examining officers and the Secretary of State for Energy to consider the tremendous toll this scheme will have on the health and wellbeing of our local communities whose properties and lives will be blighted if it goes ahead with absolutely no meaningful community benefit.

00:29:51:19 - 00:30:20:07

I've engaged tonight and I've cut into my holiday. I'm sitting talking to you this evening in a motor home, looking out over the beautiful Northumberland countryside. As we drove up, I saw a solar farm not very far from the A1, somewhere in the region would say, of just less than 100 acres. And the impact and that it has on that landscape convinces me that what is proposed in the area of Royal and South Kesteven is completely unacceptable.

00:30:21:00 - 00:30:22:04

Thank you, Mrs. Willey.

00:30:31:25 - 00:30:42:15

Okay, that concludes our list of registered speakers. Can I ask if there's anybody else in the room who wish to speak? We have not heard from so far this evening.

00:30:46:23 - 00:30:47:09

In line.

00:30:51:04 - 00:30:52:23

No. Okay.

00:31:03:24 - 00:31:05:22

You. I think.

00:31:09:12 - 00:31:18:26

Apologies. Yes, sorry. We'll just bring the microphone. I would see if you could introduce yourself. And if you're representing an organization, please, please state that as well. Please.

00:31:20:27 - 00:31:21:19

Anything. Anybody.

00:31:22:19 - 00:31:28:09

Also, please, can you confirm if you're an interested party? Have you did you submit a relevant representation?

00:31:29:20 - 00:31:36:02

Yes. Yes. I'm Joe Christie. I'm an interested party resident within the development area. Thank you.

00:31:37:22 - 00:31:44:00

Just a couple of points. Won't reiterate a lot of the concerns which have been expressed already.

00:31:46:05 - 00:32:09:20

The after use of this land, assuming that some of it goes ahead. Um, a lot of landscaping is proposed. We're in a very dry area. These trees grow slowly in this area. So within 20 years, a lot of trees won't even reach the height of the panels. But also you'll end up with fields which are quite small.

00:32:11:17 - 00:32:40:12

Excess land needs to be returned to agriculture at the end of the active use of the panels. You will end up where you will have fields which are less efficient. So the impact on on the food production is not

just for a period of 40 years. It would be in perpetuity because you will have fields which are no longer of in places of adequate agricultural size for modern machinery and modern agricultural production.

00:32:43:16 - 00:32:44:16

The second point.

00:32:47:04 - 00:33:28:23

There was a very good talk by one of the representatives about the lack of efficiency of solar panels. And one thing I would point out is that solar is the bane of the life of national Grid because of the flicker that it produces. It's no cloud goes over and the power just drops off a cliff and then it comes back on again. That's compensated for by open cycle gas turbines, which in the power stations are probably 50% less efficient than the standard combined gas turbines.

00:33:29:00 - 00:33:41:20

So this lack of efficiency of compensating electricity production elsewhere should also be taken into account when assessing the power produced by the solar panels.

00:33:43:18 - 00:34:14:21

And just a third point, we've talked about the effect on people's wellbeing and living conditions. We talked about residents mainly, but there are an awful lot of visitors to this area, whether it be from rail or from the villages of rail and some Dene or from Stanford or further afield, Freecycle clubs that actually come up here from London and south east for the quiet roads and take advantage of this on a Sunday.

00:34:15:12 - 00:34:47:21

And some of the lanes like the lane from Carl Bay or along the Pickwick drift. They use by people who are elderly have safe roads to walk along. Um and and and we'll use wheelchairs or ride. These roads will be disrupted and and the actual presence of the solar panels will greatly diminish the amenity of these these these pathways. So it's not just the bridleways and footpaths, it's the actual highways, the roads that need to be considered.

00:34:48:03 - 00:34:50:25

Just a couple of points I'd like to raise. Thank you.

00:34:54:19 - 00:34:55:24

Thank you, Mr. Christie.

00:34:58:12 - 00:35:04:09

Do we have anybody else who wishes to speak, who's not had an opportunity to do so so far this evening?

00:35:07:09 - 00:35:18:23

So no further hands. So shall move on. Once the applicants. Are there any points that you wish to make in response to anything that you've heard this evening, Mr. Fox?

00:35:38:03 - 00:36:19:13

And Matt Fox on behalf of the applicant. So as I said this afternoon, first like to thank everybody for their contributions this evening. And we know that the points that have been raised, there are important points that will need to be considered by the secretary of state and yourselves in the examination over the next six months. But, of course, you know, as a starting point, our position would be that that needs to be balanced against the need for renewable energy and supported by government policy. We only have to see the news today with the reference to the 1.5 degrees climate

change impact probably happening by 2027 to recognize the need for renewable energy to be delivered as soon as possible.

00:36:20:02 - 00:36:56:15

Um, and it's in that context that the scheme is brought forward when we're seeking to maximize the connection to the substation, accounting for evolving technology to ensure efficiency in meeting that connection. Um. And that's the starting point. Think what we want to do this evening was just reference a few documents for the interested parties to consider when they're considering their written representations and like the points raised. Um, so the first point was to make is our statement of need. Um, document talks about that point about energy efficiency that was raised as the response to relevant representations that were submitted at procedural deadline.

00:36:57:14 - 00:37:31:07

Um, so I would encourage various parties to look at that. Um, in terms of the size and scale of the project, we've had a lot of comments in that evening and in the relevant reps and we have responded to that and responsive representations. And I think the point I wanted to just highlight was the fact that we've sought to design the scheme in recognition of the impacts of the community. So our residential visual amenity assessment provides clarity on that for specific local residences. And it does, which is referenced at 204, explains that to.

00:37:33:16 - 00:38:11:24

Next point is just to make is that the the applicant agrees that brownfields solar development is needed, but that's not in isolation to meet the urgent need that we have to meet net zero. Greenfield and Brownfield said a development is required and the Government has recognized that in the most recent NPS, as set out in our cover letter to Deadline A, and we did consider brownfield sites and the development of that and would look at our site selection report, which is appendix one to the planning statement document reference app 203, which explains the sites we considered, including local airfields.

00:38:13:03 - 00:38:45:09

A key point I wanted to make this evening because it also came up this afternoon. Um, it's to hopefully provide some level of reassurance about compulsory acquisition. And I'm not going to get into the whys and wherefores of that because some countries will have a separate hearing. But we just wanted to make it absolutely clear that there is no proposal to compulsory acquire residential properties with the scheme. Um, the proposal is through the village of Dean and one of three options for the cable connection corridor. In any event. But there are no residential properties to be affected.

00:38:45:11 - 00:39:30:04

We are aware that the land plans might appear to show that, but that's because of the difference between the mapping in which they're based and the actual land registry titles. If interested parties were to look at the book of reference, which is document reference app 023. None of the plot descriptions refer to people's properties. Some people are identified as a party to the book of reference, but that is simply because their property is next to a highway which is not registered. And when a highway is not registered, there is a legal principle known as a medium phylum because we still need Latin, apparently, and that is a rule that means that you are presumed to own the subsoil underneath the highway adjacent to your property.

00:39:30:06 - 00:39:46:18

Up to the halfway point through that highway is where we are looking to potentially install a cable. And so people's interests are noted in the book of reference because of that subsoil interest. But just to confirm it, we are not proposing to possibly acquire people's properties.

00:39:48:26 - 00:40:25:11

And in terms of the comments around public rights of way, I would just highlight the amenity and recreation assessment at 058. And the fact that we have through the scheme design created set offs from public rights of way which is secured in the outline landscape and ecology management plan, which is up to ten. And that's explained further in a design and access statement. The closures of public rights of way will be limited in time and nature. And it's worth referencing that walks along the West Glen River will be possible and will be improved by our offer of the permissive paths.

00:40:25:15 - 00:40:59:27

No open access land is affected by the scheme. Reaction to the points of flood risk. Various documents were referenced, but would encourage other parties to look at the flood risk assessment, which is under APA 086, which confirms that there is no increase in flood risk elsewhere as a result of the scheme. We understand that is going to be reviewed by the RPAs and as part of the development of their and written representations. But it is noted that the Environment Agency is the statutory body for flood matters have agreed with the conclusions of RFRA in the statement of common ground that we submitted.

00:41:01:19 - 00:41:32:27

In relation to soils. Obviously our chapter on the on that is at zero 42 and would note that also, even though we didn't need to specifically consider questions of land management and future food security and concludes that there is no impact to food security from our scheme, we have 0.054% of land in the host authority areas and if you extrapolate that wider, you can imagine that percentage would be even smaller. There is no there is very limited permanent loss to BMV.

00:41:33:01 - 00:41:53:12

We estimate that of 4.2 hectares for the solar station tracks and substation. That's precautionary approach and that's on the basis of the measures set out in the soil management plan, latest version of which is 007, which would note that whilst there are a couple of minor points in natural England raised, they did not disagree with the measures set out in it.

00:41:55:05 - 00:42:43:13

In reference to biodiversity or just highlight. Chapter 17 concludes that there are no biodiversity like effects for biodiversity arising from our scheme, and that includes accounting for fencing and notes on fencing. That requirement eight further requires the LPs to approve the details for our fencing. The conclusions of the biodiversity chapter have not been disagreed with by natural England, and note that the delivery bag is secured by requirement seven, the DCA. And in terms of terms of requirements, I think an important point for the duration is that the mitigation measures secured by which is different from a planning permission breach of a is a criminal offence and is able to be enforced by local planning authorities.

00:42:43:24 - 00:43:13:25

But crucially the criminal offence. So applicant is, you know, in a position to want to comply with those mitigations and the measures are set out in the various documents that have been referred to, which I won't go through in detail, but would reference point about decommissioning requirement 18 of the DCA requires the commissioning environmental management plan to be carried out, which will deal with the issues raised by interested parties, especially in relation to waste and if interested parties are interested.

00:43:13:27 - 00:44:01:08

The outline is up to zero nine and we encourage people to look at that in terms of developing their written representations. Um, two fine points on the site management plan should have mentioned the issues raised around compaction measures and not dealing with soil when it is wet are already set out in a soil management plan, compliance of which is secured through the DCA under zero seven. And finally in relation to traffic, would just note that the management measures for that to set out in app 212, which is the construction traffic management plan compliance, which again is secured through

the DCA, the route that was proposed for construction vehicles with agreed was agreed with the local highway authorities, as was the methodology methodology for our transport assessment.

00:44:01:22 - 00:44:33:27

Car movements are working calmly with the staff. Sorry will happen before our working hours starting at 7 a.m. with bus movements from the primary compound site. Parking bays are proposed, but they will be restored following construction and they have been put in place to enable safe movement of traffic for both traffic and other traffic in the area. Any closures of roads are temporary. They have to be signed off by local authorities and they are not for the entire duration of the construction.

00:44:34:18 - 00:44:54:25

And which is two years but would note that they're not proposal is not the construction would happen for two years across all areas and all impacts. Finally, the deliveries for the scheme are proposed between 9 and 3:00. So that accounts for school closing times and the concerns raised by interested parties this evening and this afternoon.

00:44:58:18 - 00:45:12:13

Thank you, Mr. Fox. You referred to a mapping issue which has led to some confusion around compulsory acquisition. Would it be possible to provide some data plans that rectifies that at all, please?

00:45:13:04 - 00:45:39:12

And sorry, Mr. Fox, in behalf of the applicant. It's not it's not an issue with the plans and that there was an error on the plans is an issue in terms of the way they're able to be presented in that because the plots on the land plans have to be consistent with what the land registry says. That's what has to be imposed onto the plans. But the mapping that is the basis for any mapping is not consistent with those land registry titles.

00:45:41:17 - 00:45:50:18

So she have you that that particular problem cannot be rectified in some way with the issuing of new maps at all? It sounds sounds like it's not from what you just said.

00:45:50:20 - 00:46:00:15

But no, I think the point would make is, is is a description of the plots in the book of reference, which refers in all cases to the highway or a verge.

00:46:02:12 - 00:46:04:07

Not to garden or properties.

00:46:06:06 - 00:46:07:13

Okay. Thank you. Thank you.

00:46:17:21 - 00:46:47:24

Okay. Drawing matters to a close. I'd like to take this opportunity to thank all speakers, your contributions, and the applicants for your attendance and contribution as well. We will be assisted with speakers. Submit a written submission of your submissions today at Deadline one, which is Tuesday the 30th of May, and we acknowledge the applicant will be providing a response. Also a deadline one. You'll be aware that we have time reserve for further open floor hearings if required in July and September.

00:46:48:14 - 00:47:02:08

I would observe at this point that unless we do not receive requests from interested parties to be heard at a future open floor hearing by the deadline one, then we may decide not to hold a further open floor hearing. So please do bear that in mind

00:47:03:26 - 00:47:09:03

before the meeting to close. Are there any other issues that anybody wishes to raise? Please?

00:47:13:24 - 00:47:14:18

Okay.

00:47:15:07 - 00:47:20:23

The time is now. 857 and I draw this open floor hearing to a close. Thank you.