



**Application by Mallard Pass Solar Farm Limited for an Order
Granting Development Consent for the Mallard Pass Solar
Project – project ref. EN010127**

Submission by Mallard Pass Action Group (MPAG)

– unique ID ref. 20036230

**Deadline 3:
Comments on the Applicant's Draft
Itinerary for ExA Site Inspection**

General Observations for Day 1 Thursday 17th August (PRoW/Local Roads)

1. The Applicant has focussed the ASI within the immediate Order Limits vicinity, however it is clear the solar farm would have far reaching visual impacts not just inside the Order Limits but also outside, as identified by our Landscape and Visual expert in our Written Representation (REP2-090). Appreciating time is limited we would suggest that even if the walking routes are not extended, the minibuses drive to some areas just outside the Order Limits as outlined below.
2. The same is true for recreational amenity. For walkers and riders the impact will not just be experienced on the specific PRoW but also on the roads leading to those PRoWs. It is a sequential experience, so it is as important to understand the impacts from approaching the Order limits, as much as being at a specific point on a PRoW within the Order Limits.
3. Suggested walking routes were included in our D1 submission (REP1-016) 'Suggested locations for Site Inspections' illustrating the full sequential recreational experience both from inside and outside the Order limits.
4. A suggestion would be for a PRoW and field number map to be marked up very clearly with the pylon locations/route very visible. When looking at distant views it makes it very easy to identify which fields you are looking at by cross referencing with the pylon route.
5. A further suggestion would be to mark up the ASI map with the access and construction compound locations as a helpful reminder of the wider impacts.

1. Start: 9am at Park Farm – [what3words:///marker.domain.leap](https://www.what3words.com/marker/domain/leap)

- Access to this farm has been agreed with the farmer. Park within hardstanding area near barns to the east of Essendine. This is accessible via the gated farm track on Carlby Road to the north-east of Essendine, which is marked on the accompanying plan.
- Walk along farm track to the west of the barns with views of the eastern area of the Solar PV Site and towards Essendine village.
- Walk back to the barns and parking area, then walk along bridleway BrAW/1/1 between Carlby Road and the railway bridge to observe the eastern area of the Solar PV Site.

1. Comments:

- 1.1. The only benefit to Park Farm as a location is for parking, as it is not on a PRoW and has no public access. Therefore there will be zero impacts to assess from that specific location.
- 1.2. Park Farm is proposed as a secondary construction compound. The access that will be used for this ASI is proposed to be moved further east by a few metres. This places the access in a more dangerous point on the approaching bend, the rationale for this change needs validating. It would also necessitate the removal of more trees to open up the view.
- 1.3. We note the proposed walking route heads west briefly towards the edge of the solar area in fields 27 and 29. We suggest the ExA walks to the edge of the mitigation not just to the setback point for the panels. This is important as the residents at properties 5 and 6 on the current ASI list

on the A6121 are particularly concerned about the surface water run-off from the panels, with surface water run-off already a problem for them.

- 1.4. Carlby Road has extensive views looking south, west and north with open undulating vista. The true extent of the impact of the solar panels from the road can only be known by driving down to the junction opposite BrAW/1/1, turning around and coming back along that road. The attempt to screen will be unsuccessful in many places, and it will damage the landscape character in the process for that particular area.
- 1.5. MPAG's deadline submission 1 and Written Representation identified a number of walking routes encompassing Braceborough, Greatford, Macmillan Way and BrAW1/1. Whilst there is not time to walk these routes, appreciating the wider context of the area helps build a picture of the impacts.
- 1.6. There is no reason why the minibus couldn't park at the start of BrAW/1/1. It is critical that this bridleway is walked in full both south-north and north-south to see the full extent of the landscape vista.
- 1.7. It is worth noting that horse riding could become impossible during construction as all the roads that link to the bridleways in the area will be carrying construction traffic to the compounds and the PRoWs will also be closed for periods of time (as yet not at all clear what the duration may be).

2. Essendine Village Hall – *what3words///shielding.scream.shelving*

- Park within Essendine community centre car park or Plover Road near the village green.
- Walk along A6121 Essendine Road to the west across the railway bridge to observe the Onsite Substation from Stamford Road.
- Walk along bridleway E169 between Stamford Road and the B1176 Ryhall Road to observe the northern area of the Solar PV Site.

- Walk back to Essendine and then along Bourne Road and Manor Farm Lane to the north of Essendine village to observe the eastern area of the Solar PV Site.

2. Comments:

- 2.1. Whilst day 1 is focussing on PRoWs, walking down Manor Farm Lane in Essendine is useful as the residents and regular walkers will be able, from a high point, to see the solar panels stretching across fields 27 and 29 and beyond. Grange Farm on Carlby Road can be seen in the distance from this point and from some properties that have east facing gardens at the end of the lane.
- 2.2. A suggestion would be when the E169 bridleway reaches the B1176 that the walk continues briefly to the turning for The Drift and location 6. This will give further clarity on the visual impacts.

3. Onsite Substation – *what3words///retaliate.joystick.ramp*

- Park within field opposite the existing Ryhall NG substation to observe the Onsite Substation location.

3. Comments:

- 3.1. The topography at this location is such that the proposed substation will be seen from many directions (A6121, BrAW/1/1, Carlby Road). Field 19 is extremely easy to spot as it has a huge gravel/hard core mound.
- 3.2. Please note the planning conditions of the existing Ryhall substation for screening. After 10 years it does not seem to have been effective.

4. Essendine Road near access to Grange Farm –

what3words///amplified.readily.acre

- Park on farm track junction on Essendine Road leading to Grange Farm to observe southern area of the Solar PV Site.

4. Comments

- 4.1. Please note for the residential ASI that permission has been provided to go down the tracks to Grange Farm to assess the impacts for residents.
- 4.2. The minibus should pause at field gates and locations past field 50 and 49 , and turn right
- 4.3. This road is regularly used by horse riders and cyclists.

5. Newstead Road near Cobbs Nook Farm –

what3words///processor.walled.elects

- Park on roadside near junction with the Macmillan Way (please do not block property entrance).
- Walk short section of Macmillan Way and public footpath Uffi/5/1 to observe the south-western area of the Solar PV Site.

5. Comments:

- 5.1. The routes provided make sense, however are not considering the full sequential experience. Once a walker, off-road cyclist or horse-rider reaches the east end of the Macmillan Way, they are faced with construction traffic on narrow roads whichever road they choose to go down – left, right or left then right at the junction to continue down the Macmillan Way.

6. B1176 Rhyall Road on junction with The Drift byway –

what3words///scooped.sweeper.proves

- Park within field to east of the B1176 Rhyall Road and The Drift byway.
- Observe north-western area of the Solar PV Site from the parking area.

6. Comments:

- 6.1. At this location is an opportunity to review the 2 access and construction compound locations.
- 6.2. It will also serve to highlight the daily impacts for the residents living down The Drift and the many dog walkers who use the BOAT daily, going past the solar areas both during construction and operation.

7. The Drift byway near Heath House –

what3words///trickle.fewest.community

- Park on layby on The Drift byway (please do not block property entrance).
- Walk westwards along Byway E123 to observe the north-western area of the Solar PV Site from The Drift.

7. Comment:

- 7.1. It is important to walk to the west edge of field 3 as noted on the map to experience the likely impacts. The current belt of scrub and trees does not offer screening, with open views back across to Barbers Hill.

8. Rural Lane near Vale Farm – *what3words///nuggets.worker.reclusive*

- Park on rural lane at field gate opening near Vale Farm avoiding the meadow verges.
- Observe north-western area of the Solar PV Site from the field gate openings to the north and south of the rural lane.

8. Comments:

- 8.1. The crossroads close to location 8 can be quite treacherous, so this is an opportunity to consider the impacts during construction in particular with the proposed cable crossing at this junction. Aside from the traffic disruption, the removal of valuable hedgerow will just extenuate the impacts at this junction.
- 8.2. Whilst the Order Limits may finish close to Vale Farm at location 8, the impacts do not. It is recommended to drive all the way down Holywell Road observing the visual impact through gateways across to solar panels in field 3, note MPAG VP15 (red)¹ and also to the Applicant's VP15. This is reached if you carry on through Little Warren wood and take the left turn narrow road towards Pickworth. At the Applicant's VP 15 and elsewhere along that road there will be an extensive visual impact looking east back across field 3.

¹ . Refer to REP2-082 MPSF VPs and additional MPAG suggested VPs.

Day 2 Friday 18th - Suggested properties to visit on day 2

The suggested properties to be visited on Day 2 includes:	
1.	[REDACTED] Aunby, PE9 4EE
2.	[REDACTED]
	[REDACTED] Careby Road, Aunby, PE9 4EE
3.	[REDACTED] 1 Stamford Road, Essendine, PE9 4LQ
4.	[REDACTED] Stamford Road, Essendine, PE9 4LQ
5.	[REDACTED] The Old School, Bourne Road, PE9 4EH
6.	[REDACTED] Essendine, PE9 4LH
7.	[REDACTED] Carlby Road, Braceborough, PE9 4NU
8.	[REDACTED] Newstead Road, Belmesthorpe, PE9 4JJ
9.	[REDACTED] Glen Crescent, Essendine, PE9 4LP

Comments:

- 9.1. Our RVIA in our landscape and Visual Report highlights that a study area of 100m from the Order Limits is just too tight and there needs to be some flexibility on that. Therefore there are a number of additional properties we would suggest.
- 9.2. REP1-016 identified some additional properties to be included. Further to that submission the following owners have given their permission for a site inspection and to be contacted. Their contact details have been passed to the Applicant.
 - a. [REDACTED], Lodge Cottage (formally Red Roofs on OS map), Carlby Road, PE9 4NU.
 - b. [REDACTED] Uffington Lane, P9 4QD (Note REP2-140).
 - c. [REDACTED], Uffington, PE9 4ST (permission to use the private drive to the group of properties to see the impact looking out over field 50.
 - d. [REDACTED], Lodge Farm, Aunby, PE9 4EE (This includes a no. of holiday lets).
 - e. [REDACTED], The Granary, Manor Farm lane, Essendine, PE9 4LA.
 - f. [REDACTED], Banthorpe Lodge, Nr Greatford, PE9 4QF (Heritage asset).
 - g. [REDACTED], Newstead Hall, Belmesthorpe, PE9 4JW.

Conclusions:

MPAG feel it would be useful to attend the site inspections as we can provide valuable local knowledge should the ExA wish to ask any questions. The Applicant's knowledge and sense of location will always be limited due to the restricted number of visits they will have been able to make.