

Further to the on-site Inspection at Mallard Point and Church Farm

included is a submission and further points which were advised to be included in a written submission:

Mallard Point is Rutland's First Vineyard, Winery and Distillery. It is a life long dream to grow, create, market and sell something from start to finish as sustainably as possible, We are proud innovators of award winning drinks bottled in unique reusable bottles recreating a returns system that both business and end consumers wantingly take part in and subscribe to the ethics of. The importance of our customers visiting us is the best way of communicating this. To come and experience Mallard Point and its environment and hear about our Journey, the limited food mile in house production, our recycling and reuse of end of life components such as our packaging or winery pressing for further circular economy / end to end uses as compost or cattle feed back on the vineyard or farm respectively has led us to have a following which both locally, nationally and internationally has been recognised as a step change in what can be done with a care for reducing environmental impacts.

The use of our land to continue in a different type of Agriculture goes to show what is indeed possible, and to diversify with both the environment and farming business in mind, are what farm businesses' should be doing and what UK Agricultural policy is requesting.

Ultimately we are trying to be good guests on earth.

The Impact of Mallard Pass Solar being approved on our business still has questions from our meeting with the applicant to be answered but for the submission as of now:

Locality / impact on business:

OURs and other Local businesses reliant on the tourism / visitor draw of the great outdoors, nature and Rutland and South Lincolnshire will suffer. There will be little / if any during the Construction phase once people suffer the traffic and noise—more likely hindered and damage putting people of visiting, and once built the Containers, fencing 13m high building, aesthetics and loss of scenery, noise and hum certainly will. Screening is always used as the mitigation. To hide the ugliness. There is NO Direct benefit to the local economy or Villages from this planned development.

Access

Articles 29 and 30 regarding access during construction, As the cable route is still undetermined If the route is to come through Essendine. The intention to cable to the Vineyard and Park Farm track junction before leading into Essendine as our sole access for Farm and Customer Vehicle movements with a 14 day Notice period with NO further access arrangement available is unworkable. No further detail has been provided on providing timetables, mitigating or provision of temporary overland route – especially in the case of over running works. The construction work will impact our ability to be operational.

Operational Noise: (Non Construction)

We have a very peaceful and tranquil setting which is noted by our customers on Vineyard Tours and also those enjoying extended time in this setting, the proposed additional “HUM” - Additional Noise -will be a constant unwanted feature which will detriment the enjoyment and potentially off put and detract. Despite set back our business is located in some cases closer than the residential limit of 35db so assumptions are this additional noise would be louder.

Permitted Pathways:

To be expanded on in our submission after our meeting

Construction:

To be expanded on in our submission after our meeting

Views:

Our visitors – used to seeing far reaching views walking along the old railway line for vineyard walks will now have a different view and will be some time before any screening masks the eyesore. It will be worse during the constructions years and the high fencing will look ugly in open countryside.

Security: New Permitted Pathways – albeit not finalised now bring unknown people able to walk the surroundings of our business which means we will have to pay to increase security measures, as being private land before means security was important but not more challenging. The impact of costly additional measured again is unacceptable burden to be placed on a business, for some one else's gain.

Solar Panel Glare:

The site boundary is near many residents houses and businesses and roadways. We will easily from our bedroom overlook even with set back. Glint and Glare and Flicker can cause, Evidence shows effects and triggers with Epilepsy and other conditions. As a site that has a Long Boundary to this potential development it is unacceptable for Health at both home and work to be massively impacted and NO engagement until very recently on this matter by the Developer has been received despite informing on numerous occasions. To wait years for hedges to grow or basically use another room due to a development effecting some ones health seems excessive and unreasonable. Glare from solar panels can represent a risk to drivers in an area already suffering a high level of road accidents. Further more evidence shows that birds can mistake solar panels for water, resulting in major disruption to their habitats. -

Further Written Submission Points:

1) It is alarming still as a residents and business owners within the affected areas at past NSIP Point when I was assured the detail would be give bar some incidentals due to technology such as the type of panels that there are so many unanswered questions with such little time to go, many of which were to be answered in the Original NSIP , but as I write much back tracking e.g. on the proposed routing of cabling is being discussed only at this late stage in the examination stage despite confident acknowledgements by the applicant at Submission Hearings in Early July that the route was unlikely to involve the very newly dropped in proposal of upheaving a village and its all its going on and day to day activities. will feel from the And to demonstrate the sheer disregard for all the villagers - again with a very late in the day meeting for residents to find out about it !.

2) The “NO END DATE” and therefore lack of decommissioning leaves the threat of a solar graveyard. An end date, and with the knowledge there is a chance of the land being returned for Agricultural use Must be a condition if this is approved- for surely what bio diversity is gained from decomposing infrastructure, that is surely not part of ANY planning policy?! The scheme is financially weighted by the applicant and should be ordered a condition at the outset of permission if granted to make provision for returning the sites to as is with in a timescale at end of permission. Extending of Permission should

only be granted for viability of production of electricity on the basis the applicant / owner is not seeking to continue a permission to escape the cost of dismantle and reinstatement for an unviable energy generating site.

3)The applicant states there could be confidence that the project could have recycling / repurposing value at end of life. Currently No Mass Solar Farm in this Country has been decommissioned and none are likely to be for 20+ years so pure speculation on the scrap value or the actual possible specialist recycling of heavy grade chemicals and also due to the then sheer number of redundant solar panels that will be in existence.

4)Mallard Pass is not a suitable use of land and as has been stated many times before and even personally acknowledged to me by the lead of the applicant that Solar would be Better on the Roofs of 1000's of Industrial building either constructed or as a condition in the planning process. The Industrialisation of Farmland needed for food security to grow not only cereals but other crops such in the case of Essendine as proven by Mallard Point can be alternatives such as high Value Grapes. With a further 30, 00 acres earmarked for Possible Solar across 77 further applications in our locality if all approved this country takes providing energy and its security a priority with one hand but cuts the other off when it can't feed itself and again rely s on imports.... Again- which is the most important.... we can't eat solar panels! - BUT WE CAN POSITION THEM BETTER AND STILL FARM.

5) As stated above other crops can be grown on these lands as has been proven Vineyards are the fastest growing sector in Agriculture in the UK– The BMV land classification should not be akin to only growing Cereals, as differing land can grow different crops and it is not always the most fertile – If Kent or Sussex for example was classified in the same way for this application with the amount of south facing land for vineyards I am sure a different approach would be sought. It is generally accepted that high-quality productive agricultural land is an asset to the Country and as such it is protected in Government Guidance and Policy, including the National Planning Policy Framework (NPPF)⁷ and the Draft Overarching National Policy Statement for Energy (EN-1)

6)Mallard Pass proposed mitigation plantings will, after a period of say 15 years, lessen the views of the infrastructure to varying degrees, but it will not restore the current visual amenity, and in most places, the mitigation planting will restrict existing open views Land owners are being encouraged to grow out there hedges now to hide the panels the new extra hedging are in place for bio diversity net gain and mitigation Needed By Mallard Pass – not needed by the communities who already are able to enjoy the open country views with existing flora and fauna and habitats that will be upset and dispersed by the arrival and construction of Mallard Pass. Mallard Pas Solar if approved will result in significant, long-term harm to the character of the landscape, and the proposals conflict with the relevant national policy statements and national and local landscape policies.

N.B. The above Points are Not weighted in order of Listing