

Fw: EN010127 Field 18, Mallard Pass Solar Farm

John Hughes

Tue 31/10/2023 16:14

To: Mallard Pass Solar <MallardPassSolar@planninginspectorate.gov.uk>; Mallard Pass Action Group <mallardpassactiongroup@gmail.com>; KEARNS, Alicia <alicia.kearns.mp@parliament.uk>

Windel Energy/ Mallard Pass Solar Farm are lying to me mis represented to the data to those resident west of the east coast main line, note the response date (24th October) to the below email in relation to REP1-034 and my request that solar panels be removed from Field 18, Field 26 never has solar panels in it, the stage 1 community consultation leaflet/stage one consultation/ DWG.NO 7863-000 November 2021 have it highlighted at "potential mitigation and enhancement areas. The statement below is a lie based on what was presented at stage 1.

Parties Raised	Sub-Theme	Issues Raised	Applicant's Response
John Hughes	Landscape and visual - Residential Visual Amenity Assessment	Landscape and Visual impacts on 'The Bungalows' and 'Glen Crescent' and what mitigating measures the applicant has taken with regards to residents west of the ECML.	The Applicant's Residential Visual Amenity Assessment (RVAA) [APP-057] where Glen Crescent is recognised as a specific receptor group. The RVAA recognises the potential impacts and comments on how the design evolution has sought to address potential impacts by removing panels from Field 26. The RVAA also points to the planting along the boundaries of Fields 18 and 19 and concludes that the magnitude of change would be negligible with a slight adverse impact.

Why do residents east of the ECML have had the benefit of solar panels being moved further way from their properties beyond the dismantled railway while those of us west do not. I asked originally at the stage 1 meeting if the dismantled railway line could be used as a boundary between the village PV arrays and this has been ignored for those residents west of the ECML who's visual receptors are greater.

The drone markers were used for topography purposes based on the response below, if that is the case why does no one from MPSF recognise that the land behind Glen Crescent and west of the ECML along the A6121 slopes away from the village making field 18 which rises up highly visible, if the people carrying out the mitigated planting made note of the topography they will see its effect will be minimal as its be planted along the lowest boundary of the field, as photomontage APP-172 shows as does the photograph from the lounge and kitchen windows, The PV arrays will be visible

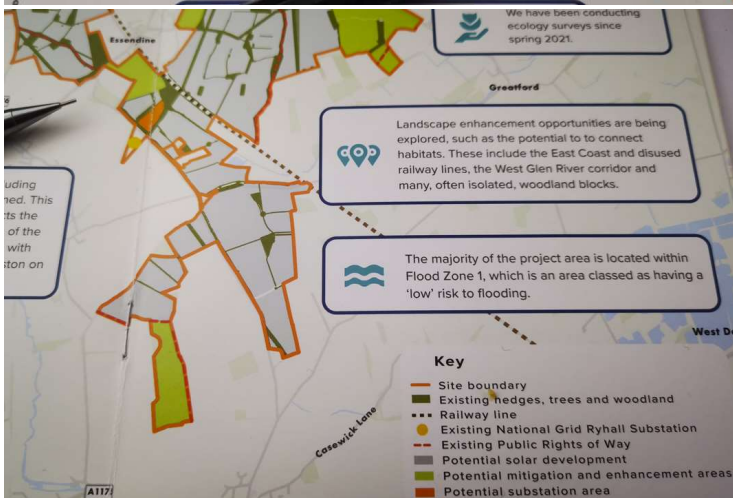
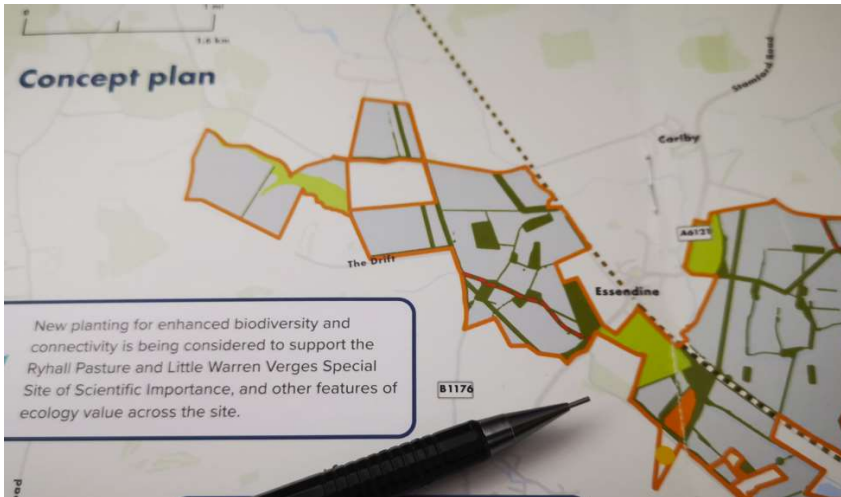
Photomontage APP-172 is also wrong and mis represents the orientation of the solar panels showing them to be facing west, residents west of the ECML if PV arrays are put in field 18 we will see the mounting structures to which there has been no discussion of final finish and based on current assumptions would be galvanised steel representing a mass of scaffolding. Where is the representation for the seasonal variation but also the and requested wire line drawing to show the true visual impact of what residents will see. The DCO should be reflective of what we the residents will see and endure not the rose tinted spectacle view that the applicant wants to purvey the view of a driver travelling along the A6121, they are using a high point to try and minimise the visual impact. **Where is the stripped out vegetative wire line drawing showing the true impact? Where is the seasonal representation?**



John Hughes	Project Substation	The Landscape and Visual impact on Glen Crescent from the Project Substation.	<p>In respect of the substation, the LVIA provides comment on the impact of the Substation throughout the assessment, noting when it is likely to be visible or not within views.</p> <p>Photomontage E [APP-172] provides a visualisation of the proposed substation looking from Stamford Road (A6121). This photomontage illustrates the screening effect of a hedgerow with individual hedgerow trees, which provides an element of screening of the PV Arrays. It should be noted that whilst Photomontage E is an illustrative photomontage, the Green Infrastructure Strategy [REP7-021] proposes for a tree belt to be located along the alignment of the hedgerow. An illustrative photomontage depicting the proposed tree belt is shown on the Onsite Substation wireline [Appendix D, REP4-002]. The tree belt strengthens the screening of the PV Arrays located in fields 26 and 18 and the substation in Field 19. The proposed tree belt is seen in the context of the existing wooded disused railway line, helping assimilate it into its immediate landscape context.</p>
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The substation!! the information and detail on this has been a joke, MPSF do not give a damn on what visual effect will on the countryside or the residents of the village west if the ECML, even with the consultation they have ignored me, I asked at the preliminary meeting if they could have moved it beyond the dismantled railway line but adamantly said No. I've asked for a wire line drawing to give the true visual as has the examiner, **Where is the wire line representation?** MPSF have talked about a bund being placed around the substation, the photomontage does not represent there being a bund around the substation with the Year 15 photomontage, so the substation and PV arrays will be visible 24/7. even at yr 15. even with proposed tree planting. **Where is the detail to the proposed bund to sink the substation down into landscape and what the guarantee it will take place?**





REP7-021 is either wrong or the original concept plan presented at stage 1 at the start of the process is wrong, no PV arrays were ever being proposed for field 26 it was always a mitigation and enhancement area and retained for agricultural use

Two Years on and MPSF Project team can still get their own facts wrong and don't understand the topography of the land on which they propose the place their development or appreciated the mental and emotional impact the proposal will have. MPSF are not giving anything back to the community they are destroying, to project long term does not support UK industry with the 350Mw capacity overplanting against the allocated 240Mw input highlighting the inefficiency of the sites location for operation and its inability to produce electricity at in line with seasonal changes in sunlight hours.

I agreed to the original Ryhall 400Kv substation being built and this is the consequence of my acceptance for helping make the ECML more green, I've requested only two things in the whole of this 2 year process from Windel Energy/MPSF for the benefit of those residents west of the ECML, I didn't say No to MPSF being built, MPSF said No to my suggestions on how to make it fit better into the landscape. They've bullied their way to this point and still now cannot give me the definitive detail to what will be a third substation in Essendine with structures that will be over 12 meters high outside the current industrial estate, passing design approval off to Rutland County Council, this is the linchpin to the project, will have the greatest visual impact on visual receptors from any point and without it the Solar Farm will not be able to operate. Does this represent an organisation that has experience and competent in building large scale solar farms and addressing the concerns of local residents with honest answers?

If the DCO is submitted by MPSF it should be on the grounds that they own it for the 60 years of the DCO, are fully accountable for the life span of the DCO. cannot sell or lease the land to any third party for the life of the DCO, Windel Energy Ltd cannot sell the asset 'Mallard Pass Solar Farm'

without the site being decommissioned and returned to agricultural use. If Windel Energy Ltd becomes insolvent the asset 'Mallard Pass Solar Farm' is decommissioned and the land returned to agricultural use and Canadian Solar should not be allowed to sell the asset Windel Energy Ltd prior to the expiry of the DCO.

I'm tired and exhausted with MPSF having conned their way this far.

John Hughes,

From: info@mallardpassolar.co.uk <info@mallardpassolar.co.uk>

Sent: 24 October 2023 10:12

To: 'John Hughes' [REDACTED]

Subject: RE: EN010127 Field 18,

Dear Mr Hughes,

Thank you for your email. I would like to take this opportunity to also respond to the points made in your Deadline 7 submission to the Examining Authority.

By way of opening remarks I would note that the Development Consent Order (DCO) process happens in phases. It has some similarities to an outline planning application insofar as any approval tends to establish whether the principle of development is acceptable and sets maximum parameters for the extent of any development. The detail then follows at later stages, much like reserved matters applications. The discharge of Requirements (DCO equivalent of planning conditions) means that the detail is then reviewed and approved by the appropriate body, in the case of Mallard Pass and its detailed design, that is the Local Planning Authority. It is simply the case that the detail is often not known until later in the process but that the maximum extents of the potential development have already been considered. In that context, and as we have previously set out and explained in Section 5.2 of the Project Description [REP2-012] the Application uses a parameters-based approach, which is then assessed in the Environmental Statement.

The detailed design of the substation will be controlled through requirement 6 of the draft DCO and will be submitted to the Local Planning Authority for approval, subject to the DCO being granted. Design Guidelines for the detailed design of the Project Substation are set out within the Design and Access Statement (DAS) [REP5-058] and include no permanent lighting (PL3.17).

You refer to the Applicant's [Residential Visual Amenity Assessment](#) (RVAA) [APP-057] where Glen Crescent is recognised as a specific receptor group. The RVAA recognises the potential impacts and comments on how the design evolution has sought to address potential impacts by removing panels from Field 26. The RVAA also points to the planting along the boundaries of Fields 18 and 19 and concludes that the magnitude of change would be negligible with a slight adverse impact. The Applicant has further responded to concerns relating to visual amenity from Glen Crescent in the [Applicant's Response to Interested Parties' Deadline 2 Submissions – Landscape and Visual](#) [REP3-032].

In response to your specific point around the ECML, the solar PV area in fields 27 and 29 was moved to provide a greater set back from Essendine, further respecting public amenity of the residents of Essendine and mitigating visual impacts of users travelling along the A6121. The combination of the dis-used railway line, topography and existing underground utilities offer structuring elements within in the landscape, with the proposed solar PV area being designed to sit to the east of Essendine to reduce the potential impacts in accordance with the design principles set out within the the Design and Access Statement (DAS) [REP5-058]. The Applicant's response to potential impacts has sought to work on a bespoke basis, noting that an appropriate measure for one area of the Site may not result in the same outcome somewhere else so it is not necessarily a matter the solar PVs being a certain distance or using a certain feature to the achieve the same effect. In the case of Glen Crescent, the Applicant has identified measures it feels are appropriate in the context of the landscape and assessed impact and these must be balanced against a range of other factors including the urgent need for renewable energy generation.

In respect of the substation, the LVIA provides comment on the impact of the Substation throughout the assessment, noting when it is likely to be visible or not within views.

Photomontage E [APP-172] provides a visualisation of the proposed substation looking from Stamford Road (A6121). This photomontage illustrates the screening effect of a hedgerow with individual hedgeline trees, which provides an element of screening of the PV Arrays. It should be noted that whilst Photomontage E is an illustrative photomontage, the Green Infrastructure Strategy [REP7-021] proposes for a tree belt to be located along the alignment of the hedgerow. An illustrative photomontage depicting the proposed tree belt is shown on the Onsite Substation wireline [Appendix D, REP4-002]. The tree belt strengthens the screening of the PV Arrays located in fields 26 and 18 and the substation in Field 19. The proposed tree belt is seen in the context of the existing wooded disused railway line, helping assimilate it into its immediate landscape context.

The Onsite substation has been located in close proximity to the existing Ryhall substation in order to minimise the length of the grid connection cable (and the associated construction disruption). It is considered that the colocation of the taller elements of the electrical infrastructure, rather than dispersed infrastructure reduces the visual impact and effects on the landscape character. It is contained within Field 19 which benefits from a strong boundary network of vegetation which would be retained. The Onsite Substation has been located to the west of the East Coast Mainline so to avoid having to cross the railway line with a 400kV cable. Furthermore, if the Onsite Substation were to be relocated within closer proximity to the existing Ryhall Substation it would reduce the distance to noise sensitive receptors when compared to its current location.

Finally, on the point of drone markers, I understand these were used as datum points for mapping the topography of the site, nothing more.

Thank you again, and please do not hesitate to let us know if you have any further questions or comments.

Kind regards,

The Mallard Pass Solar Farm project team.



Email: info@MallardPassSolar.co.uk

From: John Hughes [REDACTED]
Sent: Thursday, October 5, 2023 6:44 PM
To: info@mallardpassolar.co.uk; Mallard Pass Solar <MallardPassSolar@planninginspectorate.gov.uk>
Subject: EN010127 Field 18,

Hello Mallard Pass Solar Farm,

Following REP05-058 I'm asking if field 18 which is West of the East Coast Main Line and will be used during the construction stage of the proposed solar farm as a parking/construction area can have the PV arrays removed based on the following point.

- 9 Glen Crescent has views across field 26, 18 & 19 internally from downstairs Kitchen, Lounge and Conservatory windows so PV arrays in field 18 will be visible internally 365 days a year.
- Other properties in Glen Crescent also have gardens backing onto field 26 with views over fields 18 & 19.
- The PV mounting structures will be what residents view so field 18 will have the appearance of a field of scaffolding and not glint and glare
- The proposed mitigated planting on the boundary between field 26 and 18 will not mitigate the view of the PV arrays mounting structures as the field elevates up and away from the planting line when looking south from the village, the field faces north.
- Residents west of the east coast mainline have seen no movement in PV arrays to further distance them from properties within the village along Stamford road while east of the ECML PV arrays have been moved back behind the gas pipeline with properties in lower parts of the village having the inclining topography helping mitigate the view.

As someone who has gone through the submitted proposal data, attended stage 1 and stage 2 consultation, submitted questions in representations with supporting data I've yet to receive any answers.

The process was meant to be a consultation, as it stands I still don't have the data or answers to questions I asked with minimal details to what will be a major impact.

John Hughes EN20036141

Extract REP1-034

Q. Why was the drone marker placed in the field behind Glen Crescent (option touches inflated) not used in the presentation of the project as a VP when it would have given a clearer photograph and photomontage representation of both the current and proposed new substation and PV arrays?



Q. Why in the 'Residential Visual Amenity Assessment' Table 1 in relation to [REDACTED] and [REDACTED] is the Magnitude of Change 'Low/Negligible' and the Significance of Effect 'Significant' considering based on current plans both the new substation field 19 and PV arrays in field 18 will highly visible

- a) Field 26 falls away from [REDACTED] and [REDACTED] from 40m down to 23m (Google Earth)
- b) Field 18 rises up from 23m to 39m with its boundary between field 26 & 19 making any PV arrays sited in this field highly visible, mitigated planting would have little effect due to the elevation of 16m is between boundary of Field 26 and 18 and does not take into account the elevation rise in the field.
- c) Field 19 the current hardcore location is 36m above sea level, the proposed substation at 13m high would take the elevation to 49m and no mitigated planting is considered between field 18 and 19

Field 18, No PV arrays should be built in this field it should either be left arable or planted as meadow



Q. Why can't the PV arrays be removed from field 18 as has been done in other areas of the site

Q. Why can't the dismantled railway line be used as the boundary line and buffer to residents west of the ECML as was done east.



Yr 15 Photomontage needs to have a Cumulative wire line drawing presented to show the visual effect.