

Written Summary Response Andrew Beamish OBO Mallard Point and as Resident at Church Farm Bourne Road Essendine.

Despite the Meeting between representatives of Mallard Pass and my self representing the above business and properties and the request that a legal document guaranteeing our legal right of way and unconditional access to our business at the Vineyard access has not been forthcoming. It was noted at the September Hearings by the applicant representative this would be given but still we have no legal assurance- which is what we have already. It is typical of the late in the day responses we have received as interested parties, but always showing to the examination -that all has been done at all times when it has unfortunately not.

I will add that we are accepting of the measures (Finally) to move the permissive pathway away from our boundary (only). This came late in the day in submission as to its route and again late in the day at its proposed moving- – but as this is not set in stone as always stated we can not be sure like many either “ still to be determined” / outstanding .... that this will not change after an “outline permission has been granted? We feel little confidence and dismayed at the sheer volume of time and paperwork that has had to be waded through and consumed and absorbed with still plenty of answers to be sought. It seems almost to drown the opposition to get the application through, and at this stage I thank on behalf of the community Mallard Pass Action Group for their unwavering fortitude and grace to take on this behemoth of a project and dissect it at every stage to cut into the real facts and potential outcomes and inform us the residents and local businesses – which as the applicant has failed to do in proper engagement and explanation through out. There are still many surprises for many people to come if this proposal gets approved due to the sheer volume of documents about this application they will never have had the time to read and absorb the ramifications off.

To reiterate we feel Mallard Pass has rode rough shod over this small rural area to achieve it 's Planning Permission Goal. The sheer Volume that is apparent that the advisors involved for the applicant are dealing with in this locality show a large copy and paste culture to answers through submissions and dismissals of we know best.

The amount of pre application work done to secure key assets and develop a scheme for launch yet for over 2 years since never a completely straight answer which does not have a caveat as to subject to this and that and never a submission that what could be proposed was not suitable – just the use of the word mitigation to segregate that piece of work to submission. Many people in this area have never understood the true ramifications of this proposed NIPS due to the sheer volume of documents which the Mallard Pass Solar Team and the cohorts of representatives have shelled out to put all but the sheer dedicated out of touch with what a 60 year blot on the landscape with no confirmed dismantling strategy will leave this area looking like in that time. Well beyond all of our lifetimes – as we write now in 2023! Does that matter.... Will in the future “new technology” be adequate reasoning to allow the extended time allowance of this project. Its fair to say that many other technologies in their relative infancy and development of technology would have a shorter life span than this and in the terms of power generation over 95% of UK Nuclear, Gas or Coal Fired stations providing well in excess of the power generation than Mallard Pass have been in the 25 – 40 year lifespan. Why allow 60 years ...?

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. We are the 1st Business in the World to do this, and are immensely pleased with the positive action received and growing thus far. This embryo grew from not wanting to impact at every stage yet Mallard Pass proposal is to impact through out all stages and not for net zero – which is very handy! - but for flipping business and making money of.

The importance of our customers visiting us is the best way of communicating what we do. At every Vineyard tour in 2022 and 2023 since Mallard Pass Launch at least 1 visitor has asked me unprompted... whether “Mallard Pass Solar was on our Boundary”, “Will it affect the Vines”, “Why here” and “Do you agree with it”

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 off 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.

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 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.

7) Gone are the days of ploughing every field every season, the cost of metal, fuel and labour and the need to disturb little and get over the ground quicker are all factors that have reduced ploughing to part of a rotation depending on a crop type or a 1 in depending on necessary weed control. Subsoiling is far deeper than ploughing and more likely to disturb. This ground has been ploughed and or subsoiled for gnerations before so

8) Fencing: Having been the victim of crime from access through Park Farm from Greatford Road

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

Size of Proposal, Actual need and ability to perform:

Mallard Pass if passed for Planning would be for a short time... the largest Solar Plant in the UK to date. Full and proper

consideration is required to assess the greater impact this project would have because Solar is incapable of replacing fossil fuels without causing extreme environmental harm in the manufacturing, construction and de mobbing phases. Solar energy is extremely diffuse, it takes a large amount of resources, spread over a wide area in order to collect a large amount of energy. Solar energy is variable and don't supply energy on demand.

In the last year to date (02/02/23) Solar production has supplied and met ONLY 4.4% of UK Energy. (source energydashboard.co.uk)

It is therefore questionable if this development is required for Energy or for Profit.

If this area was so sustainable and amazing for solar production -LESS THE SUBSTATION WHY is there no significant other Solar installation in a large radius..... Plenty of wind farms.....

Local Economy and 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.

Compulsory Acquisitions/ Purchases: The developers intent to request compulsory acquisition rights, on Bourne Rd, was not made clear during the consultation period. Routing of Cabling back to Substation was always described by under the land the planned scheme was using. This seems a deliberate misrepresentation included at the last minute.

Removal of Agricultural Land: This application does not satisfactory mitigate a loss of this asset on this scale and does not commit or guarantee that the land will ever return to food production. This land is suitable for growing other diversified crops or fruits which would mean this land could stay in Agriculture- Furthermore Wind Turbines would mean the Land could still be farmed with Crops or Livestock underneath, and benefit with significantly better Energy generation- i.e. 24 hours a day.

BMV Land: Government guidance is clear that energy projects should not be built on BMV land. Food Security requirements of all the land in the scheme far out weighs the energy requirement and generation of Mallard Pass. The level of BMV land (questionable by the applicants rating as no clear 3a / 3b differentiation exists)exceeds this and therefore a clear breach of Government guidance by the developers. The fact this land has grown for generations and provided a more than suitable and sustainable income for the landowners involved should only echo that this land is more than versatile and good at growing crops- and should continue to do so.

The Testing of the land to make the required grade amounts is also in question and should be cross examined.

Substandard or Overlooked Assessments/ Data gathering: On the one hand little or total disregard to gathering and presenting data regarding topics that would have more detrimental effects on residents e.g. Health and Glint and Glare but also the limited snapshot undertaking of research e.g. Traffic movements which for the construction and demobbing of this site are inadequate and fail to demonstrate the magnitude of the disruption and disrepair the local area will face.

Traffic: The arterial road network is already busy during the expected commuter and school times with out adding disproportionate volumes of construction traffic for extended periods of time creating a Negative impact. The Road Quality in many places is in a just about serviceable state, as the Development bares NO local benefit It should not be a further expense shouldered by our councils. The amounts and types of loads will invariably create Road Safety Issues.

Timescales and demob: Currently the Developers have failed to state a time line for end of life of the site. Again The Developers have been very unclear as on so many statements and unable to answer how and when they will return the sites. The unfortunate legacy of this industrial creation could leave the local villages with a Solar Graveyard.

Flood Risk: There are existing flood risks and a flooding history in this area that has not been adequately considered in this application. Furthermore the run off from the panels will contribute to exacerbating this. Considerable Flooding copying data from just 2019 – 4 years ago show that the EA Data is not accurate and the significant concentrated run off from pannels especially past the railway will contribute to flooding t o people further down stream

Poor Consultation: Throughout the developers at consultation have failed to engage in good faith and honesty with the Villages or to Individuals. From personal experience and having been ignored or not responded to on numerous points raised, There is a total breakdown of trust and good faith.

Misleading Consultation Summary: The consultation summary submitted by the developers in their application is inaccurate in several areas, including misleading and false claims over topics discussed with me in meetings.

Windell Energy: There are substantial concerns over the financial record of Windell Energy's leadership team and their inexperience to construct a project of this magnitude.

Local Opposition: Our MP's collected nearly 2500 signatures for a Parliamentary Petition against the development so far as a sign this is not wanted. Essendine Village – Most affected village has a population of 451

Loss of Natural Environment: There are concerns that the applicant's assessments of the impact the development would have on the landscape are flawed. There is currently a technical landscape and visual assessment underway but more investigations are required to ensure any long-lasting changes to the land are properly considered.

Damage to Biodiversity: The construction of the solar farm and the damage to ecosystems and habitats already existing in harmony with its surroundings will take years to reset. These farms already have well established Entry level and Stewardship schemes - Why upset it!! The area is home to a plethora of wildlife, particularly rare wild bird species. The assessments taken by the developers have not properly explored the impact this development would have on these rare species. Like the traffic surveys they have taken a snapshot in time not an understanding of what is actually here. Some species have been missed altogether.

Carbon Benefit: IF YOU WANT TO REDUCE CO2 EMISIONS / ENERGY USAGE- DON'T BUILD IT!

There are questions over where the panels will be built and with what energy and materials used . In China for example it is not uncommon for panels to be built using power generated by burning coal. When shipping is considered of all the other components and the build and decommission, This project can't actually have a net-carbon benefit?

The Great Casterton junction requires Any HGV to negotiate it to swing out onto the opposite side of the carriageway at a Crossroads...50 - 60 times a day!! - An accident spot waiting to happen. Casterton Schools and the roadway are at best a single track road at drop off and pick up time with extended wait times as people negotiate this and the crossroads- The developers routing shows the lack of proper understanding, that any of the volume of traffic this site is proposing will cause excessive disruption and lead to other routes becoming favoured rat runs for construction traffic causing further decay of infrastructure.

I conclude again by urging you the Planning Inspectorate to recommend the refusal of this proposal on the grounds of not following Local Rutland Policy, a Generational eyesore in multiple locations with the 13m high substation being the notable forever visible landmark left on our landscape. The removal from production of decent multi croppable land and the affects on other farmers who want to farm who will unfairly have to compete with over compensated landowners. The NIPS allows the bare bones of the main infrastructure to be approved but with so many as in this case answers to questions of type or how achieved to be submitted after deadline. This is not acceptable to not have the full story before, and enough time has been given, perhaps more time by the applicant for example in correctly negotiating with Network Rail instead of leaving it late in the process despite every ones knowledge of the time required to be taken.

Rutland is a small County and needs to be adequately compensated for the works this private profiteering entertry is proposing. There is NO Benefit to the county or community for the short term or Long term stain this proposal has on our area. Essendine has one of the highest Council Tax brackets in the county and none of its residents and the village infrastructure and services should suffer through the gain of a private organisation and there wants Local Policy Policy CS8 (Developer Contributions) sets out how and when developer contributions will be sought to ensure that impacts from new developments are suitably mitigated or compensated for. The Council will consider the potential for developer contributions to help mitigate the impacts of the development on the local community in the event that the application is approved.

The Applicant Response:

The Applicant considers that there are no measures that would require developer contributions

This as in so many points confirms the lacklustre arrogant position the applicant has which our community faces.

I hope profiteering on the pretence of Green Energy / Washing by Mallard Pass is not the outcome for our community.