

Below is a short summary of the key concerns regarding the impact of the proposed development upon [REDACTED]

- a. Residential amenity;
- b. Residents' safety and security;
- c. Overbearing and intense visual impact;
- d. Significant noise impact upon property and home amenities;
- e. Impact of re-positioned public and private rights of way;
- f. Safe emergency services access to the home & farm;
- g. The maintenance and continuity of water supply & pressure;
- h. The breeding, overwintering and nesting of birds / wetland habitat; the area of assessment should include the small lake within [REDACTED] I have been unable to identify the Applicant's assessment regarding operational effects of solar arrays on wetland birds and other creatures (dragonflies etc.);
- i. The land already regularly floods to a significant level, despite [REDACTED] falling outside the development boundary – as this land would be encircled - specific details are sought regarding the additional flood, run-off and contamination risks and the proposed mitigation; I appreciate that the specific data will be affected by the final boundary and buffer zone.

Mr Dryden's home and farm would be dramatically impacted by the 'red line' boundary as currently drawn - accordingly an appropriate and proportionate overarching mitigation of the cumulative overbearing effects would be to insert a 200 metre buffer zone around the farm.

Please also note that the Applicants have today (20.10.25) emailed to initiate discussions on point f. above. The outcome of those discussions will be submitted by deadline 7.