

## One Earth Solar Farm Written Representation

### 1. Views / Buffer / Offset

Having reviewed the revised masterplan/map its clear there is no buffer around our property unlike other residential properties where land has been removed to protect residential views. Our property and land is completely surrounded on both sides with the solar panels located south up against our boundary line. As a result this will impact our current views of the open countryside and agricultural land, made worse in the winter when our trees and bushes are not in flower or bloom. To the north again with only the Sustrans cycle and walking route as a buffer our views again will be impacted especially in the winter months. Not only will the solar panels and inverters (see below) impact our views but we will also have to contend with security fencing again running along our boundary up to 2m high, potentially CCTV and light pollution from any lighting that will be added to secure and maintain the area whereas at the moment the area benefits from dark skies with limited light pollution or manmade infrastructure. Also from our kitchen window the view will be impacted by the panels as the field is higher than our land when looking south. Once fencing and panels are installed these will be seen over and above the trees that are currently in place.

The lay of the land to the south and east of our property boundary will see large variances in the height of the fencing and solar panels. At some point the panels may be much higher than the proposed max height of the panel itself due the incline of the field towards the east, again having a significant impact on our view. Photos of our current views from the property at the bottom of this document. Also included are images of our property in the winter when everything is not in full bloom which opens up our views of the countryside even more.

### 2. Inverter Positioning

The masterplan shows five small black lines, two groups of two and one single line that runs parallel with our property boundary to the south going east. There is no key to highlight anywhere in the masterplan what these black lines denote. However, asking at the in person consultation we have been informed that these black lines are in fact inverters. The consultation document makes very little reference to these inverters, some research online and speaking to the team at the consultation it appears these inverters can reach up to the size of a 40ft shipping container, meaning 5 x 40 ft shipping containers running alongside our property with no buffer at all, these will be the closest infrastructure to our boundary. What considerations have been made for both the visual impact and the sound impact these will have that operate 24/7? Has OneEarth collected data from similar installation locations and completed a noise assessment to assess against the relevant standards, such as BS 8233:2014 and BS 4142:2014. The purpose of this is to ensure that the development is compliant with the National Planning and Policy Framework and Noise Statement for England. How will OneEarth guarantee these

five inverters are compliant and have no impact on our way of life including health and wellbeing when we want to enjoy our garden but faced with noise pollution and visual impact.

### **3. Site Access Road**

A series of site access roads are to be built again alongside our boundary to the south which appear to be to service the inverters and ongoing maintenance of the site. What size do OneEarth propose these roads to be? How regularly will they be accessed? By what type of vehicle during construction and ongoing day to day maintenance such as cleaning?

### **4. Main Road Traffic - Construction Phase**

There are three proposed site access points on the A1133 for OneEarth construction traffic. The A1133 can, at times become very busy with a mix of general traffic and agricultural traffic. Will your traffic plans look to apply for the reduction in the national speed limit around the main site access points to assist with traffic calming and cope with the additional construction traffic during the construction period?

### **5. Heritage Impact**

Clifton on Trent Station and the Station Masters house (called North Clifton Station in the OneEarth Chapter 11 Cultural Heritage May 2024 documentation) is treated as a heritage asset by the Local Planning Authority. Both buildings form a group within the property boundary, being contemporary in architectural form and significant in terms of function. As a result the buildings have historic and architectural interest and complies with the principles set out in the NDHA criteria, heritage policies within the LDF and s16 in the NPPF should be considered. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting.

Proposals may impair the setting of heritage assets and can compromise the visual amenity of the wider landscape, detracting from the historic character and sense of place.

Has any consideration been given to the historic and architectural significance to the properties in relation to the solar farm? Looking at the revised Master Plan we fear not.

### **6. Sustrans - Skellingthorpe Walk**

The former railway track which runs to the North of the property boundary is now an active cycle and walking track. The revised master plan does not highlight this on the map but is a significant local asset used by locals and visitors to the area, connecting North Clifton and surrounding villages directly to Lincoln City Centre almost traffic free. What plans do One Earth have to maintain the usage of the route with no impact on access?

### **7. Property Values**

What studies have been carried out by One Earth to understand the impact on property values as a direct result of a project of this scale for similar projects elsewhere in the

country? If no studies have been carried out to date i request the study commissioned called 'The effect of Botley West Solar Farm on local house values' by David J. Rogers, MA, D.Phil. (Oxon) is reviewed and a similar study applied for this project.

That said, data from Lawrence Berkeley National Laboratory (a US study) found that houses within a half-mile of a utility-scale solar farm have resale prices that are, on average, 1.5 percent less than houses that are just a little farther away. This is a concern for our future property value after investing significant savings and time to our home.

## **8. Accommodation Business**

On our property we operate a small holiday let in the former Weighbridge. The outdoor area for visiting guests has been designed to allow guests to relax with a view over the farm land. There will be no view other than looking at the rear of a row of solar panels which will have a significant impact on our guests. This coupled with the noise from inverters and light pollution will impact our income of the holiday let. We have spent months getting the Weighbridge into a position to let out and pride ourselves on the guest experience, the plans will essentially ruin this for our guests and ultimately our business.

## **Conclusion**

Having visited the in person consultation event, spoken to the representatives there on the day and taken time to review the documents and CGI walk through our position from those who reside at The Station are opposed to the sheer scale of the solar farm planned that completely surrounds our property boundary. We don't believe that any buffer, planting or sound proofing will replace the current countryside views and peace and tranquility we currently have. When purchasing our property the surrounding countryside was a contributing factor of moving, we love where we live and the proposals outlined by OneEarth will significantly and adversely impact the character and appearance of the landscape. The expansive tranquil landscape of open fields with far reaching views would turn into a semi-industrial, utility-grade power complex, with fields of 3m+ high dark solar panels, shipping containers containing electrical equipment and security fencing. Once installed these views will be lost forever.