

1. Queries in relation to the proposed development 'Phase 2 of Tealing Energy Park'

Summary:

There are significant concerns over the proposed developments (**Phase 2 of Tealing Energy Park**) at Duntrune, which include the environmental and ecological impact (including pre historic sites of interest), flood risk, visual impact, disruption to local community and economic concerns.

General development queries:

Query: Please provide an explanation as to why productive rural agricultural land classified as 'producing consistently high yields' is earmarked in these developments, in lieu of brownfield or industrial sites?

Answer: Intensely farmed land benefits greatly from being left with only regulated sheep grazing and sustainable management without the intensive use of fertilizers or chemicals to suppress weed growth etc. The presence of solar panels benefits the grass in tight of summer retaining moisture content in the soil and with the elevated lower panel height used for bi-facial panels offers strong under panel irradiation (helping grass and general wildflower growth) and good shelter for sheep. In terms of justification of the proposal in terms of prime agricultural land, I can advise that the land classification is primarily Grade 3 (2) which I believe falls just out with the classification of prime land, and is classified as mixed agricultural land. The proximity to the infrastructure to support the connection to the National Grid is a critical and essential factor in this type of development. As there are no available brownfield sites or land of lower agricultural value within proximity to the connection at the time, no other site sourced and assessed, was proven to be a viable option due to connectivity issues, potential flood risks or unacceptable levels of impact over a wider area.

Follow-up statement: Grade 3(2) is '*Land capable of average production though high yields*' and is therefore still productive agricultural land. It is extremely disappointing that agricultural land is being sold-off for solar facilities when there are 10 lower qualities of land to consider, especially when food security is becoming an increasing concern.

Follow-up query: You state '*no other site sourced and assessed, was proven to be a viable option due to connectivity issues, potential flood risks or unacceptable levels of impact over a wider area*'. Why were some sites not a viable option due to 'potential flood risks', when you later state that '*that changing the sites primary function from agriculture or*

grazing to solar power generation can have several benefits with regards to run off rates'. It appears contradictory to avoid sites of potential flood risk, and it appears that the developers have valid concerns regarding flooding? This should also be the case with the below examples of the severe flooding of plot 4.

Query: Can you please explain who will fund the solar facility developments and where they obtain their funding?

Answer: The site will be operated by a blue chip investor – typically a pension fund.

Query: Can you please explain who will build the developments?

Answer: This will be decided within 6 months of construction. The investor demand an established construction company with warranties on performance so this is assured to be a large specialist contractor.

Query: Can you explain who will maintain the developments over its duration?

Answer: This will be a specialist O&M contractor along with some management of the farm land by the landowner. The contract will be with the investor.

Query: Can you explain what safeguards will be in place to ensure continuity of the maintenance of the developments even if the development becomes unprofitable due to failing energy prices?

Answer: Maintenance contractors, preferably a local contractor, will be fully utilised to ensure that the development operates at optimum levels. If for any unforeseen reason the development becomes untenable for a six month period, a condition on planning will be implemented for the decommissioning of the development. The worst case is the site is decommissioned early and this is secured with a full sum agreed by Chartered and Quantity surveyors and the relevant official bodies to ensure sufficient funds are secured in an Escrow account and insurance policy. These are independent of the investor/operator.

Query: Can you explain how the developments will guarantee that the lands will be returned to farmland at the end of the life?

Answer: See above Escrow amount and insurance policy. There will be a condition on planning that ensures that the site is maintained and restored after decommissioning. Should this fail to be met, the policy/sum will be drawn and utilised. It is not in any operator's interest to allow the site to become overgrown with potential to reduce the viability of the operation.

Query: Given the rectification costs that will be required for the site, will the developments require the provision of money to a third-party trust to ensure that the costs of rectification are funded? Or will a bond or insurance policy be in place?

See above.

1. Specific development queries: Impact to the local area, community and views:

Query: Can you provide photographs of existing glint and glare fences of the type planned in the proposed development?

Answer: Please see attached. Security fencing, glint and glare fencing as well as habitat screening will be deployed in areas identified.

Follow-up query: We requested pictures of the Glint and Glare fencing to be used. The photographs provided do not cover this. Please provide clear images of the proposed fencing, both security and glint and glare. Please also illustrate how the 'green corridors' will look at first installation - will this hide the industrial style fencing?

Query: Please provide mock-up pictures of the proposed developments from North, South, East and West views for all sites:

Answer: Please see attached imagery. Further images from viewpoints agreed by the Local Authority are currently being undertaken and will be available in due course.

Follow-up query: Thank you for the images, however these do not illustrate what was requested. We look forward to seeing further images in due course, particularly for those on elevated terrain where the panels will clearly be seen over the fencing.

Query: Please can you set out the proposed distance from the edge of the developments for the fences, the depth of the green screening and also the width of the proposed path.

Follow-up query: The above query has not been answered.

Query: Given the topology of several plots which are not level e.g. plot 2 how will the screens proposed protect against glint and glare where the solar panels are above the height of the lower screening e.g. for views from residential properties facing North?

Answer: Solar panels are now routinely installed at airports and close to take-off and landing strips. Such is the absorptance of the panel that little light is reflected. This is due to anti-reflective coatings on the glass, good optical coupling of the glass to the solar cells and the anti-reflection coating of the cells themselves. What is reflected is greater at glancing angles but even this is non-specular i.e. scattered at the surface and therefore dissipates quickly with distance. Solar panels are less reflective than the surface of water. Seeing the solar panels from a distance would be akin to looking at the surface of a lake. Screening is not necessary however hedgerow, if not already existing, will be planted to enhance biodiversity as well as to dispel fears of glint and glare.

Follow-up query: Thank you for the response. Please can you also indicate how the panels will be hidden from view on elevated sites, particularly for those properties looking directly onto the proposed elevated sites e.g. in relation to concealing the appearance of the panels, visual amenity and loss of natural/ rural views.

2. Ecological impact queries:

- a. **Wildlife and Local habitats:** Several of the proposed plots are sited next to habitats of protected species some of which have not been identified in the preliminary ecological report (e.g. bats, badgers, heron, otter and buzzards) in addition to many other species such as bees and butterflies. As noted in [General pre-application and scoping advice for solar facilities | NatureScot](#) relating to wildlife, ***“The main potential impacts are likely to arise through habitat loss, displacement and disturbance (during construction and operation), all of which may affect breeding, foraging and roosting”***.

Comment: Agriculture is recognized as creating monocultures with continual ploughing, conditioning and fertilization as well as pesticide use etc. Such areas are already classed as of lower value in terms of ecology than say set-aside areas. Whilst the building of a solar farm is disruptive for a limited period, the long-term benefits from the set-aside nature of the land is increasingly being understood and creates a haven for wildlife and a diversity of species including more bees and butterflies. Badger gates can be installed. Herons would benefit from greater frog populations and buzzards from a proliferation in small mammals etc. which take residence under the panels.

Follow-up statement: The comment does not relate to the point of the statement - the process of agriculture is not in question, humans require large scale agriculture to survive. The point of the statement relates to the process of construction and operation of industrial solar facilities, which have known impacts on wildlife and local habitats. E.g. during the process of construction, the habitats of several protected species will be impacted such as those in Kellas and Brighty woods.

Follow-up query: During the process of construction will the habitats of protected species be considered and mitigations put in place to protect these e.g. by avoiding routes such as ZU314 which is immediately adjacent to Kellas wood.

Follow-up query: Given the recent change to the plans with the extension to plot 4 adjacent to Kellas woods, will a full EIA and additional ecological appraisal be carried out. Additionally, will a 'setback' to mitigate any impact be implemented? If so, please provide details of this 'setback'.

Query: The environmental impact report seems to be limited to only 1 visit in a specific time period. This does not appear to be representative of the local environment throughout the seasons. Will additional ecological appraisals be conducted over multiple timepoints and seasons to determine the extent of the wildlife in the area, in particular to the displacement and disturbance (during construction and operation) to protected species such as bats?

Answer: Yes bat surveys and other ecological reports are done at different times of the year which is species dependent. Furthermore a Biodiversity Enhancement Plan is being prepared by specialists in the creation, enhancement and management of habitats.

Follow-up statement: Thank you for your response. If you require further evidence of the bat and other protected species habitats for the ecologists, please put them in touch with: protectruralangus@gmail.com

Query: In addition, please confirm how native and existing biodiversity in the adjacent surroundings will be conserved? E.g. will this include 'pushing back' proposed plot sites away from protected habitats such as bat roosts, also directing lighting away from woodland (e.g. Kellas and Brighty woods), minimizing noise and general disturbance? It is noted that there will be planned wildflowers within the proposed plots, however it is requested that specific examples of how **existing wildlife and biodiversity** will be conserved in the areas immediately adjacent to the proposed plots?

Answer: See comments above – also see our report on the management of solar sites for the protection and enhancement of biodiversity.

The solar panel areas will not have lighting. Surveillance is directed along the fenceline and inwards. Cameras operate in IR mode and thus are sensitive to human and animal movement day or night.

As above, a specialist in the creation, enhancement and management of habitats are undertaking works to implement a Biodiversity Enhancement Plan.

b. Trees

Previous solar facility development surveys have noted that it is preferred that solar sites are situated away from tall trees.

Answer: This relates to trees on the southern side (shading the sun) though some sensitivity is seen on East and West sides. A standoff of circa 30m is usual and we do not fell existing trees.

Follow-up query: Please confirm if the standoff of 30m indicated will run the lengths of any proposed sites adjacent to woods e.g. Kellas and Brighty woods. Please also provide details of the standoff e.g. will the 30m be measured from the edge of the wood to the fencing?

Query: Please outline why plot 4 will be immediately adjacent and not set back from Kellas Wood which contains both natural Scottish woodland and extremely tall pine trees, and supports a huge range of biodiversity.

Answer: See above.

c. Wildflowers

It is noted that wildflower meadows are planned under the solar panels in order to improve local biodiversity.

Query: Please confirm how can wildflower meadows under the solar panels be guaranteed to be established, when the panels will block substantial light for flowering plants to grow?

Answer: Light levels under the panels are from diffused irradiation which is over 50% of light in the UK. The grass and wildflower mix will perform well under panels given also higher water retention in high summer.

Follow-up query: if the wildflowers are not performing well, will there be a contingency in place to ensure this is improved, for example to encourage bees and butterflies?

Query: Given the plots are well fertilized through agricultural use, how will wildflowers be established, over more invasive local species such as nettles and grasses which will thrive under the shady conditions, and which will provide limited additional benefit to local biodiversity?

Answer: We have a management plan agreed with the landowner and the removal of intense farming practices will greatly enhance the land quality over the project lifetime.

3. Flood risk

a. There is significant risk of flooding, particularly in relation to the North-East area of plot 4 where severe flooding took place in November 2022. Flooding is likely to worsen because of climate change. **The main hydrological impact assessment by Gavia Environmental conducted in May 2022 appears to be inconsistent with actual recent flood events,**

It is also noted by Gavia Environments that *“The design flow estimation and mathematical modelling process involves the assumption of various conditions which add an element of uncertainty into the subsequent results. Where assumptions are required, a conservative approach has been adopted”*. It appears that these modeling assumptions are not adequate, and for example a 3D model, including the bridge near the North-East of plot 4 should be included. Evidence of actual events is attached below in figures 1, 2 and 3.



Figure 1. North-East corner of proposed Plot 4 shows severe pluvial flooding (taken November 2022)



Figure 2. Immediately adjacent to North-East corner of proposed Plot 4 shows severe fluvial flooding, exacerbated by the low bridge, which is not considered in 2D modelling (taken November 2022)

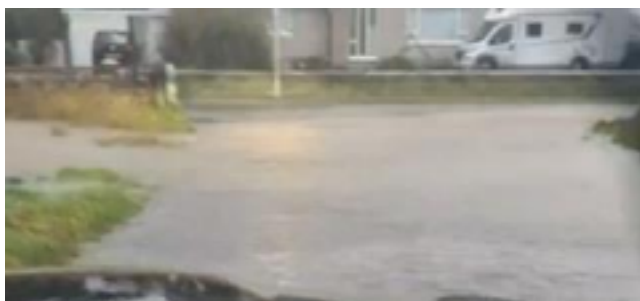


Figure 3. Impact to local residents of both pluvial and fluvial flooding from plot 4 & 5. Taken from entrance to The Steadings, Kellas, (between plots 4 and 5) (taken November 2022)



Figure 4. Impact of severe flooding from plot 4* highlighted in yellow (November 2022), which resulted in severe disruption to local residents in Kellas and Gagie area and in Murroes primary school closure. *Impact of flooding to other plots is not covered here.

Evidence from existing solar facilities robustly demonstrates that clearing and preparation for siting solar facilities results in compaction of soil and increases water run-off. It is noted from previous solar facility developers that ***“We have deliberately avoided flood-prone areas within our development proposals’.***

It is also stated in the academic publication ‘Hydrologic Response of Solar Farms’ by Cook & McCuen, J. Hydrol. Eng., 2013 that *“the kinetic energy of the water draining from the solar panel could be as much as 10 times greater than that of rainfall. Thus, because the energy of the water draining from the panels is much higher, it is very possible that soil below the base of the solar panel could erode owing to the concentrated flow of water off the panel..” and that if the land underneath and surrounding the panels is not correctly managed (such as due to compaction via use of machinery) then the runoff is likely to be increased significantly and the peak discharge increased by approximately 100%.”*

Farmers traditionally subsoil annually after harvest to remove compacted soil. Solar facility contractors are unlikely to be able to undertake this (as solar panels will be in situ), therefore any soil damage and compaction which can lead to flooding is likely to remain for the duration of the development e.g. 40 years.

This is supported by the opinion of a Flood Risk Management Engineer:

“In my opinion solar farms on agricultural land will increase surface water runoff for the

following reasons

1. The 2013 Cook and McCuan paper has this PRIMARY ASSUMPTION -WATER FLOWS UNIFORMLY OFF THE BOTTOM EDGE OF EACH SOLAR PANEL. It then assumes the water flows uniformly over the downhill land where it infiltrates uniformly into the soil and/or runs off it in the same way it would have done prior to solar panel being installed and therefore there will be no increase in runoff. All of their modelling is based on the primary assumption. The laws of physics tell us:

a) The primary assumption that water falls uniformly off the bottom edge of each solar panel is only correct if the bottom edge of each solar panel is horizontal. b) If it is not horizontal then, the water will flow towards the low corner of the panel where it will fall to the ground in a concentrated stream.

Hence the primary assumption is wrong, from which it follows the rest of the assumptions at 1 above are not correct and therefore it cannot be concluded there will be no increase in runoff. Indeed it can easily be argued the runoff will increase simply because the panels concentrate the flow of rain water on to the land, and therefore all the land is not mobilised for infiltration as it would have been prior to the installation of the panels.

2. After construction maintenance vehicles passing between the rows of panels will compact the ground more than would have been the case when it was used for agriculture. This will increase runoff

3. During construction all the ground will be compacted by construction vehicles. If this compacted ground is not broken up after construction, say by ploughing, runoff will increase.”

Answer: The established grasses and wildflower sward will mitigate land erosion and cannot in anyway compare to the damage of plowing and leaving fields unplanted in winter months. At these times high rainfall leads to significant soil erosion and subsequent pollution from releasing high concentration of phosphates and nitrates into the river systems - an ever-increasing environmental threat. It is anticipated that the deployment of solar will have a beneficial impact by reducing river nutrient pollution and will act to improve the already protected areas nearby.

It should be noted that changing the sites primary function from agriculture or grazing to solar power generation can have several benefits with regards to run off rates. The absence of typical farming activities means that the fields will no longer be plowed or furrowed, heavy machinery will not be crossing the fields and there is less risk of the ground becoming poached by heavy animals. The fields will have cover throughout the winter months. Studies have shown that the aforementioned activities can considerably increase the rate of run off from a site.

Removing farming activity could reduce soil compaction allowing soils to become more naturally aeriated which in turn improves the soils water acceptance and run off rates. Introducing hedging and planting along fencelines increases root systems and vegetation, which can provide high levels of natural attenuation, which will serve to limit flows across the site.

included above, that installation of solar facilities worsens flood risk. It is also stated previously that other sites have been avoided due to 'potential flood risk'. Please provide references to the studies noted above, with particular reference to UK studies and systematic reviews or meta-analysis where available.

Follow-up query: Can you please also provide the update to the Gavia report incorporating the flooding concerns. This can be sent to: protectruralangus@gmail.com

Query: will an updated hydrological impact assessment take place to include the below images (figures 1-3), as it is believed that the recent flooding in November 2022 is unlikely to have been considered in previous hydrological impact assessments. Additional flood images and video footage of drainage can be supplied upon request. This flooding was estimated to be a '1 in 100-year event', which to date has occurred twice in the circa last 5 years.

Answer: The use of solar panels in flooded areas is well established in places such as Thailand where they are routinely installed in fields subject to flooding on a regular basis. The panels and associated electrical switchgear stand at least 0.8m above the ground level. Panels are also routinely deployed now on lakes and open water. When these matters are considered, it means that land, otherwise unsuitable for other purposes due to flooding can be utilized for energy harvesting. Any switchgear cabinets and inverters etc are similarly elevated to safe levels.

The information and concerns you have provided will be forwarded to Gavia Environmental for comment.

Follow-up query: The reference to Thailand appears to be irrelevant as the climate, particularly the higher temperature, will undoubtedly impact the evaporation rate. Please provide reference to UK studies.

Follow-up statement: The community's concerns do not relate to the 'switchgear cabinets and inverters etc are similarly elevated to safe levels.' The community is understandably concerned about the increased risk to flooding to their properties. For example, a property adjacent to plot 4 had flood waters against the house walls in November 2022. If flood risk is worsened due to an installation of a solar facility (as scientific publications indicate it will), it is highly likely that flood water will enter the property which will cause significant damage and risk to the inhabitants.

Follow-up statement: Also additional information to be passed to Gavia Environmental is that members of the community have looked again at the modelling and have confirmed that actual events in November 2022 were in fact worse than the '1 in 200' year event (rather than 1 in 100 as noted above). Further images, including video footage can be requested by Gavia Environmental by contacting: protectruralangus@gmail.com

Gavia Environmental have been employed by the developers, independant flood specialists, including SEPA will also be contacted by the Protect Rural Angus group in order to comment on the known flood risks.

Query: Section 6.2 of the flood risk assessment report suggests that the non inclusion the bridges e.g. adjacent to plot 4 is acceptable. However given this is the site of existing flooding this seems inappropriate. Will a 3D model, taking into account the associated 3D structures be undertaken?

Follow-up query: This query has not been answered. Please confirm if Gavia Environmental will carry out 3D modelling, particularly in relation to the historic bridge at the north-east side of plot 4.

Section 7 of the flood risk assessment report concludes that the site e.g. plot 4 will not be flooded. It is understood that sites that have significant probability of being affected by flooding, or would increase the probability of flooding elsewhere should not be permitted? This does not seem to be addressed in the flood assessment report? Please clarify if this development may increase the probability of flooding for each plot and provide suitable evidence.

Answer: See above in relation to Gavia Environmental

Query: The hydrological impact assessment and update appears to be inconsistent with actual events, please request a further FRA to take into account the supposed '1 in 100' year events which have taken place twice in the past 5 years ,plus 3D modelling which has not been taken into account. Please also include the details of the planned flood management measures which appear to be currently lacking, and how the developers will eliminate the risk of increased flooding due to the development?

Answer: See above in relation to Gavia Environmental

4. Site selection:

- a. **Choice of site:** It is stated on the development website that the proposed Phase 2 of Tealing Energy Park will utilise '*less than 5.5% of the available agricultural land within a 3km radius of the development*'. This figure appears to be inaccurate when viewing the Gagie, Westhall Terrace and Kellas community developments, which will experience the greatest impact from the proposed plots (figure 5). This area houses hundreds of residents who will be directly affected by the proposed development, in addition to plot 4 being adjacent to Murroes primary school which additionally has over 100 pupils commuting to school from outside the area.

Query: Please provide data on a new central point of 'the development' where there will be the greatest impact to the Duntrune community e.g. a central point between plots 1-4.

Query: Please also remove the minimising and inaccurate statement of the 'small settlement of Duntrune' which in fact is home to hundreds of residents who will be impacted by the multiple developments.

Answer: We have applied the standard terminology as follows:

Village - A small settlement that can have between 100 and approximately 3,000 people.
Town A mid-sized settlement that can have between 1,000 and 100,000 people. City A city is a large settlement that usually has more than 100,000 people.

Follow-up comment: You have used a Duntrune post code only. This is not appropriate. The sites selected are adjacent to many different postcodes e.g. Kellas DD5 3PD and Gagie. There are more residents impacted due to the multiple parcels of land targeted, than is indicated below.



Figure 5. Gagie, Westhall Terrace and Kellas plots (the majority of proposed plots) which appears to cover a much larger area than 5.5% which is stated by the developers.

Answer: There is no intention to mislead here. Obviously a percentage land use depends on the total area considered. If the area of consideration is reduced the percentage will be higher. The development spans 5km from N to South therefore a radius of 3km would encircle the development and would therefore seem a reasonable dimension to use in this context. The plans are clear, within the public domain and the areas easily calculable.

Query: Please also provide figures on the percentage utilisation of existing community routes and road networks which will be used by the development.

Follow-up- query: This query has not been answered.

- b. **Fire safety:** A recent report by Firetrace International found that the solar industry is potentially underestimating the risk of fire at solar farms. The Firetrace study has highlighted three major causes of solar farm fires: *“These are an error in the system design, a faulty product (a design or quality issue), and poor installation practices. Among components, DC isolators pose the highest fire risk, being involved in the outbreak of around 30% of studied fires. Other components that are likely to cause a fire are DC connectors and inverters”*.

Hundreds of residents live within close proximity of the proposed sites, in addition to a primary school, several woodlands and protected wildlife species. There is known low water pressure in the area and in the case of a major fire, may be left to ‘burn-out’ which in turn increased risk to the local community.

Answer: The standard of build and open field deployment of solar for this site will mean a chance of a fire is significantly lower than that of a roof top residential solar (where standards and proximity to inflammable materials are of far greater concern). The panels will be glass on glass bifacial that cannot catch fire and these are mounted on galvanized steel frames. DC Isolators and electronic components are not located near to the periphery and properties.

Query: what safety precautions will be put in place to prevent fire risk, including loss of life and environmental habitats. I.e. will fire breaks and plots be ‘pushed back’ a set distance from residential properties and woodlands?

Answer: The standard of construction and monitoring at individual panel level mean that fire risk is at an absolute minimum – far less than residential house where such monitoring never exists. The panels have no backing sheet (glass on glass) so cannot catch fire.

Follow-up query: Please provide studies to support your statements. We assume that the DC isolator's and electronics will be in the solar fields, which in the summer will be a meadow of dry flowers which may be a significant fire risk, can you please explain how this will be mitigated?

c. It is stated on the development website, consultation page that *'The cumulation of everyone's efforts and acceptance of the changes required, can collectively fight Climate Change and redress the impacts felt across the world'*.

Query: Please clarify what is meant by 'everyone's acceptance of the changes required'? It is implied that acceptance to the proposed solar facility development should be expected by everyone in the local community – is this correct?

Answer: No that is not correct. What is meant by this statement is that unless we decide collectively as a population to embrace new renewable clean and sustainable technologies rather than perpetuating the burning of fossil fuels then we stand less chance of combatting climate change which will affect us all. We respect that some may take a different view and that rarely is there 100% agreement on any development.

It is stated on the development website, consultation webpage, of the Tealing / Duntrune development that *"The land owner is historically mindful of the communities needs and has provided the Coupar Angus community with a garden space for growing veg and fruit free of charge"*.

Query: Please clarify what relevance this has to the proposed Tealing / Duntrune development as the statement appears to relate to a different solar farm development?

Answer: This is an error on our part and has been removed from the website. In Duntrune, the land owner proposed a play park area and community allotments but it was clearly intimated at meetings that these were neither needed nor wanted. Subsequently the land owner has proposed to provide additional car parking for the School.

Follow-up query: Please provide details of these meetings and who indicated that 'a play park area and community allotments but it was clearly intimated at meetings that these were neither needed nor wanted'. The Protect Rural Angus group has contacted 'Kellas Kids' (parents to approx 20 children living in Kellas), who have no knowledge of this discussion and were not consulted in relation to a playpark, and in fact on further consultation, several parents would welcome a playpark in Kellas. If you require further information and statements from parents, please contact: protectruralangus@gmail.com.

Follow-up statement: Also to note that the additional school car parking is likely not required as funding is currently being applied for elsewhere to extend the current car park in the school grounds (which will be significantly safer for the children).

d. **Historic site of sensitivity:** A pre-historic barrow with central burial pit (Angus HER - NO43NE0045 - GAGIE LODGE) is situated in the North-East section of plot 4 as shown in figure 6. This is listed by Aberdeenshire Council as:

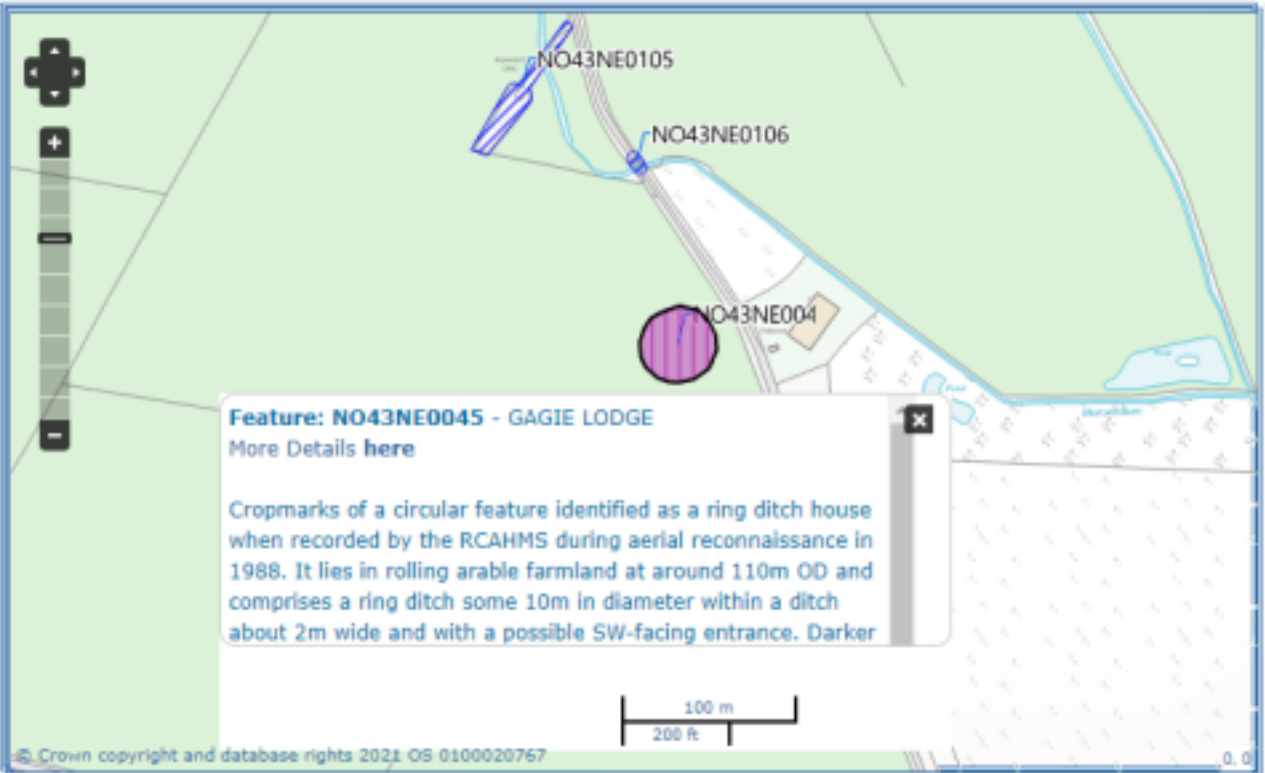
“Cropmarks of a circular feature identified as a ring ditch house when recorded by the RCAHMS during aerial reconnaissance in 1988. It lies in rolling arable farmland at around 110m OD and comprises a ring ditch some 10m in diameter within a ditch about 2m wide and with a possible SW-facing entrance. Darker patches inside the ring ditch may represent the remains of former domestic structures. HES now interpret the feature as a prehistoric barrow, measuring 7m in diameter within a ditch 2m wide and with a central burial pit”.



Figure 6. A pre-historic barrow with central burial pit (Angus HER - NO43NE0045 - GAGIE LODGE), indicated with green and blue circle within plot 4. Additional protected bridges indicated with red dots adjacent to plot 4, which are likely to be impacted by HGVs.

Query: Will a full archeological survey take place in this plot site, given this pre-historic barrow has been identified and may be adjacent to other pre-historic structures, which are likely to be disturbed by the development of plot 4? If the developments are approved please outline how this pre-historic barrow with central burial pit will be left untouched and ring-fenced by the development? In addition please confirm how access will be maintained for the purposes of historical monitoring and preservation.

Answer: A full Cultural and Heritage Impact Assessment has been undertaken. This includes any measures required to protect and preserve existing finds. Furthermore, should it be required, an archaeological watching brief will be implemented during construction in order to protect and preserve any unlisted finds that occur during the construction phase.

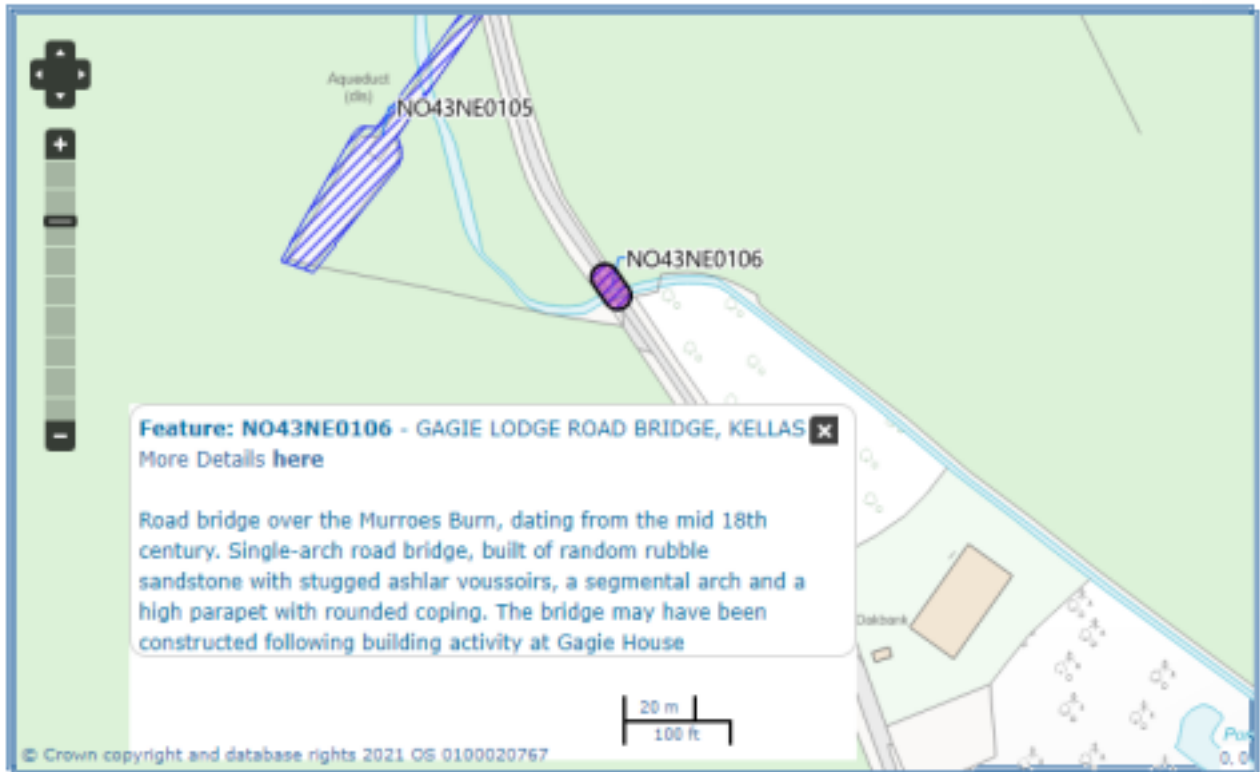


Answer: The area in question can be avoided and access maintained from the East

Follow up queries: Please provide details of what is meant both by ‘The area in question can be avoided’ and ‘access maintained from the East’? E.g. Has this area now been excluded from the development? And will there be a set standoff of avoiding the area, similar to the 30m standoff to avoid woodland? Can you please provide the cultural and heritage impact assessment.

Query: A protected 18th century small stone bridge near the North-East section of plot 4 is planned to be used for the development, including use of HGVs over the structure. How will the integrity of this stone bridge be maintained?





Answer: Studies have been carried out on all access routes to and from the development areas. The transport and access survey will be fully assessed by Transport Scotland and Angus Council Roads Department to ensure that all route will meet standards. A Construction management and transport Plan will also be a condition on planning and this will require to be assessed and approved prior to any development being carried out on site.

Follow up statement: Thank you for the response. Please note that the road ZU314 was also subject to severe flooding near to the road bridge over the Murroes burn, which should also be taken into account in relation to transport and access. Trucks have also been stuck when turning near to the bridge when flooding conditions have led to prolonged icy conditions.

e. **Insufficient road network and infrastructures** - Given the scatter shot and indiscriminate placement of multiple proposed plots, rather than a typical large single plot for the majority of existing solar facilities, the impact to local residents, road networks and infrastructure will be much greater. This is particularly relevant as many of the proposed road networks are sensitive routes for biodiversity, are single track, busy school commuter routes or already support heavy agricultural machinery and commercial trucks (e.g. Jamiesons).

Comment: Solar panel placement is deliberately placed as illustrated to ensure the maintenance of hedgerow, trees and other environmental features. Large single expanses of panels would be less beneficial.

Answer: Pre commencement surveys will be undertaken to establish the condition of the road infrastructure and any required upgrades/repairs undertaken. Further surveys post construction will be undertaken to establish if any repairs to the road infrastructure is required.

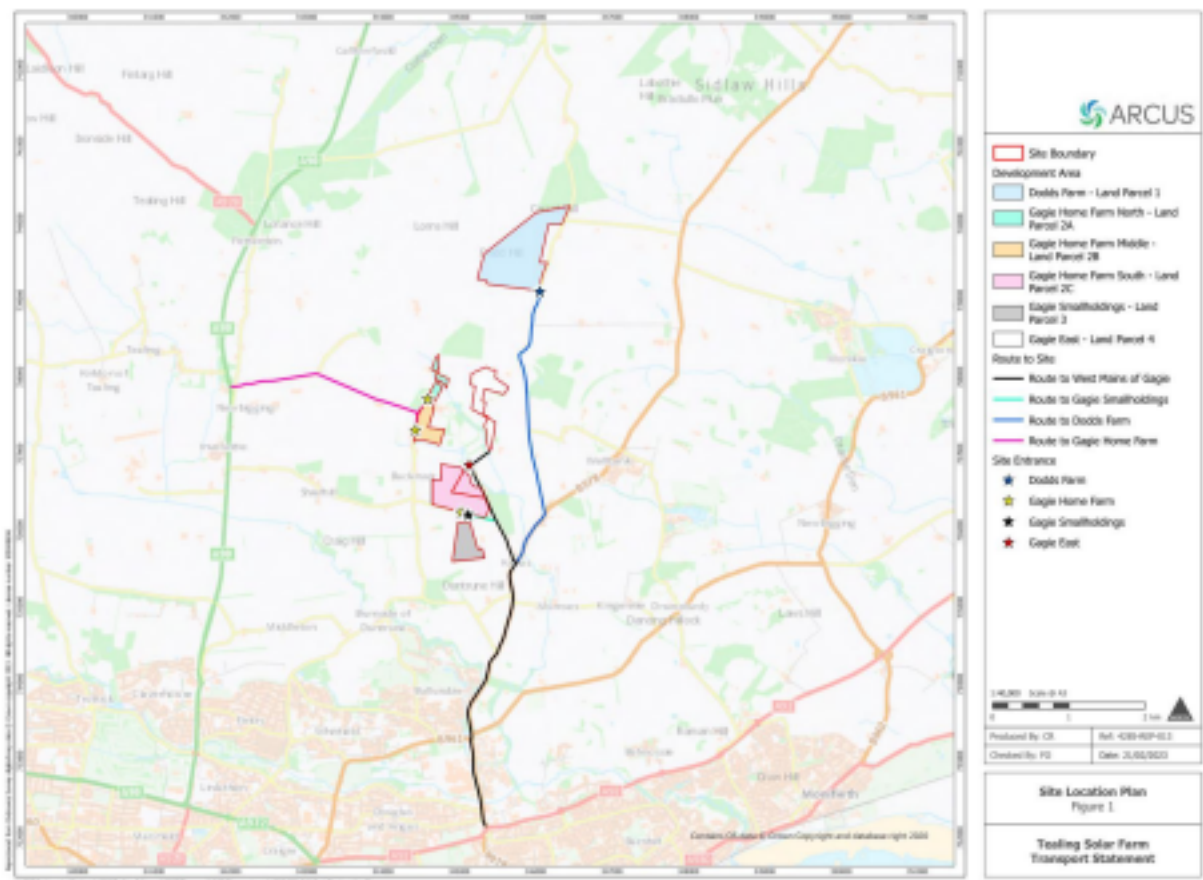
Follow up statement: Please also consider flooding and icy conditions as noted above e.g. ZU314 road infrastructure.

Query: Please outline how the current road networks and infrastructures will be enhanced or networks improved to allow for the increased traffic due to the solar development, also taking into account eliminating the impact to existing biodiversity and reducing disruption to the multiple plots for local residents?

Answer: Please see answer above.

Query: Please confirm the route in which the Heavy Goods Vehicles / machinery will be required to take e.g. for plots 4 and 5. Will this be through the village of Kellas and via Westhall Terrace?

Answer: Please see below. The route does not pass via Westhall Terrace. Nor will it pass via roads at Murroes primary School.



Query: Please also outline how safe ingress and access for the community will be maintained, particularly for children walking to Murroes Primary school e.g. walking from Kellas.

Answer: Please see above. A traffic management plan including transport and access requirements will be submitted for approval which will fully comply with all health, safety and road conditions.

Follow-up query: Please provide full details of all health, safety and road conditions when available. A new footpath has been installed to Murroes primary school and the community is very concerned about the increase in traffic through Kellas and the safety of

the school children.

5. Proximity to residential dwellings

- a. **Property prices:** There is clearly published evidence that proximity to solar facilities affects residential property prices, with those closest in proximity experiencing the greatest impacts (up to 7% in property value), for some properties within 25 meters of proposed plots equates to a reduction in their property value of approximately £70,000 ([PropertyValueImpactsOfSolar.pdf \(uri.edu\)](#)). The suggested £5,000 for local residents to put towards renewable energy for their homes, in no way compensates for the possible substantial loss of value to property.

Query: If the solar facility is approved, will local residents be compensated for loss to property value?

Answer: Information on the potential level of impact to property valuation has not been received directly from RICS, however online research has indicated that there could be a potential for initial impact to property values, dependent on proximity to the development. The initial impact to property value is very similar and in line with residential developments. If, for example, the field at the rear of Westhall Terrace were to be developed for housing then there would likely be an impact on the value of the housing in the area. However, unlike the solar farm development, there would also be a permanent and total loss of land, and habitats without any potential for restoration and reverting back to agricultural use. No compensation would be offered by housing development for potential loss of property values. The impact of a solar farm development is more passive in nature, with less impact and with the ability and intention for restoration to agricultural use. No compensation is being offered for potential loss of property values.

Follow-up query: Please provide reference to evidence of why there is only an initial impact to property? You also note this is dependent on proximity to the development. Some property boundaries are currently around 5 meters from the planned solar development boundaries. If no compensation is being offered, will the plots proposed next to residential boundaries, at least be 'pushed back' in line with those for example at Westhall Terrace, in order to ensure parity in relation to the known loss of property value?

- b. **Night-Time illuminations:** It has been noted that Night-Time illuminations, glare and light pollution of 24/7 operational security lighting can a current distressing issue for residents living next to existing solar facility developments.

Query: Please outline how this glare and light pollution will be eliminated or minimised for local residents (and wildlife), particularly for those with residences immediately adjacent to the proposed plots.

Answer: Lighting is infra red and therefore there is no light pollution or glare, day or night.

c. Proximity to residential boundaries: Some residential properties are within 25 meters of planned solar facility boundaries and in particular a newly proposed plot, whereas the majority of the proposed plot boundaries appear to have been recently pushed back from residences (e.g. Westhall Terrace and Kellas steadings), as noted in meeting minutes from October 2021 *“The updated map shows areas, based on comments from the first Zoom meeting, that have been pushed back from residential areas”*. Also that *‘The boundary layout is an ongoing process and every effort will be made to ensure a setback from residential properties that will be most affected’*.

Query: Please confirm why some residences have been favoured (e.g. The Steadings, Kellas and Westhall Terrace) to have the proposed plots ‘pushed back’ compared to others where this has not been considered, and extensions to plots have been purposely planned immediately adjacent to a residential boundary?

Answer: Further pushback has been implemented in a number of areas following consultation with residents at the community meetings. Careful consideration is given to the consultations and the feedback received from residents with aspects such as predominate views, potential sensitivity to protected areas all relevant. Where possible pushback has been implemented and continues to be under review.

Follow-up query: Please confirm if further pushback will be implemented for the new plots proposed immediately adjacent to residential boundaries i.e.. the new extension to plot 4, in order to ensure parity with other confirmed implementations of pushback. There is significant impact to views to the properties in question adjacent to plot 4, particularly with a 3 meter fence which will entirely block views.

Query: The proposed plot boundaries have recently been updated and a playpark and community allotment is now planned near Westhall Terrace. As Kellas, (particularly The Steadings), will experience significant and equivalent disruption as Westhall Terrace (including increase in HGV traffic), will a playpark and community allotment be offered to Kellas residents, where it is understood substantially more children live than Westhall Terrace? N.b. children in Kellas are unlikely to independently be able to use the Westhall Terrace playpark as there will no be pavement installed the full route.

Answer: Following a further meeting held in November 2022 and from feed back from those attending the meeting, the playpark and community allotments were neither wanted nor needed. These have subsequently been removed from the proposal. Further pushback from residential properties was also implemented and updated. The updated plan is available from the downloads page on www.tealingsolar.com

Follow-up statement: Please note statement above that a play park in Kellas is in fact wanted and needed if the proposal goes ahead.

d. It is noted in previous minutes by AE Associates (October 2021) that *“The layout over different areas is intended so that smaller blocks of development will not change the character of the landscape and will, from long views have less impact. The landscape will remain predominately agricultural with areas of solar development, rather than one large block dominating the landscape”*.

There appears to be no evidence for the claim that there will be less impact to the ‘character of the landscape’ and instead is likely to do the contrary. This is supported by documentation on advice of Professor Mike Alder, Emeritus Professor of Ecological Sciences at the University of Essex, that ***“Clustering of development around sub-stations has disastrous consequences for the landscape and local amenity. The cumulative effect intensifies the harm caused”***.

Answer: The potential visual and landscape impact is carefully considered within a full Landscape and Visual Impact Assessment that is carried out by a suitably qualified landscape Architect. The Landscape Architect liaises closely with Angus Council to encompass all the viewpoints and visual receptors that will allow careful consideration of the impact. Whilst Angus Council have stated that they do have concerns of the level of impact; ‘it is possible that those impacts could be relatively localised: are not inter related or complex: some could potential be mitigated and other could properly be considered through the consenting process with the provision of relevant supporting information.

Follow up query: You mentioned a Landscape Architect and Visual Impact Assessment - please can you provide the report when available.

Query: Will a review be undertaken in the local and wider community, or a local community representative be appointed to specifically consider the planned smaller blocks of development impact on the local community?

Answer: Please clarify which specific areas this relates to.

Follow up statement: This relates to all 9 distinct communities which will be impacted by the separate parcels of land / developments which have been proposed.

6. Proximity to Murroes primary school

- a. Plot 4 is within close proximity of the playing fields of Murroes Primary school. It has been noted by other schools in the vicinity of solar facilities that some pupils (especially those with additional learning needs), have experienced issues relating to the pure tone sounds of the inverter: - <https://www.savealfretoncountryside.co.uk/detrimental-impact-of-constant-sound-emitted-by-inverters-to-special-needs-pupils>
<https://www.acentech.com/resources/yes-solar-facilities-can-produce-noise/>

Query: Please confirm that the consultant will liaise with the school in relation to any noise impact issues and specifically the ‘pure tones sound’ impact on children?

Answers: The inverters will not be situated close to the school or any other receptors. The Noise Impact Assessment has incorporated all health-based limit value of the noise guidelines (NNG) necessary to protect the public, including most of the vulnerable groups such as children, the chronically ill and the elderly, from the adverse health effects of noise.

- b. In addition to the above issues noted with plot 4, Murroes Primary School was closed in November 2022 due to the roads being impassable due to pluvial flooding from plot 4.

Query: Please confirm (as with the flood related queries above) how the increased flood risk will be eliminated to avoid Murroes primary school being shut due to safety concerns in relation to flooding.

Answer: The development will not increase the flood risk and has the potential to improve the aeration of the soils and allow for better drainage.

Follow-up statement: As noted above, there appears to be robust scientific evidence that solar developments worsen flood risk, and no evidence has been provided to the contrary. This flood risk should be investigated independently e.g. SEPA and Angus Council in order to ensure there are no further school closures due to flooding.

- c. Murroes Primary School as of March 2023 has not been directly contacted in relation to the proposed development.

Query: Please confirm the school will be contacted as a matter of urgency and courtesy.

Answer: As per the residents in the area a notice of all the community consultations have been sent to Murroes Primary School. An email has been sent directly to Murroes Primary School on the 21st March 2023 with information of the development and the proposed parking area as well as contact details for further information.

- d. Very high winds are experienced in the area and severe damage was caused by Storm Arwen in November 2021, including to property and uprooting multiple mature trees.

Query: How can the developers guarantee the solar panels can withstand strong winds, to ensure the safety of community, including no injury from flying debris, for example to Murroes school children who will be in close proximity to the panels in their playground?

Answer: The design specification (wind loading calculations) for the farm will accommodate all such events.

Query: As part of the noise assessment, have the strong winds been taken into account?

Answer: Strong winds are included within the noise assessment and will in part act as noise barriers. The solar panels have been included in the model as screens because they will act

as noise barriers and will block some acoustic transmission paths between the noise sources and the receptors. As the site utilises single access tracker system, the panels have been modelled when they are flat to the horizon, which should be the worst-case scenario for barrier attenuation. A ray trace model within Soundplan was used as part of this assessment to assess reflections from panels that increase the noise propagation and barrier attenuation, which in turn reduces the noise propagation compared with an open field devoid of panels.

- e. The local area and in particular Murroes school has recently experienced a great deal of disruption, particularly noise and environmental pollution from HGVs, due to the SeaGreen (wind facility) development immediately adjacent to the school.

Answer: Access routes to the various area of the development will not utilise the areas around the school. Management plans will be implemented to minimize disruption and will be pre approved by The Scottish Government and Angus Council before commencement of the development.

Query: Please outline how disruption and pollution will be kept to a minimum, and safety for the pupils walking to the school during the development?

Answer: Please see above

Follow-up query: Please answer specifically in relation to pupils walking to school from Kellas, which will pass the areas of development. Pupils are expected to cross the road several times from Kellas in order to access the school. Parents and the wider community are concerned about pupil safety with the increased traffic.

Follow-up query: It is proposed that the ZU314 route will be used for the development which includes use of HGVs. The ZU314 is a quiet, narrow (approx 2 meter wide) route which is predominantly used as a pedestrian route e.g. for dog walkers, access for hill walkers and as a bridleway for horse riders, it is approx 90% pedestrian versus 10% vehicles. This route is also used by school children walking to Murroes primary school, as it is a predominantly pedestrian and safe route. How will the safety of these children walking to school be ensured with the increase in HGVs, some of which may be wider than the road itself (up to 2.5 meters wide for HGVs)? Taking children to school via vehicle is not an option and contradicts the recent substantial investment by the Scottish Government to install a path from Kellas to facilitate children walking to school.

Please outline in detail what community funding be available e.g. to the school and wider community? n.b. the proposed car park is not a valid point due to a new pavement currently being installed and planned expansion of the current car park, within the school grounds as a result of alternative funding. In additional, any new car park outside of school grounds would unnecessarily impose a safety risk of crossing a road and also impact on biodiversity within the field verges/ margins and to the protected stone walls.

Answer: It is proposed that a community fund of £200,000 is made available. Grants of £5,000 for a renewable energy technology to enable the production of electricity and reduce the burden of fuel costs to householders within an agreed proximity is suggested. The balance being available to any party wishing to apply for funding for projects which will benefit a member of the community or the community as a whole. There is the potential for a crossing patrol employment opportunity, subject to the various requisite check, for the car park and could of course be utilised for all crossing at school property. Any impact to biodiversity due to the car parking area would be compensated with biodiversity net gain in other areas. The funding would of course require the assistance of an elected body, such as the community council, to administer the funds. The car parking area, similar to the play park and community allotments are suggestions, however if these are not wanted then any suggestions for alternate proposals would be welcomed.

Follow-up query: Is the £200,000 community fund guaranteed? As it is stated above that it is 'proposed' and 'suggested'

Follow-up query: What is the agreed proximity for those eligible for the renewable energy technology grant?

Follow-up statement: As noted above, there are much safer alternatives to the car park proposed across the road from Murroes school, namely to expand the current car park within the school grounds. Additional school funding would be welcomed and the Headteacher would likely be happy to discuss this. Crossing patrols would likely be better utilised to safely assist the children walking from Kellas who will be passing HGVs during the construction phase, and are required to cross the road multiple times.

7. Estimated output and irradiance

The majority of people are keen to tackle climate change and the local residents understood and were accepting of the recent SeaGreen wind farm developments on our doorstep. However Independent investigation appears to show that the proposed area has low expected levels of output and efficiency due to the low irradiance of the area. Therefore it appears the proposed solar facility is likely to be extremely inefficient, especially compared to wind generated energy and with the energy and profit generated likely to go to England.

Evidence also demonstrates that in *"comparison with off-shore wind, solar farms are hugely inefficient. A 140 acre solar park is said to be capable of supplying electricity to about 9,000 homes. One wind turbine in the North Sea has the capacity to power 16,000 homes. In terms of efficiency rating i.e. the amount of power exported to the grid, solar's rating is between 11 and 15% whereas for off-shore wind the figure is 50%+. On one day last year it has been reported that 78% of the UK's electricity came from off-shore wind"*.

Query: Please provide expected radiology/ irradiance and efficiency of planned developments at the Duntrune site, including for each plot. Please also include viability data and how this compares to the efficiency and productivity of other installed sites across Scotland and the UK (with time/ date data).

Answer: The use of bifacial panels will produce very significant export to the grid as the attached calculations show.

Follow-up query: Please provide the data as requested, no calculations were included.

8. Local economic benefits to residents

Query: Can you confirm that that will be no free electricity to the local residents?

Answer: The development will be a licensed producer of electricity which will be fed directly into the grid. The development will not be a licensed supplier of electricity and therefore unable to connect or provide electricity to residents.

Query: Please confirm whether there is any economic benefit to the local community from this proposed development?

Answer: Potential social and economic effects can be divided into:

- Direct effects: for example, employment opportunities during construction and decommissioning of the Development.
- Indirect effects: such as employment opportunities created down the supply chain by those companies providing services to the Development during construction and decommissioning; and
- Induced effects: for instance, employment created by the additional spend of wages into the local economy.

The Development will result in contract opportunities for local and regional contractors' both for construction activities themselves and throughout the supply chain. These ideally would be sourced locally where possible, subject to professional competency and competitive tendering. The investment in the Development has the potential to generate a range of economic opportunities for local businesses, most notably employment opportunities and local spending.

Direct opportunities for local business' and contractors may include:

- Earth Excavation and ground works
- Cabling;
- Fencing;
- Quarry Products;
- Ready Mixed Concrete;
- Civil Engineering;
- Surveying;
- Plant;
- Haulage;
- Landscape and Renovation;
- Mechanical, Electrical and Supervisory Services;

- Security;
- Accommodation;

It is envisaged that there may be the potential for approximately 20 jobs generated in the local area through the construction period alone.

Follow-up query: Can you guarantee these economic benefits to the local community? As it is stated 'that there may be the potential'.

9. Scotland's economic benefits

Query: Can you please outline how the Scotland will benefit from this proposed development?

Answer: The development, should it be granted consent, will generate enough clean renewable energy to serve in the region of 40,000 homes every year. It will also contribute to reducing CO2 levels by approximately 44,000 metric tonnes every year which, over the 40 year lifetime of the development will save 1,760,000 metric tonnes of CO2. Solar energy is one of the most economic forms of new renewable power generation in the UK, and consequently can contribute to controlling consumer's energy bills into the future. Solar power generated in the UK reduces the need to import electricity from abroad. This not only creates energy industry jobs in the UK, but makes our energy supply and prices more secure, since foreign energy can vary in price as supply and demand changes. This makes Scotland and the UK as a whole less vulnerable to world events causing spike prices and less liable to facing fuel poverty. This will reduce the reliance on gas fired power stations and generally enhance the air quality. This will help to mitigate the effects of climate change and be part of reaching net zero.

An Environmental and Climate Change Emergency has been declared following the finding of the Intergovernmental Panel on Climate Change. In order to avoid more than 1.5°C rise in global warming, global emissions would need to fall by around 45 per cent from 2010 levels by 2030, reaching net zero by around 2050. This cannot be achieved by reliance on existing developments alone.

Follow-up query: Can you guarantee that it will be 40,000 Scottish homes that will benefit from the energy produced? I.e. not English / wider UK homes? If this is not guaranteed, why will the energy be exported to the wider UK and not remain in Scotland where it is produced?

Query: Can you please explain who will benefit from the generated profits from this Development?

Answer: In the main, pension funds.

Query: Can you please explain whether the Development will mean that the profits will

remain in the Scotland/UK?

Answer: Tax on profits will be domiciled.

Follow-up statement: It is noted above that pension funds will receive the profits. As pension funds do not pay tax, it is assumed there will be no profit domiciled to Scotland, or any economic benefit from the profits obtained from this development to the Scottish people.

Query: Will the proposed development generate taxable profits which will be taxed and paid to the Scottish Government?

Answer: The UK as a whole with benefit.

Follow-up query: Please confirm why profits will not remain in Scotland.

Query: Who will the maintenance contracts be awarded to?

Answer: A specialist O&M contractor who will be located locally.

10. Generation benefits

Query: Given that the current electricity model in Scotland is to buy power from the European Market, rather than priced on a Scottish local market, can you please set out how the proposed development will alleviate the current cost of living electricity crisis?

Answer: The energy price charged in the UK is a blend of all generators including gas fired power stations, interconnectors from Europe and renewables. Such developments will play a part in removing dependence on European supply and stabilise UK energy prices.

Query: If the above is reliant on the change to local Scottish market for pricing electricity – can you please set out when the Government is proposing to change its policy?

Follow-up query: Please comment on the above if you are able.

a. Scotland produces surplus energy to its requirements, predominantly via wind farms ([Wind energy generated in Scotland is enough to power two Scotlands Community Windpower](#))

Answer: The profile of solar generation is quite different to wind. They compliment, rather than one displacing the other. For example if there is a high demand for electricity when there is a low generation, the more generators available help to meet that demand rather than demand import being required. Wind generation alone cannot meet demand 24 hours a day, 7 days a week, 365 days a year.

Query: Please confirm that the local Angus residents and wider networks in Scotland **will not** directly benefit from any energy produced from the solar facility, and that the surplus energy is likely to be sold for profit elsewhere e.g. England, Rest of World?

Answer: The energy generated will in part help stabilise energy prices for all UK residence.

Query: Beyond the initial minimal economic/ employment benefits of the construction and decommissioning (in 40 years) of the development, can you confirm there will be minimal economic benefits to the community during the main lifespan of the solar facility (e.g. likely only for minimal maintenance of the facility).

Answer: This will help the push to net zero and while the economic benefits may not be immediately visible it is recognized that without such initiative's climate change will bring significant economic and social damage.

Query: Can you confirm that the above queries and relevant responses from AE Associates will be included in full (including relevant images and website links) on the Tealingsolar.com webpages and to any documents relating to the development, which will be made available to the local community, ECU and planners?

Answer: AE Associates can confirm that the above queries and relevant responses will be included in full on www.tealingsolar.com. They will also be included within the community consultation reporting which will form part of the full submission of a planning application to The Consents Unit. All documents will be publicly available.

11. Potential conflict of Interest regarding AE Associates:

Query: We note that AE Associates is stated to be independent. Can you explain how this can be the case when working for the benefit of landowners and developers?

Answer: AE Associates is not an employee of Sirius EcoDev (Tealing) Ltd, landowner nor any associated company.

Query: Given the above, can you confirm if AE Associates are working on a success fee basis?

Answer: No, there is no success fee payment basis.

Follow-up queries: Can you confirm who AE Associates is paid by? i.e. either directly, or via a contract for services. Can you confirm if this is for a fixed fee?

12. Questions relating to SIRIUS ECODEV (TEALING) LTD:

Query: Can you confirm if SIRIUS ECODEV (TEALING) LTD owned by SSE is part of this proposed development?

Answer: Sirius EcoDev (Tealing) Ltd is owned by private investors and not SSE.

Follow-up query: can you provide the list of investors please.

Query: Can you explain who SIRIUS ECODEV (TEALING) LTD is owned and controlled by and who they are in relation to this development?

Answer: The owners have invested into this development. – Do you want to list them?
Details will be available on line?

Query: Is AE Associates working on behalf of Ecodev Ltd which is a company registered in Herefordshire, England (10276309)?

Answer: Please see above. AE Associates has no connection to Sirius EcoDev (Tealing) Ltd or any associated company, not is an employee.

Query: Ecodev companies all seemed to be owned by Ecodev Group Ltd? Can you confirm that this is correct?

Answer: EcoDev Group owns the EcoDev investments.

Query: Additionally, please confirm where funding is being sought by **Ecodev Ltd (Herefordshire, England)**, for the development – is this from Scottish Government Grants?

Answer: No grants are used

Query: In the interests of the environment, please confirm where Ecodev Ltd (Herefordshire, England) will source the panels and where these will be manufactured? i.e. Will these be shipped from China?

Answer: Panel supply is driven by the best performance and price point and behind this investors require product that is not linked to slave labour or any such abuse of workers.

Follow-up query: Please confirm where the panels and associated equipment are likely to be sourced from.

Query: It is noted in the planning statement (AE Associates, December 2021) and in the Ecodev charter ([EcoDev Projects Our Charter](#)) that the “*highest levels of environmental protection and development design will be ensured in order to protect residential, landscape and visual amenity and the natural and cultural environment*”. It is unclear exactly how these items will be protected, can you please outline so we can understand?

Answer: A management plan for the solar areas will be in place to protect the environment and maximise biodiversity.

Query: It is noted in the Ecodev charter ([EcoDev Projects Our Charter](#)) that ‘We will encourage the local community to appoint a committee of interested parties to engage with us throughout the planning and construction stages’. Please confirm how you have encouraged the local community to appoint a committee of interested parties so far in the planning stages?

Answer: We welcome consultation and do whatever is feasible to meet the reasonable requests of local residents. The Community Council has always been kept up to date with developments. There are parties who have voluntarily agreed to liaise with AE Associates on behalf of other residents to ask questions and seek further information.

Query: There is no future projected timeline of the developments on the Tealing Solar website, timeline pages. Please can you confirm the future projected timelines of the project and also update the Tealing Solar website accordingly.

Answer: This all hinges around the date of the grid connection which is currently advised as 2026. Currently, there are discussions with another land owner regarding further land which will allow more set back from some residential areas. Until such times as this and the surveys and reporting are finalised, a date for submission has not as yet been identified. As soon as further details are available, the website will be updated accordingly.