



Pre Application Community Consultation Phase 1 – Energy Storage Facility

Zoom meeting, 15<sup>th</sup> September 2021, 5pm – 8pm

Hosted by: Adele Ellis, AE Associates

Attendee's

Mrs Blythe

Stephen Massie

Terry Faulkener & Mrs Faulkener

Rhona

Angela Fraser

Gails S10

2 x Anonymous

It is noted that some residents did not receive notification of the meeting or see the Notice in The Courier Newspaper.

It is agreed that a further meeting will be arranged and information will be hand delivered to all properties. A notice will also be placed on available local village noticeboards.

The meeting took the form of a question and answer session.

Q. A request for a brief outline of how the Energy storage facility works was requested.

A. The energy storage facility is connected directly to the grid via the substation which will be positioned at the foot of the pylon. When the grid has excess energy, say at night when the weather is windy, a lot of energy from wind farms is being fed onto the grid network. If the demand for this energy is low, a large amount that is not utilised is lost. Instead of this loss the energy is drawn down

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into the storage facility and stored until such time as the energy demand is raised and the grid network can call on the stored energy to meet demand or to stabilise the network. Energy storage facilities can replace the need for standby solid fuel facilities to be called upon in times of greater demand, which can result in higher electricity prices and an increase in CO2 emissions.

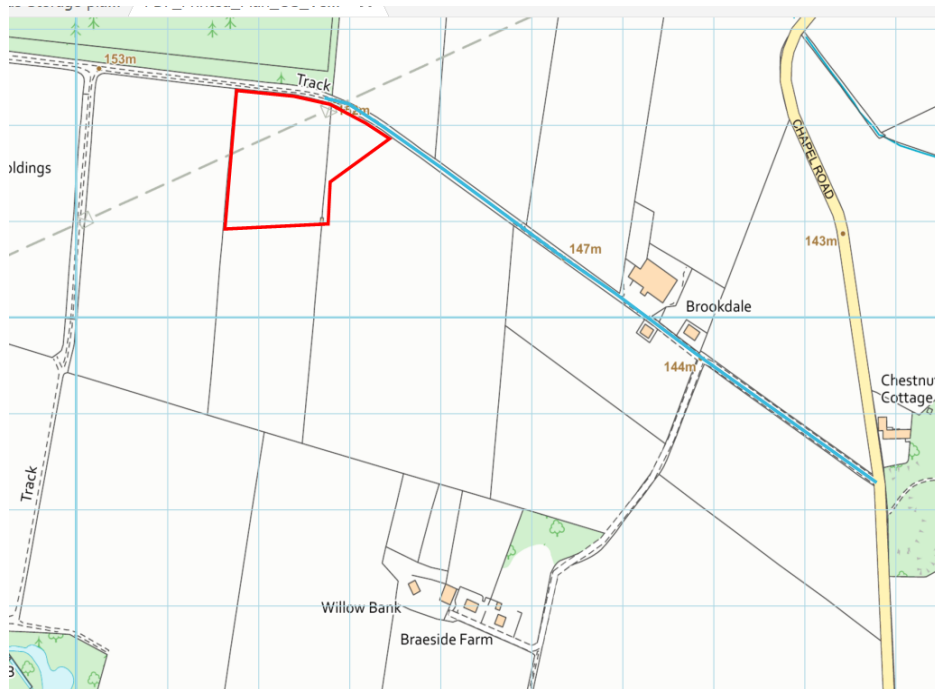
Phase 2, the solar farm development, will further the supply of renewable energy and reduce the need for reliance on standby power stations that do not produce renewable energy which may cost the consumer more in electricity prices. Because of the unpredictability of wind and solar, it can be difficult at times to forecast the amount of electricity being fed onto the grid network and also when this will happen. Battery storage can give a predictable and reliable level of power supply to the grid and allow the balancing of networks by relieving the pressure of overpowering.

Q. What is the size of the area?

A. The development area is in the region of 4 acres.

Q. What is the access to the site?

A. Access to the site is currently planned along the roadway as indicated below in blue, off Chapel Road. The right of access by the landowner along this road was questioned and therefore this will be investigated further.



Q. Will the solar panels (Phase 2) affect ground conditions and temperature and therefore crop growth in neighbouring land owners fields?

A. The effect on neighbouring land is not something that has been documented but further research into the subject will take place. A brief investigation into this, since yesterday has so far raised the

point that the land directly under the panels is likely to be lower in temperature at certain times of the day and times of the year due to shading and sun position but the land which has no panels has no such loss of temperature. As areas of land within the solar farm which have no panel shading are not directly affected by the reduction in temperature it is not anticipated that neighbouring land, out with the development area, will be affected by lower temperatures in any way.

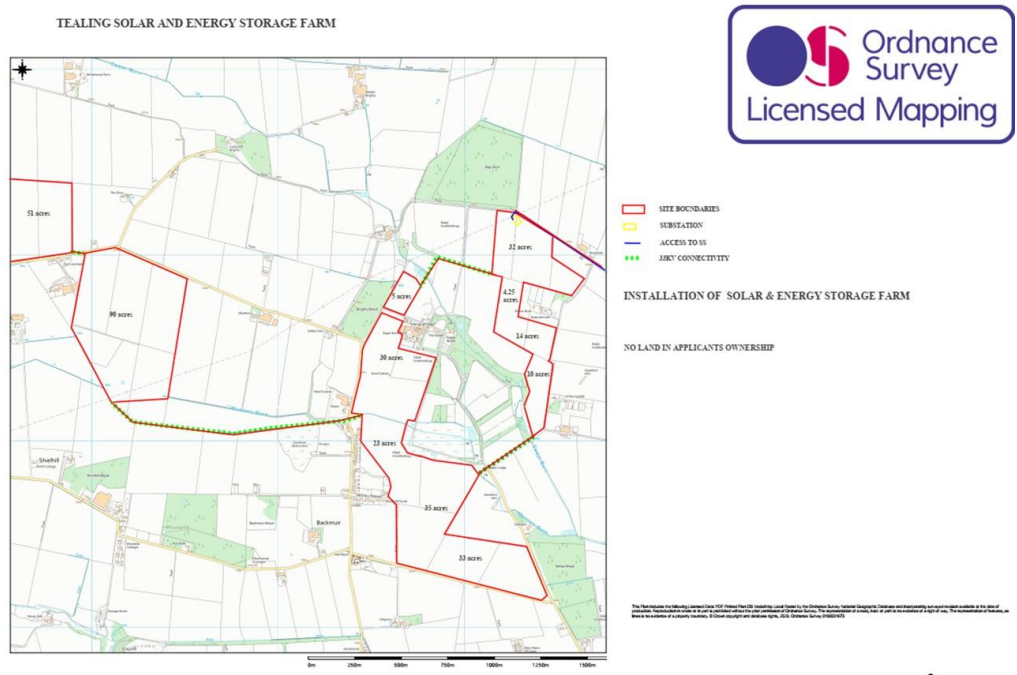
A full flood risk assessment, including surface water drainage will be undertaken, to ensure that any and all mitigation will be implemented to ensure that there is no increase in either flood risk or surface water infiltration.

Q. What size will the solar farm be?

A. A map, showing the extent of the solar farm development, which had been submitted for a screening opinion, was shown by one of the attendees. Other attendees had not seen this map and therefore a copy was shared to the screen for all parties to see.

The solar farm will be in the region of 300 + acres, dependent on final design and layout. An image of this plan was uploaded to the dedicated Facebook page.

Concerns were raised on the size of the proposal and the impact it will have on residential properties and the enjoyment of their local environment.



Q. Will there be a requirement for more pylons?

A. No, the cabling will be underground.

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Q. Cabling is shown to be around a field boundary which is not in ownership of the landowner.

A. The map shows an indicative route and no wayleave or agreement has been made with the land owner. If no permission is given an alternative route will be required.

Q. Will there be fencing?

A. A fence around the development will be required which will also be screened by planting.

Attendees were concerned that the fencing would be intrusive and reduce their enjoyment of their properties and surroundings.

Q. How will the fencing affect wildlife? Will the fencing displace the local deer population, badgers and other protected species? And will any displacement affect crops?

A. A full ecological survey will be undertaken over all the development area in order to ascertain if there will be any impact to wildlife and protected species. If a protected species is found to be within the vicinity or using the area as routes to feeding or nesting areas then specialist ecological mitigation will be introduced.

It cannot be confirmed where or if any displacement of deer will occur or if they will affect neighbouring crops.

Q. Concerns were raised as an area in the design of the solar farm shows private properties having solar development on three sides and would have fencing of approximately 3m.

A. AE Associates recognised that this would have an impact on these residents and that although the solar panels would be set back from the properties, it would be beneficial to review specific areas and alleviate concerns on the residential amenity. The final design and layout is not confirmed as yet as the solar development is Phase 2, which is an ongoing project subject to changes. Comments and concerns raised at the meeting will be reviewed and taken into account with design layouts.

Q. Will a solar farm development of this scale reduce property values?

A. Most studies have been undertaken with regards to wind turbines rather than solar farms. It was proposed by AE Associates that an enquiry to The Royal Institute of Chartered Surveyors would be made as this is the body which values properties, in order to ascertain their views on any effect to property values. The results of this will be shared with interested parties.

Q. Where are all the access points for the solar farm?

A. As the final design, including access and layouts has not been finalised it cannot be confirmed exactly where the access to the site will take place. A full Transport and Access survey will be undertaken with consultation with Transport Scotland and Angus Council Roads Department. There

may be a requirement for new access arrangements to take place and if so this will be undertaken with the relevant consultees and authorities.

Q. Are there any health implications from the panels? What are they made from and could any component cause harm?

A. It was advised that AE Associates was not aware of any health risks but that a search of available studies would be undertaken and shared. Specifications of panels would be obtained for information and shared with interested parties.

Q. What type of vehicles and machinery would be used to transport the components and parts to site?

A. There will be no abnormal load deliveries for Phase 1, the energy storage facility or Phase 2, the solar farm.

For Phase 1, it is estimated that there will be in the region of 124 HGV deliveries throughout the development phase with limited movements of personnel and smaller components. A full transport and access statement will be compiled for reference.

For Phase 2, once a design layout with full infrastructure requirements has been completed a full transport and access statement will be issued. This will be compiled with consultation with Transport Scotland and Angus Roads department. Plant machinery for the construction will be JCB, all terrain forklift trucks, telehandlers, tractors and trailers. The panels weigh up to 50lbs, (22kg) approximately and do not require cranes to install.

Q. What impact will the increase in traffic movements have on local roads?

A. All roads, whether classified, unclassified or private that are permitted access and utilised in the development will undergo a pre commencement survey. Any improvements or upgrading will be undertaken at the Developers expense. Any repairs caused by the development will be undertaken at the Developers expense. A post commencement survey will be undertaken to ensure compliance.

Q. What will the effect of traffic movements have on local residents?

A. It is likely that deliveries will be restricted to certain hours and days. On roads that have passing places or will not manage two large vehicles ingress and egressing then a traffic light system will likely be in operation. A full construction and traffic management plan will be implemented.

Q. Is the landowner selling the land?

A. No, the land is being leased.

Q. What benefit is there to the Community for the solar farm development? Would residents get free electricity?

A. It is proposed that the Community could suggest some benefit that they feel would suit their community and the needs of the residents.

Suggestions of solar panels on properties to supply electricity could be explored. Installation of heat source pumps, a children's playground. A new or upgraded community hall.

The solar farm is Phase 2 of the development and will undergo further community consultation.

Comments;

It was suggested that an article in the local newspaper could be pursued in order to ensure a wider range of residents and those in the community were aware of the proposed solar farm development.

Contact had been attempted twice to Murroes and Wellbank Community Council but as yet no contact had been established. An attendee helpfully offered to update the community Council and forward the minutes for their attention. The next meeting is in October.

Email contact has been made with local Councillor's and a copy of the minutes of meeting will be forwarded for reference.

A further Zoom meeting will be held in approximately two weeks. It was suggested that a public meeting be held in Murroes Community Hall with a streamed Zoom meeting. Arrangements for the public meeting will be made public and Government guidelines and precautions will be followed to ensure public safety.

It is highlighted that any representation including objections that are being made, at this stage, are to AE Associates and not to Angus Council or The Scottish Government.

When a full planning application is submitted for Phase 1, the energy storage facility of approximately 4 acres, it will be submitted to The Energy Consents Unit due to the capacity. Adverts will be placed in The Courier Newspaper for two consecutive weeks, The Scotsman and The Edinburgh Gazette newspapers as is a statutory requirement for applications.

Phase 2, the solar farm development, of 300+ acres will also be submitted, at a later date, under separate application, to The Consents Unit and adverts will be placed in The Courier Newspaper for two consecutive weeks, The Scotsman and The Edinburgh Gazette newspapers as is a statutory requirement for applications.

Angus Council will be consulted on the applications and there will be opportunity to make public representations.

Adele Ellis of AE Associates would like to thank all parties for attending the meeting, their comments and opinions.