



Pre Application Community Consultation Phase 2 - Solar Farm Development

Meeting Held at Murroes Community Hall, Duntrune on 3rd November 2022 4pm – 8pm

Hosted by: Adele Ellis, AE Associates

332 residential properties were invited to attend the meeting via a Royal Mail letter drop which was accompanied by a plan of the proposed development. An advert appeared in The Courier, Angus edition on the 25th October and email invites were sent to The Community Council, Local Councillors, MSP and MP. Approximately 30 people attended

Displayed at the meeting were 7 photomontages showing current view and proposed view with maps identifying photo locations, 4 ZTV maps and a noise impact map. A map showing access areas, and a layout plan illustrating areas for playpark, community allotments and walkways around the development including areas for screening and planting. Details of how to make a representation to The Consents Unit once an application is submitted were available as well as a synopsis of the development and map to take away. Comments sheets and notepad were available for attendees to leave comments.

The ZTV's were supplied by the Landscape Architects, but they had been unable to provide images illustrating the potential impact at the time of the meeting or provide support at the meeting. I provided the images and illustrated potential impact as I am aware that this is a key element that residents wish to see.

Points raised:

Property values will be affected by 30-40%. Are you going to pay me for that? **The suggested rate is 7% by RICS. No payments in relation to property values will be made.**

Will we get cheaper electricity? **No**

Where is this being connected? **The connection will be at the Battery storage facility.**

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What does the noise maps mean? **Explanation regarding the background noise levels and that the development had to meet strict criteria set by Environmental Health and WHO.**

It gets really windy here, will the wind make it noisier as it will be whistling through the development? **I advised that I will check this with the Acoustic Consultants and revert back.**

What research was done for proposing the playpark and allotments? There is no need for them and nobody wants them? **These were a suggested benefit and will be removed from the development.**

Can we get solar panels as a form of benefit if the scheme went ahead? **I will propose this for consideration to the developers.**

How far is the development from my property? **I will respond directly to the resident.**

What impact do you think this will have on the Cairnbrae Burial ground and the relatives.

Are the ZTV's correct as it says I can only see 40% of the development when I know I could see more than that? **I am verifying these with the Landscape Architects.**

Why has the field in front of the school not been included and will you just come back after consent and include that? Why does the school get more of a set back than my property? **I explained that this was due to having an exclusion/set back for the school and the properties along the Terrace. The lady asked this question repeatedly as she did not understand why the school got more than her property.**

Whats to stop you extending this again and again? **A further application would be required to extend the solar farm in the future and would be considered as thoroughly as any current application.**

What is the efficiency of the solar panels? Can you confirm that it is only about 20%? Why bother, all this trouble just for that amount? **I advised that I would confirm efficiency levels.**

Who has undertaken the surveys and have they just been glossed over? **I gave details of the consultants undertaken the surveys and reporting and that they were all very experienced and qualified in their fields.**

How high is the fencing? **3m**

What's going to happen to the deer in the area? **The fencing would keep the deer out of the areas of the development however there would be no attempt to remove them from woods or areas outwith the development.**

Don't feel as if I have all the information I need and that the consultation is good enough. **I advised that a further consultation will take place with updated information and that if they left contact details I would make contact and answer all their questions.**

Some conflicting information that needs clarified.

How much is the landowner getting? **I did not answer this.**

What are their contact details? **I did not give personal details of the landowner.**

Why is the landowner not here? **A land owner was on holiday and another attend the meeting for a time.**

Why is there no representative from Sirius Ecodev? **Advised Sirous EcoDev was unable to attend due to other commitments.**

Why has there been changes made to the land areas? **Advised that due to results from surveys, such as the flood risk, that some areas had been removed and others added.**

How and where are you getting access to the battery storage? **Advised that access would be taken from the south.**

Where are the cable routes? **Illustrated cable routes.**

Why is it all broken up into different areas rather than one large area? **Advised that this was in order to avoid a large block which has a higher potential to change the character of the landscape whilst the proposed kept the character with being interspersed by fields.**

Why don't you put it on the Sidlaw Hills or on the rooftops in Dundee? **Advised that The Sidlaw Hills are a protected area and that it would not be permitted. There is not enough available rooftops or connection capacity available to install on rooftops to this scale.**

Comments made that have no bearing on the application:

There were a few other comments in relation to the landowner and the sale of the burial ground. The burial ground application had been supported by the community but they now feel aggrieved about the solar farm being close to it and that it is a betrayal of trust proposing it by the landowner. This first approach to the landowner for this proposal was about a year after the sale. A relation of the landowner, had popped in at the very start of the meeting just to introduce themselves. One of the attendees later sent an abusive message.

A resident in one of the houses on the Dodd's land demanded the contact details of the landowner and was a bit aggressive when these were not passed on and in his comments towards the representative.

There were other parties who aimed their comments more personally rather than asking questions about the development. This, at times, made it difficult to answer other people's questions as they tended to monopolise the time and input incorrect information to the wider group.

Other parties have been asked to contact via email with questions and queries so that these can respond to fully.

During the meeting suggested pushbacks in areas of the most concern were discussed and advised that these would be suggested.