



Pre Application Community Consultation Phase 2 - Solar Farm Development

Meeting Held at Murroes Community Hall, Duntrune on 23rd February 2023 4.30pm – 7.30pm

Hosted by: Adele Ellis, AE Associates, James Steynor, Sirius EcoDev (Tealing) Ltd, Richard Haywood, Sirius EcoDev (Tealing) Ltd, Allan Kettles, Gagie Home farm

332 residential properties were invited to attend the meeting via a Royal Mail letter drop which was accompanied by a plan and synopsis of the proposed development. An advert appeared in The Courier, Angus edition on the 15th February 2023 and email invites were sent to The Community Council, Local Councillors, MSP and MP. Facebook notice and reminder of the meeting was shared online as well as a website update of the timeline and consultation pages showing details of the meeting.

Approximately 40 people attended

Displayed at the meeting where:

2 x A1 Location plans showing the area of proposed development

8 x A2, photomontages showing current view and proposed view with maps identifying photo locations

8 x A3, Viewpoint identification of land areas of impact

1 x A4 Noise impact map

5 x A4 Noise impact maps of each defined area

2 x Images of indicative Fencing details

3 x Images of indicative wildflower and sgeep grazing

1 x solar panel technical drawing

1 x Noise Impact Assessment

1 x Ecological Study

1 x Construction and Traffic Management survey and report

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1 x Cultural Heritage Impact Assessment

1 x Flood Risk and Surface Water Assessment

Synopsis of development and site plans to take away

Instructions on how to make representation to The Consents Unit

Notice that Comments and representations made at The Meeting where not representations being made directly to The Consents Unit.

Comments sheets and notepad where available for attendee's to leave comments.

Points raised:

If I am standing on the top floor landing at the flats in Westhall Terrace I will be able to see the panels. It was agreed that there would be the potential to see some elements of the solar development but the field behind Westhall Terrace had been removed from solar panel development and clear view of the woods and field would be the predominate view from the rear of the flatted properties with the wider development being secondary.

Where are all the access areas for the development and which route will they take to get to the site? Reference was made to the Construction and Transport Management Plan which illustrates and details the access points and routes planned. It is proposed that access to the two areas known as Gagie Home Farm North and Gagie Home Farm Middle is accessed from the A90, which lies to the west of the aforementioned areas. Access to the areas known as Gagie Home farm South, Gagie Smallholdings and Gagie East would be via the A92 onto the B978 accessing from the south from Kellas. The area known as Dodds Farm will also be access from the A92 onto the B978 joining with Chapel Road.

Why are you using prime agricultural land? It is needed for food production. The land is a mix of Grade 3.1 and 3.2 which is of mixed agricultural use. The land take represents a very small percentage of land available for agricultural use within 3km of the site. It is also the intention to graze sheep on a rotational basis within the development areas which will retain an aspect of farming for the land. By removing the land from constant agricultural use will also benefit the soil raising the grade over the term of the development. The land is easily returned to agricultural use afdter the development with a higher quality of land.

We don't need to produce anymore power so what's the point of this development? With Seagreen offshore wind farm producing enough for Scotland over and above what it needs. Scotland's energy is produced by a mix of different technologies, with a substantial amount from fossil fuels and nuclear energy. In order to reduce the levels of 'dirty' electricity production, replacements have to be brought on line. In order to deliver a Net Zero sustainable system, energy production has to decarbonise with the elimination of the 'dirty' energy producers. Whilst Scotland is relatively self-sifficent in producing energy for domestic use, this does not cover commercial and industrial use. The demand for electricity is also allways growing so what may have been enough to power Scotland domestically as a whole before, is not now and will not be sufficient in the future. There is a large amount of electricity produced using gas and this also has to be replaced. The Scottish Government has issued a presumption against new oil and gas fields and focusing on renewables to support the fastest possible transition away from oil and gas. We are curenty in an energy crisis in the UK as a whole and at the

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mercy of the energy markets which incorporate not Scotland alone but the UK as a whole as well as Europe within a global market and susceptible to those market prices.

By how much will the property values be affected? Are you going to compensate for that? 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, dependant on proximity to the development. It is however suggested that this impact is short term and that once the development is constricted and screening in place that property values would settle due to the passive nature of the development. No compensation is being offered for potential loss of property values.

What do the numbers on the noise maps mean? The numbers illustrated on the noise impact maps identify each individual property that has been taken into account when producing the noise impact report. The levels of noise impact at each and every one of the properties must be within strict limitations in line with Environmental Health and The World Health Organisation. All properties within proximity to the development fully comply with noise impact levels.

What is the community fund about? It is hoped that in collaboration with the Community Council, that the balance of funds remaining from allocation of £5,000 per property within approximately 75m, will be utilised in a community project or projects to aid the community and it's members.

What impact do you think this will have on the Cairnbrae Burial ground and the relatives? A setback from the burial ground has been established in order to protect the amenity and setting. It is envisaged that works will be halted or relocated to another area away from the burial grounds when burials and ceremonies are underway.

I questioned the ZTV's at the last meeting and wanted photos showing the impact from my house. I can see that this hasn't been done. It is not good enough that I can't tell how bad the impact will be. I advised that photo points were still being undertaken by the landscape architects as agreed with Angus Council. It is not possible to undertake photomontages from every household however I agreed that I would visit the property personally and take photos to illustrate the potential impact.

What is the school saying about the car parking area? What about safely crossing the road? This is a proposal at the present time and awaiting feed back from the community as to whether it would be suitable. No direct approach has been made to Angus Council. It was suggested that as it is unlikely that Angus Council would provide a crossing patrol, that there would be an opportunity for a local resident to be employed on a part time basis to ensure safe crossing. The required checks and verifications would be required to be implemented before any position was secured.

What is to stop you extending this again and using up the remaining fields? There is no intention to extend the development into the vacant fields. These fields will remain in agricultural use. Using all the fields/agricultural land would make the farming enterprise unviable and this is not supported by The Scottish Government.

Why is this not going to Angus Council? Did you make it that size just so it would go to The Scottish Government? Any development over 50MW is submitted to The Scottish Government, no matter the size of the footprint. Angus Council and all the internal consultees will still be consulted and their response will be a material consideration in the decision of the application. Applications to The

Scottish Ministers are not an easy option and are given another level of scrutiny above that of Angus Council alone.

What is happening with consideration to relocating part of the land at Dodds Farm? Initial discussion have been held with the land agent for securing an area of rough moorland that could have the potential to relocate an area of the solar development at Dodds Farm. These discussions are still in the very early stages but is being actively pursued. The residents in proximity to the Dodds Farm area of development have requested that other areas are considered and that even if no other land is secured that the solar panels position at Dodds farm are removed. I advised that I would keep them up to date with any developments and progress on securing other land.

Can you clarify all the areas that are being screened for glint and glare as well as screening to alleviate the visual impact? All plans and updated reports are available to view on www.tealingsolar.com A glint and glare report is being finalised and will be forwarded to all parties who have left details to contact.

Who benefits from the development? I have heard that there is no benefit of lower electricity prices to the residents so who does financially benefit? The development will produce electricity and it will be fed directly into the National Grid. Electricity suppliers are not necessary energy producers, but they purchase the power available which in turn is supplied to their customers. The suppliers, amid market forces, set prices and invoice customers. The owners of the development have no control over the energy suppliers and cannot influence the costs and charges to local residents. It is likely that the development will be owned by a pension fund/blue chip company. Investors will finance the millions of pounds required to develop the project, which can take in the region of 15 years to recoup, before any dividends or profits are re invested.

What are the levels of production over a year? I advised that I would forward an energy production graph when available.

A number of attendees have requested copies of reports.