

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Elizabeth Anderson

Address: 73 Suttieside Road Forfar DD8 3NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development on the grounds that you are using prime land to put solar panels on when Lairds have acres of used quarry land to which this project could be used for, the other benefit being they would be largely out of site and not impact on our countryside. Not to mention the impact this will have on the residents in the surrounding area, there appears to be absolutely no thought in how it will impact their lives, from going from views of beautiful countryside to basically looking into solar panels, the increased traffic, fencing/security cameras, lights - I do not bother mentioning the hedges/wildflowers meadows etc as this will never happen anyway. I am all in favour of a greener world but this can be achieved in much better ways than just filling fields and fields of our beautiful county with solar panels.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Norman Atkinson

Address: Weavers Croft, West Muir of Lownie Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I am fully supportive of the production of environmentally sustainable energy, this application removes productive agricultural land from food production. Over recent decades the fields concerned have grown excellent crops of potatoes and barley. Surely these developments must be located on non-productive land, especially when we are in the middle of a food crisis due to the Ukraine situation and to some extent the fall-out of Brexit. Government policies relating to this kind of development were written prior to the food production crisis and have not been amended since.

This is also a development on an industrial scale, completely out of keeping in a rural setting, especially in relation to the inability of the Muir of Lownie Road to cope with such traffic.

Lairds own a considerable area of land much nearer their quarries where such a development would already be able to cope with the traffic and would not result in the loss of quality arable land.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Norman Atkinson

Address: Weavers Croft, Kingsmuir Forfar DD8 2LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes made to the application by the developer do not alter my objections to the application which I previously made, and I stand by these comments.

This proposed development destroys what is valuable countryside and productive farmland and brings an unacceptable level of traffic and industrial development to a rural area. It takes no account of the loss of food-producing land, and the supposed benefits are only to another business and not to the public. Why can't the quarry company not develop such an application on their own land where they have extensive old workings closer to their operation and further from a rural setting?

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Case Officer: Ed Taylor

Customer Details

Name: Mr RUSSELL BEATON

Address: Whiteburn Craichie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely"

loss of 23K tons of crop over the 40yr period, unwise!

Geo political food insecurity/costly imports

loss of agricultural jobs/skills

INVALID AIMS

Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

Laird job security may be affected by outside factors

2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

Industrialization of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")

3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

webinar ineffective, not all public have internet

Planning process online, non IT skilled people excluded from process

Inaccurate and scant information at public consultation.

NOISE/LIGHT POLLUTION

Unreasonable working hours

Industrial lights in rural area

NPF4 "6 Qualities Pleasant" impossible to enjoy rural living next to industrial site

HEALTH/SAFETY

Flooding on B9128 at Millpark

No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

Known fact solar crime is rising(Farming.co.uk 15/2/23)

Risk to nearby homes

FIRE

No risk assessment/fire safety protocols noted

Recent study by Firetrace Intel(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

Lack of detail eg number of panels

Statements not referenced therefore anecdotal

No decommissioning details

Inaccurate information eg Lairds employee numbers

No detail of liability for road repairs

No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost yearly

COMMUNITY BENEFIT

Derisory Community Benefit going to Communities other than Lownie, considerably less than other similar schemes

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Case Officer: Ed Taylor

Customer Details

Name: Mr RUSSELL BEATON

Address: Whiteburn Of Craichie Craichie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed planning application if approved will fundamentally and adversely affect my visual amenity as per Guidelines for Landscape and Visual Impact assessment - Third Edition 2013 "the overall pleasantness of the view they enjoy of their surroundings"

I chose to live in a rural setting and have done in my property for over 27 years so that I and my family could enjoy the overall pleasantness of the view and surroundings. This industrial solar complex is not in-keeping with the natural environment, is ruin-ness to a rural setting and will completely obliterate my visual amenity.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Russell Beaton

Address: Whiteburn Craichie By Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plan for an industrial scale solar energy plant and associated infrastructure provides absolutely no science to back up the claims by the developer that there will be substantial landscape and biodiversity enhancement.

This proposal has already had significant impact on the mental health and wellbeing of all those directly affected and is fundamentally a violation of our basic Human Right reference Article 8 of the Human Rights Act ("protect the right to respect for private and family life, HOME) to live as intended within a rural setting without being compromised by an industrial scale solar project on our doorstep. This application has NO respect for the homes affected.

Note my previous objections remain valid and applicable in the context of this planning application.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Jacqueline Beaton

Address: Whiteburn Craichie By Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely"

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Geo political food insecurity/costly imports

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Case Officer: Ed Taylor

Customer Details

Name: Ms Audrey Birse

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object because (1/2) :

LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely"

loss of 23K tons of crop over the 40yr period, unwise!

Geo political food insecurity/costly imports

loss of agricultural jobs/skills

WILDLIFE - Concerns that with 3 fields involved next to each other there will be an adverse effect on the local wildlife with high fences around the site preventing the free roaming of wildlife in the area and the possibility of animals being forced onto the road increasing the potential risk to traffic and animals as well as the loss of free hunting ground for birds of prey established in the area.

INVALID AIMS

Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

Laird job security may be affected by outside factors

2022 monthly average staff 33(inc 2 directors)not 80-Companies House

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Case Officer: Ed Taylor

Customer Details

Name: Ms Audrey Birse

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because 2/2:

PLANNING APPLICATION

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Inaccurate information eg Lairds employee numbers

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CONSTRUCTION TRANSPORT

The narrow one track Muir of Lownie road is totally unsuitable to sustain the volume of large HGV traffic.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Audrey Birse

Address: Station House Kingsmuir Forfar DD8 2LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:objection: The changes proposed do not change the high level of road traffic, road traffic safety or the visual impact of this application. My previous objections remain valid and applicable in the context of this revised planning application. This proposed development severely impacts valuable countryside/productive farmland and brings an unacceptable level of traffic/industrial development to a rural area. It takes no account of the loss of food-producing land, and one business benefits, not the public.

The Muir of Lownie Road is very narrow and poorly maintained. Traffic volume as a result of any construction/maintenance of Field B and lesser extent Field C will severely impact the houses on the bridge/end of the road. My property has two entrances at either side of the hump back bridge and I have very grave concerns for entering/vacating my property during and after construction if this development is approved. I also have concerns as to whether this bridge will be able to take the weight of heavy vehicles being constantly driven over it with heavy solar panels if Lownie Road is the chosen/preferred route for this proposed construction. It will certainly have to be used for Field B opposite my property.

I am also deeply concerned with the applicant's statement that "The removal of the development in Field A would mean there would no longer be any impacts on the settlement of Kingsmuir." It is also stated that "Following discussion Angus Council considered that the development of the northwest field (A) would not be supported on visual amenity grounds. It has been agreed to delete the field from the proposal on the basis that the applicant would like to work with the Council and wider community by doing everything we can to mitigate impacts." If this is the case for Field A which has numerous properties on its boundary, panels in any of the fields would also

adversely affect the visual amenity of all properties affected.

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Case Officer: Ed Taylor

Customer Details

Name: Ms Audrey Birse

Address: Station House Kingsmuir Forfar DD8 2LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection 2/2: I am also concerned if this development is approved by Angus Council, that an addition/alteration to include Field A next to my property is approved at a later date. The applicant states "Following the community consultation and discussion with the Council we have set the panels back some 100m from houses." This, however seems to exclude the property of Kyleakin on Muir of Lownie Road?

This rural area has a rich diversity of wildlife. I do not accept that the existing habitat will not be seriously harmed. The migration of deer/movement of other habitat will be severely impacted when their normal escape across these fields is blocked. There is also evidence that birds can come to harm by flying into panels and the birds of prey we have will have less hunting ground. The Ministerial foreword of the NPF4 states that "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most" The NPF4 also states that we must ensure that "the right development happens in the right place" and "We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on." If this is the case, why is Angus Council not applying these concepts to the derelict/brownfield land owned by the business who gains from this development?

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lynsey Buchan

Address: 14 Guthrie Street Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The obstruction on the landscape will be horrendous. Hundreds if not thousands of households will be affected with the pylons in direct line of them.

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Violet Cadenhead

Address: The Rowans Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read carefully and agree with other points raised in the many objections submitted so far and strongly believe that granting planning permission for this development would not be in the best interests of the community and the surrounding environment.

While I am fully aware and in sympathy with the need for renewable energy, this proposed site must surely be considered the most inappropriate situation for such a large industrial scale development. The three fields, approximately 150 acres, are prime arable land which have produced potatoes, grain crops and oil seed rape over many years. Post Brexit, and with the current situation of war in Ukraine, surely we must protect and encourage the growth of food crops.

Muir of Lownie is a narrow country road with no formal passing places, nor places to put them. There are two properties adjoining the adjacent fields along their entire length and exits directly onto Muir of Lownie. This must be regarded as a hazard. The demands made on the road by increased business traffic have rendered the surface in poor condition. The development would further impact on this.

The only beneficiary of this is Lairds who own considerable land locally and much nearer to their quarries where this development could be situated, sited, on a brown field site and not impacting on the use of good arable land and a lovely part of the countryside enjoyed by the local community- walkers, dog walkers and cyclists.

I would respectfully implore the councillors who may vote on this application to visit the site and be

aware of what is at stake and may be lost if this application is approved.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Violet Cadenhead

Address: 'The Rowans' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes made by the developer do not alter my previous objections to the application made on 31 July last year and I stand by all of these.

By happenchance, this morning a party of approximately fifteen people were walking past my gateway in Muir of Lownie. I thought they might be members of the council responding to my request, last July, that those who might vote on this application come to physically view the site planned for a solar panel development which would cause such devastation. They were, in fact, a walking group from Letham enjoying the countryside for the benefit of health and well being. There can be NO benefit to health and wellbeing if our lovely landscape becomes a black sea of solar panels.

From a new drawing 'PROPOSED ACCESS ONTO LOWNIE MOOR ROAD' and details in the covering letter posted on 19 March this year, it becomes apparent that the Caledonian pines, gorse and daffodils (and the myriad of wildflowers which will follow) on the verges, are at risk of damage or destruction, and the bird and wildlife habitat under threat. The suggestion by the applicant, and as clarified by the planning officer, that vegetation clearance will be contained, and not significantly affect the trees (where bats are regularly seen), is, I fear, a fond hope. From experience of the movement of even farm vehicles going in and out of the fields in Muir of Lownie, I know that it is not possible for large vehicles to be sufficiently careful in such a narrow area.

For so many reasons, noted by others objecting to this application, this must be regarded as a totally inappropriate site and benefit will be for only the quarry company who could site this using brownfield areas much closer to their business, thus reducing the impact on the environment and

local community.

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Case Officer: Ed Taylor

Customer Details

Name: Mr James Cameron

Address: Hillend of Burnside Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:NPF4 "we will use our land wisely"

- Food insecurity and increase in costly imports
- Higher food prices
- Cumulative effect of numerous schemes throughout Angus and P&K (sustainability)
- Scarcity of and increased price of farms with good quality land (NFU)
- Loss of agricultural jobs and skills. 67,000 people in Scotland directly involved in agriculture (NFU)
- Estimated 360,000 jobs (1:10 of Scottish jobs) dependent on agriculture.
- No assurance that land will be returned after the stated 40year period.
- Land will not be of the same quality after 40years of not being tended.

2: AIMS OF THE PLAN ARE INVALID

- Tarmac (Dunbar) have been using 100% green electricity since 2021 from guaranteed clean sources as well as other numerous carbon reducing measures.
- Industria were unable to confirm how much energy Lairds would require - is this scheme sufficient or are there plans to expand?
- If there is insufficient energy generation, either through capacity or weather conditions, then it cannot be guaranteed that electricity taken from the grid would be from renewables. Therefore, the statement about Lairds ambition is again invalid.
- Job security not guaranteed by having this scheme approved because there are many outside factors which could affect this, High interest Rates, Volatile Construction Industry, Cost of Living Crisis.
- Companies House Dec 2022 - monthly average employees was 33 (including 2 Directors). Are the 80 employees being counted by combining three companies? Laird Aggregates, Laird

Brothers, J & A Laird Ltd.

- Lairds own land, (NPF4 Policy 5 - only supported if know other viable site)

3: Visual Impact

- NPF4 Ministerial Forward, "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives rather than undermining what they value most".

- Industrialisation of rural landscape (ALDP Strategy - "maintain the quality of valued landscapes)

- NPF4 6 Qualities of Successful Places - Healthy/Pleasant:

- It is neither healthy nor pleasant to have an industrial power plant built in the middle of the countryside, 3 miles away from where it is needed.

- 3m high solar panels (unable to have exact figures/quantity of how many from Industria) / 1.9m galvanised steel security fencing, infra-red CCTV cameras, changes the landscape completely and is not in keeping with the surrounding area, (ADLP Policy DS4 Amenity).

- 'Mitigating' planting will take years to grow. There is no stated plan for which species or a management plan to ensure plants don't die.

- ADLP Policy PV9 "Renewable and Low Carbon Energy Development", "will be supported in principle where they meet the following criteria": the location siting and appearance of apparatus and any associated infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency". - This plan does NOT comply.

4: INSUFFICIENT/INADEQUATE COMMUNITY ENGAGEMENT:

- Poor standard of presentation

- 2 sided 4 panel board with generic photographs not specific to our area.

- Bottom part of boards advertising Wardell Armstrong and Industria Resources

- Details of the plan scant

- No introductions by staff, so we did not who who they were and the role they had within respective organisations.

- Were disrespectful to residents' concerns.

- First public consultation held 3 miles from the site, poorly signed, poor parking and access.

- Online Interactive Webinar

- largely elderly population in Lownie

- Some without broadband

- Patchy mobile phone signal

- Objections/comments/Planning Application online, therefore a large part of the community potentially excluded from the process.

5: COMMUNITY OPPOSITION

- 2 Public meetings held at Kingsmuir Hall well attended, Community Councils input, Councillor

- Facebook Group - SPARE (Save and Protect Angus Rural Environment)

- WhatsApp Neighbourhood Group

- Core Opposition Group

- Mailing List for updates.

- Objection Letter maildrop for Lownie, Kingsmuir, Craichie and Bowriefauld.

6: NOISE AND LIGHT POLLUTION

- Stated working hours 07:00 - 19:00 Monday to Saturday are unreasonable - no regard for shift workers.
- NPF4 Six Qualities of Successful Places, 2 Pleasant ".....enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings" - This will be difficult with 12 hour working day, drilling, diesel fumes, HGVB loads.
- Use of industrial lighting - light pollution in a dark place, risk to native bat population.

- Noise from inverters/substation.

7: HEALTH AND SAFETY RISKS

- Residents especially at Rowanburn, Millpark and Silverhillock will be in danger of a collision with oncoming traffic as they are emerging/returning to their property due to:

- raised field level
- 3m panels/1.9m fence/screening blocking off the visibility
- Unfortunately, this was not raised by the Roads Department

- There have been several, albeit minor, collisions at Millpark corner of Dunnichen Road (B9128) in recent times, far more than the 4 in 5 years documented.

- This same corner has a history of flooding. Last November it was completely under water. AC and Police aware and road closed for 2 days.

THEFT

- It is generally accepted that solar farm theft is on the rise (Farming.co.uk, "Securing you farm from solar theft" by Rachael Oakley 15/02/23). This poses the question of increased risk to residential property by theft where at present there is none.

- Elderly people worry about crime risk.
- Would there be police attendance?

FIRE

- Recent study by Firetrace International (fire suppression systems) in August 2022 indicates a sharp rise in solar farm fires.

- Risk of fire in DC isolators, DC connectors, inverters and especially batteries.

- UK's BRE National Solar Centre investigated 80 suspected fire incidents - "strongly suspect a degree of underreporting. May be more prevalent than data suggests."

- Very difficult to control blaze. Panels continue to be live. DC current unpredictable. Risk to firefighters.

- Release of toxins from burning panels to nearby housing.

- "Create and effective Solar Farm Fire Protection Framework"

- "Close attention must be paid to the development and utilisation of safety protocols and preventive equipment. Unfortunately, this isn't a widespread practice" - Firetrace International.

- There is no mention of Fire Safety Protocols in the planning application.

8: POORLY PREPARED DOCUMENTATION IN PLANNING APPLICATION

- Same details repeated in several documents

- Many statements vague

- Many statements not referenced and are therefore anecdotal

- Poor quality mapping - many without legends or place names so could be anywhere in the world
- Many details missing
- Which species of planting
- Fire Safety Protocols
- Care Management Plans for "wildflower meadows" and wildlife pond.
- No decommissioning details other than to say these plans will be put forward if planning permission is granted. As this is important information there needs to be transparency and details.

9: COMMUNITY BENEFIT

Scottish Government suggest but cannot enforce a CB of £5000/MW produced over the lifetime of the project i.e., £6,000,000. Lownie is being offered a one off payment of £85,000 to be split between 3 community councils, none of which are near Lownie.

- Inverarity 5 miles away £75,000
- Letham 3 miles away £1,000
- Forfar 3 miles away £9,000

This is a derisory sum and will have no direct benefit to those most affected by this plan.

There will be no reduced cost of energy to residents, as all the power generated will go to Lairds for use/storage.

10: REDUCING GREENHOUSE GASES

- High CO2 output in solar panel manufacture
- Shipping and transportation
- Diesel HGV's and generators
- Will Lairds be adopting other mitigation practices as Tramac have done/doing?
- Electric vehicles including cement lorries
- Tree planting
- Solar panels on roofs

11: CUMULATIVE EFFECTS

- 85% of Scotland's soil is classified as "less favoured areas" - EU Classification. As more and more applications are being submitted to Angus Council for Solar Power Plants on prime land, a finite resource, when will a saturation level be reached?
- Possible detrimental effects on tourism as Angus lush countryside is turned into a barren industrial site.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr James Cameron

Address: Hillend of Burnside, Kingsmuir Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1 of 3 I wish to add to my previous objections (which all still stand despite the amendments). The loss of further prime agricultural food producing land (NPF4 Policy 29 a)i,b),c) iii.) Small farms like ours cannot find enough land in the locality to be viable to produce local food for local people. Loss of land is driving up competition increasing land rents/prices, driving up costs of production, driving up food prices. This is at odds with the Angus Food Growing Strategy 2020-2025. We as new entrant farmers are experiencing this right now as a severe barrier to viable farming in the area. Loss of agricultural jobs - this was not directly answered in 'Table of Public Comments' Energy sector jobs are not agricultural jobs.

Welsh Government report(2023) 'The impact of solar photovoltaic (PV) sites in agricultural soils and land quality' concluded that PV on high grade land (1,2,3a) could lead to compaction leading to reduced permeability and increased surface run-off and erosion and that PV is likely to lead to the loss of high grade agricultural land after decommission. The county of Angus has some of the highest quality land in the UK for producing food, turning it over to PV for 40 years is irresponsible and damaging to Scotlands ability to produce food

Visual Impact

Giving its siting the visual impact of this development is vast and is not in keeping with policy 29 b NPF4. The carefully created CGI images are a far cry from the reality given the evidence seen at more established solar farms such as nearby Pressock. The ZTV shows visual impact over a very wide radius being seen for miles. The removal of Field A and inclusion of some stand off areas (although not around all properties) will do nothing to reduce the impact on neighbouring dwellings. The proposal admits the possibility of glint which will be detrimental to safety and visual amenity both locally and across the whole landscape with the impact not being localised.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr James Cameron

Address: Hillend of Burnside, Kingsmuir Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/3 Road Safety

My children travel the B9128 and C51 daily to Letham Primary School it is frightening to think of the increased risk to road users along the stretch by Lownie Quarry. There are regular accidents on this narrow, twisty road particularly with large vehicles. Road users rely on being able to see on-coming traffic by slight lines across the corner, the same applies on the B9128 corner at Millpark. The proposed screening and fencing will greatly impact on sightlines along this stretch and the ability to see large on coming vehicles at these corners.

The entrance to the development is very close to 2 blind bends and a difficult junction with the C51. Large turning vehicles in the volume proposed shows a clear risk of causing road accidents and harm. The same applies during the cable laying phase.

The developers state that glint from the panels to road users is possible therefore having an impact on road safety on this daily commuter and school route. This contravenes Policy 11e)vi.

Flooding

Flooding is an issue on the B9128 which has been closed countless times from surface run-off from the proposed development fields. Swales are proposed to mitigate but will this be enough to counter the compounded effect of water running off the panels on to form rivulets (Evidence Report Welsh Government (2023) 'The impact of solar photovoltaic (PV) sites in agricultural soils and land quality') The driving of piles may also damage existing land drains and compaction from construction could exacerbate flooding further. Under Policy 11 e) viii, this proposal will have an effect on hydrology and flood risk and the mitigation measures are not proven to be sufficient to prevent this.

Telecoms

Policy 11e)v. there is not sufficient evidence provided that telecommunications will not be

compromised in a community that relies on 4g and satellite for broadband connectivity and even the current 4G signal does not meet the Scottish Government criteria for Super Fast Broadband

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr James Cameron

Address: Hillend of Burnside, Kingsmuir Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3/3 Alternative site selection

Now that the proposal has been reduced it is now below 50ha. The alternative location assessment was looking at sites in region of 50-60ha to meet the 30Mw target. Sites that are closer to the grid connection may well now be viable surely this warrants a new alternative site assessment? The poor quality of the alternative site selection document leaves many unanswered questions in regards to the other sites as there is no direct comparison between common criteria for each site.

The quality of all the documents provided is of poor. No proof is provided that the project is adequately engineered to supply its primary purpose of generating energy for Lairds. The question, 'What is the power requirement for Lairds?' has not been answered. Is up to 30MW really required? And if not then why is this project so vast and also not sited closer to where it is to be used? It has already been reduced without any effect on the 30MW target which feels like a deliberate move to mislead on the purpose and proposed outcomes of the development showing that this is not a fair or a just proposal.

Cumulative impact

Nearby Craignathro Solar Farm was approved on the basis that there were no other solar developments within 5km and now add that Suttieside, there is cumulative impact on the surrounding area of all these developments. Loss of prime agricultural land, visual impact not localised, road safety, telecom interference, wildlife disturbance and flood risks this proposed development is not suitable for this site and therefore should be refused.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jennifer Clark

Address: 58 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Sandy Clark

Address: 58 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
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Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Anthony Cook

Address: White Cottage Muir of Lownie . Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 1 of 2.

This application , by its own admission , will provide very little , if any , energy to the national grid . It is therefore of no advantage to Scottish citizens and taxpayers but will inevitably cost them money

If granted it will create the very conditions that policy 3 of NPF4 seeks to ameliorate .

Since NPF4 was drafted food production within Angus ,Scotland and the U. K has assumed far greater importance due to world wide events outwith our control

This application would remove 3 prime arable fields from producing much needed food for at least 30 years . Solar panels can be built on brown field sites . Crops require arable farmland .

The B9128 is totally unsuitable to sustain this volume of large hgv traffic over a 6 month period .

The traffic must pass through the Welton bends with its blind corners

and house access . Through the village of Kingsmuir with a 20 mph limit . The village has 3

housing estates that require accessing plus 3 lanes to other areas . It is a main bus route and is also used by school transport .

The citizens of Forfar , The Welton , Kingsmuir , Letham , Craichie and Bowriefold were not made aware of , nor consulted on the fact that 1300 hgvs will use the B9128 to access this project for at least a 5 month period , Mon to Saturday , 7 am. to

7 pm . It is not clear whether the trucks will pass down Academy St or the High St , both of which are problematical .

In any event they will have to drive up South St to access the B9128 .

South St has cars parked down one side plus access roads plus a

convenience store after the crest of a blind hill . It is already the scene of many near crashes .

Due to this oversight by the company they cannot possibly object .

This project will destroy the natural beauty and heritage of this rural corner of Angus which is an

important access and .through route for tourists and others from Carnoustie , Monifieth and

Broughty Ferry

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Anthony Cook

Address: White Cottage Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Muir of Lownie . Page 2 of 2

Despite what the planning dept claim the lane floods often and for long periods

This is especially bad where the lane joins the B9128 by the 2 main sites

I suspect that the drains have collapsed plus the tarmac is breaking up This massive industrial project will only exacerbate the damage Will the council or company be responsible for the repairs Further down , the bridge , which is only 3.5 mts wide blocks the view from both directions Two properties are accessed at the bridge

A ditch runs down the lane from this point The lane edges are eroding badly Much of the lane is only 3 Mts wide The company say they will build passing places Where ? Many services - sewage -water and cables pass along and under the lane This narrow country lane is totally unsuitable for a huge industrial project It will lead to much damage and is a safety issue for the residents . The road is extensively used b y cyclists , walkers and dog walkers. There is a public footpath exiting on to the road , linking up with the village and Backmuir of Lownie. All of these groups will also be at risk from traffic connected with this project.

Not enough consideration has been given to the loss of wildlife habitat . Hares currently build their forms in the fields

Oystercatchers and other birds feed and nest in the fields . The proposal seems to suggest that all birds nest in hedges Not so

There is a badger sett nearby one of the fields

No amount of platitudes can offset the fact that this wildlife will disappear

I strongly object to this ill thought out vanity project by a local company to Greenwash its massive carbon producing business It would appear to benefit only the company and the developers It gives no thought to the residents who live 3 miles away from the sole intended user of the power

nor the towns and villages affected by its construction
Perhaps they could consider a brownfield site

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Anthony Cook

Address: White Cottage Muir of Lownie . Forfar

Comment Details

Commenter Type: Government Agency or Consultee

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the latest bombing of Ukraine grain ports and the potential shortage of grain throughout Europe is it not time for the Scottish Government and local councils to revisit the policy of allowing private companies , often from abroad , to apply for solar farms on prime agricultural land .

There appears to be no thought out strategic plan for where and why .

Nor does the cumulative loss of all this agricultural land seem to be of concern . If a private company think it good , this does not make it so .

Their motives are financial gain , certainly not Green .

The planners need to recognize these facts before granting sites that remove agricultural land and have no benefit to the community that they purport to serve

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Anthony Cook

Address: White Cottage Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: National Planning Framework Policy 4. Ministerial foreword:

"People care about their neighbourhoods and rightly and reasonably expect that new developments should improve their lives rather than undermine what they value most.

A fairer and more inclusive planning system will ensure that everyone has an opportunity to shape their future so that places work for us all"

I understand that Angus Council Planning Officer Ed Taylor recently visited the site.

I know he a supporter of NPF 4 and in particular policy 11 paras a and v.

I trust he will allow equal importance to the many other policies contained within.

11 e.1 the impact on communities and dwellings is, in no way, offset by the projects design.

It is an industrial complex set in a rural location. It will blight the landscape for 40 years

e. 2 the landscape and visual impact is in no way localised. It will be a blot on the landscape and a distraction on the busy B9128 road which is a tourist route, a bus route, a school bus route and serves 4 local villages and is the main commuter route between Forfar , Letham

Carnoustie, Arbroath, Monifieth, Broughty Ferry and then Dundee.(The project describes it as a road leading to a few farms).

e.3 . It is a popular cycling and tourist route also used be villagers walking around the block .

e.7 . The impact of heavy lorries and associated traffic through Forfar, Kingsmuir and the small hamlet of Muir of Lownie does not appear to be a consideration. It is apparent that there is no way the proposal can ameliorate this intrusion into the community for the duration of the proposed erection period from the potential risks of accidents , road incidents , motorist frustration , road deterioration , mess, noise and danger to pedestrians on unlit roads with no pavements.

e.8 I hope your Planning Officer took note that the B9128 Is closed for the second time in two months and is currently having flood damage repaired. continued on 2nd submission.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Anthony Cook

Address: White Cottage Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued page 2

e.8 I hope your Planning Officer took note that the B9128 Is closed for the second time in two months and is currently having flood damage repaired. The Muir of Lownie road has also been flooded during this whole period and has frequently flooded at the junction over a great many years.

These are two roads the Roads Department attested did not flood.The collective run off of all these solar arrays will surely exacerbate this perennial problem which will only get worse.

The Met Office climate change forecast predicts an increase of twenty per cent rainfall in the summer and twenty five per cent in the winter.

e. 9. The project design makes no mention of the ground nesting birds that use these fields nor of the hares that breed in them. There is also no mention of the badger setts on the nearby disused railway line. A few hedges and a pond do not tick this box.

e.11. There is no clear decommissioning plan to return this land back to agriculture. 40 years under cover will surely lead to compacted soil. Currently there are a number of trials taking place to assess how the lack of sunlight will affect the underlying soil and its future productivity.

e.13. The cumulative impact of this ill thought out proposal is highlighted in many of the 100 plus objections.

All of these points deserve equal consideration or it rather negates the ministerial foreword and many other policies contained within NPF4

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: tony cook

Address: white cottage Muir of Lownie forfa dd82lj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If the developers concede that, quite rightly, the hill end field if developed, would constitute a visual scar on the landscape how on earth can they justify pursuing permission for the field opposite to fill it with solar panels. This field is overlooked on its north side by the road from Letham which is on a hill and above the field. No amount of spurious optimistic promises about screening would hide the panels. Ironically if the screening were to work then in approximately ten years time, road users would lose fantastic views of Lownie Moor Fotheringham Hill and the Sidlaws beyond. Coming from Craichie which is also on a hill would allow views of the panels from about half a mile away.

Flooding. Perhaps the roads department and the developers should visit the site this morning and observe the flooding both on the road and in the field.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Cook

Address: White Cottage Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I should point out that the planning notice should have included Muir of Lownie as the site directly adjoins the road here.

Although residents of this road will be directly affected by the construction site and traffic generated none of the residents at the western end of the road received neighbour notification.

My objections are as follows:-

1. Loss of good agricultural land which has traditionally been used for a variety of food crops, including wheat, barley, oil seed rape, potatoes, peas and beans.
2. Destruction of wildlife habitat. Species known to inhabit these fields include hare and deer. There are badger setts on the edge of at least one of the fields. Hedgerows and verges provide shelter for small birds. The wild flowers, brambles etc. along the roadside give sustenance to bees and butterflies.

3. Traffic

The B9128 is the route for residents to Arbroath and Broughty Ferry. Bus service no.27 serves Kingsmuir, Craichie, Bowriefauld and Letham before proceeding to Arbroath. School and college buses will also be affected.

Heavy goods traffic along the road at Muir of Lownie has increased considerably since the introduction of industrial units at the former nursery premises. Hutchinson's use this road as a through route. Resident's verges are being destroyed by lorries and large agricultural vehicles. This is a single track road with no passing places.

Residents all have septic tank drainage passing under the road. We cannot risk the road breaking up and damaging the pipes. There are no pavements. The road is used by many walkers on the newly reinstated Queens Jubilee path from the village Jubilee which links with Forfar Green Path network. It has been extremely popular particularly with dog walkers and extra traffic will be a

hazard to pedestrians.

4. The SOLE beneficiary of this development will be Laird Brothers. It is impossible to understand why this solar farm cannot be situated on one of their many brown field sites.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Cook

Address: White Cottage Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although we will be severely affected by extra traffic on this single track road we never received any neighbour notification. The road is currently in an extremely bad state with numerous potholes. The applicant states passing places are not required! If this is not addressed the vans , in a hurry to reach the field , will simply drive over all of the residents well tended and planted verges. Access into and out of our properties will also become more difficult with a constant flow of traffic

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Claire Cortese

Address: 43 Dunnichen road Forfar Dd82rq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerns regarding battery storage safety, concerns of solar farm health implications on neighbours. Concerns of the visual disturbance that the vast panels will create, especially on the current beautiful countryside views. Concerns of land, for future use (no longer able to be farm land) and concerns that the site could become a key target for terrorism in the future.

Dislike the idea of so much work and disruption required for residents close by and for those who commute through the area. Confused as to how the community will benefit at all from solar power gained?

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Scott Couper

Address: 11 Dunnichen Road Kingsmuir

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I currently live in a 20mph zone in Kingsmuir. Most traffic through Kingsmuir drive well in excess of 20mph including HGVs. This has made Kingsmuir a dangerous place to live with the current high volume of traffic, most of which speed. I strongly object to this planning application due to increasing traffic during the building of this plus the endangerment of wildlife due to the solar farm. This will be an eyesore on the surrounding area and should not be granted.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Scott Couper

Address: 11 Dunnichen Road Kingsmuir Dd82rq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans submitted and they do NOT address my previous comments or points of objections. The changes proposed do not change the high level of road traffic, road traffic safety or the visual impact of this application. Therefore my previous objection still stands and I believe they should look at an alternative site.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Eileen Crighton

Address: 6 Park Place Lunanhead Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: LOSS OF PRIME ARABLE LAND -NPF4 "we will use our land wisely" -loss of 23K tons of crops over 40 years - Geo political food insecurity/costly imports -loss of agricultural jobs/skills

INVALID AIMS - Lairds stated objective to be first cement works to use 100% green energy.

TARMAC Dunbar using 100% guaranteed green energy since 2021 -Laird job security may be affected by outside factors -2022 monthly average staff 33(inc 2 directors) not 80-Companies House

VISUAL IMPACT -Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes") -3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings (ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT -Webinar difficult to navigate, coupled with no broadband in the area, many people not online -Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION -Unreasonable working hours -Industrial lights in rural area -NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY -Flooding on B9128 at Millpark -No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT -Known fact solar crime is rising(Farming.co.uk15/2/23) -Risk to nearby homes FIRE -No risk assessment/fire safety protocols noted -Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION -Lack of detail eg number of panels -Statements not referenced therefore anecdotal -No decommissioning details -inaccurate information eg Lairds employee numbers -No detail of liability for road repairs - No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT -1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT' -Derisory Community Benefit going to Communities other than Lownie - Much less than other similar scheme

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs EILEEN CRIGHTON

Address: THE OLD COTTAGE MUIR OF LOWNIE FORFAR DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amendment to previous plans do not change my opinion that I strongly object to this application as is using valuable quality land for individual personal gain with no thought for local residents. The roads which will be affected are not fit for heavy industrial traffic. The optional Dunnichen Road and Muir of Lownie roads are fit for single file traffic only and there are no passing places without encroaching on private roadside verges which are maintained by owners.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Ms CLAIRE CRIGHTON

Address: THE BUNGALOW CALDHAME, LOUR FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment Reasons:

Comment : I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

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- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar scheme

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr BRIAN CRIGHTON

Address: 6 PARK PLACE, LUNANHEAD FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment Reasons:

Comment: I would like to object to this proposal due to the following concerns:

1. PLANNING APPLICATION:

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

2. LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- Loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- Loss of agricultural jobs/skills

3. INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33 (inc 2 directors) not 80-Companies House

4. VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")

-3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

5. POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

6. NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
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7. HEALTH/SAFETY

- Flooding on B9128 at Millpark
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8. THEFT

- Known fact solar crime is rising (Farming.co.uk15/2/23)
- Risk to nearby homes

9. FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

10. CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

11. COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Doreen Culley

Address: Strathview Cottage Bowriefauld Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

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Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Doreen Culley

Address: Strathview Cottage Bowriefauld DD8 2LX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite moves by the developer to reduce the scale of the site, it remains unacceptable and contrary to many of the ALDP policies regarding amenity, use of brownfield sites before using greenfield sites, size and scale, industrialisation of rural landscape and mitigation through planting.

Wild flowers need poor soils to

There has been no meaningful attempts to source a more suitable site.

Volume of traffic on main roads leading in and out of the site will cause problems on already busy roads which are in a poor state of repair.

I believe my original objections remain valid and therefore this application should be refused

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr James Culley

Address: Strathview Cottage Bowriefauld Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

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POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
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- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

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- Known fact solar crime is rising(Farming.co.uk 15/2/23)
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- No risk assessment/fire safety protocols noted
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PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
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- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
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CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr James Culley

Address: Strathview Cottage Bowriefauld DD8 2LX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the changes made, this development is still an industrial site in a rural landscape, is still too large and obtrusive and contravenes local council policy.

There are no benefits for the wider community.

Farmers throughout Britain are becoming increasingly vocal about the constant erosion of a finite amount of prime agricultural land through, solar, wind, pylons or house building. Food security is of real concern to us all.

My previous objections have not been addressed by the new documentation, and, therefore, remain valid. This application should be refused.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Christina Dakers

Address: 62 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because:

- Loss of prime arable land

NPF4 'we will use our land wisely'

Loss of 24K tons of crops over 40 years

Geo political food insecurity/costly imports

Loss of agricultural jobs/skills

- Invalid Aims

Lairds stated objective to be first cement works to use 100% green energy. Tarmac Dunbar using 100% guaranteed green energy since 2021

laird job security may be affected by outside factors

2022 monthly average staff 33 (inc 2 directors) not 80 - Companies House

- Visual impact

Industrialisation of rural landscape (ALDP strategy maintain the quality of valued landscapes,)

3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings (ALDP DS4 Amenity)

- Poor community engagement

Webinar difficult to navigate, coupled with no broadband in the area, many people not online

Inaccurate information at public consultation

- Noise/Light Pollution

Unreasonable working hours

Industrial lights in rural area

NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

- Health/Safety

Flooding on B9128 at Millpark

No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

-Theft

Known factor solar crime is rising (farming.co.uk 15/2/23)

Risk to nearby homes

-Fire

No risk assessment/fire safety protocols noted

Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

-Planning Application

Lack of detail eg number of panels

Statements not referenced therefore anecdotal

No decommissioning details

Inaccurate information eg Lairds employee numbers

No detail of liability for road repairs

No care management plan for wildflower meadow/pond

-Cumulative Effect

1515 acres lost in just 10 of the many solar applications in Angus = 250k tons of cops lost in 40 years

-Community 'Benefit'

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Case Officer: Ed Taylor

Customer Details

Name: Paul Davison

Address: Sangara, Fullerton Farm Thainstone, Kintore INVERURIE AB510YR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The battery energy storage system should not be approved until a hazardous substance certificate has been issued in accordance with the Planning Hazardous Substance Consent Regulations, and major accident prevention policy, a safety report and emergency response plans have been accepted by the HSE in accordance with COMAH regulations, with the emergency response plans agreed with the Scottish Fire and Rescue Service. A suitable and sufficient risk assessment should be prepared which demonstrates the the risk of thermal runaway leading to a major accident fire, due to loss of control in the BESS or other means, demonstrates that the risks to personnel and the environment have been reduced to as low as reasonably practicable.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Robert Dean

Address: Bergen Caldhame Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Pamela Hamilton

Fri, 28 Jul, 20:02 (4 days ago)

to me

I object because

LOSS OF PRIME ARABLE LAND

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Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Samuele Di Carmine

Address: Flat 2/L 11 Gray Street Broughty Ferry

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in support of the planning application for a solar farm and battery storage. I think it's a great idea to link together a local business that requires significant amounts of electricity and for this to be provided using green technology on nearby land. If Angus and Scotland are to meet their Net Zero targets then collaborations such as this planning application should be exactly what planning authorities should be supporting. I also note that there have been no objections from the statutory consultees who have responded to date. Hopefully Angus Council can get behind this planning application and help make Angus a big player in Scotland's push towards net zero.

Regards,

Samuele Di Carmine

From: Peter Dobson [REDACTED]
Sent: Monday, April 15, 2024 10:22 AM
To: PLANNING <PLANNING@angus.gov.uk>
Cc: Pamela Hamilton [REDACTED]
Subject: Planning for a solar/BESS installation 23/00393/FULM

I write as a concerned citizen and an advisor to a local resident Pamela Hamilton (cc'd here). I am an experienced engineer and have been involved in solar PV and energy storage for many years. My research led to the formation of a German Solar PV company in the 1990's and I also supported the formation of the UK Company Oxford PV, and have sat on the advisory board of two other solar PV companies.

Whilst I applaud the idea of trying to use solar energy, with its considerable drawbacks, especially in Scotland, to power an Industrial process, this cannot be a sensible option. For an industrial process, especially one requiring high and continuous energy, this is a very risky and poor option. In this particular case we are told that the BESS requirement is for 2 containers to supply 3MW/6709MWh. This cannot be right! Such a high capacity will require many more large containers. Furthermore the storage time of modern lithium ion batteries is not sufficient to hold the charge for the length of time implied by this. There has to have been a serious error and misunderstanding by the Developer. To summarise: Solar energy is not the solution to power an industrial process that requires constant availability of power at all times of the year. If it is used, the battery storage requirements are huge and there are serious inconsistencies with the specified battery requirements. The proposal should be rejected.

Professor Peter J Dobson OBE
[REDACTED]

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr John Duffy

Address: Dumnbiedykes Balkeerie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this proposal on the grounds that it removes prime agricultural land from use. The idea that this site will support a move to renewables in a country that is already exporting renewable electricity to England highlights that this proposal is simply Klondyking for profit. If this was intended to genuinely reduce carbon then the proposal would be to plant trees.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Audrey Duffy

Address: Dumbiedykes Balkeerie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal on the following grounds;

- 1) Road safety. There is insufficient notice been taken of the dangerous road layout in the location and therefore this is an unsuitable development.
- 2) Insufficient/inaccurate or misleading information has been used by the developer to support their proposal. There is no evidence that this electricity will replace any non-renewable sourced electricity.
- 3) Insufficient/inaccurate or misleading information has been used by the developer to support their proposal. There is no actuarial report that this proposal will have any impact on carbon reduction over and above the emissions involved in construction of the panels and the site itself.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Audrey Duffy

Address: Dumbiedykes Balkeerie DD8 1SR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The late submission of additional documentation by the developers does not address concerns about this application, and indeed, raises further issues which I am excluded from commenting on as detailed documents are not available.

Please be clear that my previous objections to this development are still valid.

This application should be refused.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Eleanor Feltham

Address: 92 St Ninians Road Padanaram

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Community benefit does not comply with Scot Gov guidance of £5,000 per MW. (note only)

2 Combination of 3 fields, two on sloping site is cumulative, prominent and creates inconsistent landscape pattern

3. Angus Sustainable Energy & Climate Action Plan page 13: Promote the use of sustainable, local produce. Increase the provision of food growing facilities. Class 1 soil in Angus is 10% whole of Scotland. All the solar applications approved and pending on arable lands directly contradict this document.

4. 70,000 panels especially from south to north direction through B9128 will create a tunnel effect. Panels next to public road and accesses should be placed 100m back from boundary

5. Flooding has caused the B9128 to be closed in Angus records

6. Note no boundary treatment at south location

7 Fixed panels should be east to west to assist water surface run off and glint and glare

8 Lownie Muir road is a narrow, dirt track unsuitable for major traffic

9 Amenity of the area would permanently effect existing residents

10 Open aspect fields support wildlife and migrating birds and has the potential to alter the eco system

11 Impact on local and A90 access network along with all other sites either approved or pending, combined with housing development construction will add to local traffic. 12. Mercury Programme 2021-2030. Purpose protecting places for future generations to live, work and visit. This application contradicts this document.

This application will effect the whole outlook of the surrounding landscape and should be rejected.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Ms Eleanor Feltham

Address: 92 St Ninians Road Padanaram DD8 1PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The ANGUS SUSTAINABLE ENERGY & CLIMATE ACTION PLAN (Strategic Environmental Assessment) dated 18/10/21 Period 2020-30 (reviews should be every 2 Years)

Page 17, 21,23 refers.

Problems and issues identified.

- 1 Potential loss of agricultural land
2. Impact of erosion and run off from land, hard surfaces and compacted land
3. Contamination or loss of soil from future developments
4. Angus Landscape protection - issue Solar and Windfarms.

Transport

Statement to Reduce the carbon impact of freight and logistics in Angus.

Given all of the above have been stated within this document as problems and issues and already within 4 years into the assessment are coming to fruition because these are known risks but is mitigation enough to stem the these now and into the future.

The transport network and volume of freight has and will continue to impact if a balanced approach is not considered.

Flooding also mentioned would happen given the Lowlands of Angus and the water table is in poor condition according to the document.

The problems and issues of this document are quite clear and should be actioned if there is any future for a sustainable Angus.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Eleanor Feltham

Address: 92 St Ninians Road Padanaram Angus

Comment Details

Commenter Type: Community Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The Royal Burgh of Forfar Community Council submit this response for consideration.

Design Statement 7.1.9 refers. We are in agreement with elected members that using agriculture land is not the best use of land resources. Infrastructure. The route between the A90/Forfar town centre and B9128 with envisaged 1280 HGV movements have the potential to impact safety concerns for pedestrians in the absence of pedestrian crossings in places. Restoration payment should be considered given the maximum length and weight of HGV's towards road maintenance on the envisaged route. The map attached to application only shows the exit route not the entry route off A90.

Cumulative impact- three fields not just one. Flooding- does occur in the B9128 from the junction north and past envisaged site. Working hours- should be restricted to specific times and exclude weekends. Solar panels- should be pulled back 100M from both sides of the B9128 to reduce tunnel effect.

The Lownie Moor track road is totally unacceptable to be used for any purpose. Lighting within a potential site or compound should have periods of darkness to enable mammals to continue using their foraging natural trails and habitats.

Community benefit- This is voluntary not statutory but fails to recognise or match the Scot Gov good practice guidelines of £5000 per MW usually paid annually not one payment and aligned with index link.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: The Royal Burgh of Forfar Community Council Feltham

Address: 92 St Ninians Road Padanaram Forfar DD8 1PT

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the revised plan as it still falls short of sufficient mitigations and policies within the NPF4, Strategic policies of Angus Council and the lack of Scot Government to provide the Land Use & Agriculture Just Transition Plan that surely would have given clear direction to all concerned as regards impacts of using prime agricultural land in favour of renewables.

We agree with the Countryside Officer regarding margins around the edge of the road especially south and west areas for pedestrians and other forms of transport such as cycling.

The construction site would be better placed on the road to Dunnichen as it is a straighter road, does not impact on residential property and road users coming off the bend of the B9128 would have longer sight lines.

The margins between the B1928 and the solar panels should be a consistent distance whether or not residential properties and any other properties where solar panels are envisaged.

Flooding is still a current issue requiring the roads to be closed off, how will this be mitigated if this proposal envisaged to be in place for 40 years. One small wildlife pond in the wrong location is not adequate.

Glint and glare can be expected and all the more reason to 'pull back' solar panels from residential and road users providing a linear approach to ensure landscape continuity.

Noise in rural areas are amplified across open landscapes. Another reason to move the

construction site away from residential properties. Everyone is entitled to 'peace and enjoyment' of their home.

Multiple solar farms that have been approved around Forfar are having a cumulative effect on the landscape, loss of prime land, pushing land prices up for farming purposes.

We refer to Angus Council Food Growing Strategy 2020-25 (reports 103/21 and 334/21 may assist.

NPF4 policies 3 and 4 mentions the protection of biodiversity and natural assets that are very important for the wellbeing of people, 5 protects soil.

END

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Miss Kate Ferguson

Address: 14 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Linda Fergusson

Address: Willowbank Braeside Of gagie Kellas Dundee DD5 3PP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amount of solar panel industrial sites being proposed in ANGUS is a disgrace. The Scottish Government and Angus Council Leaders should be ashamed of themselves allowing agricultural land to be used in this way and not adhering to their own NP4 document.

This must stop now. Developers (or money grabbers as we are now seeing them as) should be made to look at alternatives to food production land. We need this land to continue farming the land and being self sufficient in this area too. WE WILL NOT BE ABLE TO EAT SOLAR PANELS!

We will soon be tripling carbon footprint as we import foods! Honestly, the SNP and the Greens (worst move ever) have to wake up and realise what they are doing!

Angus is proposed to become industrialised everywhere! TEALING is another area that is proposed to be under a sea of METAL! House prices plummeting and health scares when you actually dig deeper into the effects these can potentially have. We are being stripped of our country living - so much also for the Scottish Governments mental health document! No more SNP for me!

STOP OFFERING OUR FOOD PRODUCING LAND AWAY!

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Bryan Forbes

Address: 1 Newdyke farm Cottages Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to proposed solar development for the following reasons.

1. Use of unclassified Muir of Lownie road by over a thousand heavy goods trucks with materials for solar farm because road is a single track road and is 3 metres wide on its entire length with only 2 passing places, both of which are private land/drive entrances. Due to recent changes in farm buildings uses on this road, approx 12-44 tonne delivery trucks and increased tractor uses of road since tree nursery was bought by local farmer, this road is much busier now without the addition of 1000 more trucks. This road is in a bad state of repair currently, and will only deteriorate if traffic is increased in volume and weight.
2. As a regular user of B9128 Forfar/Carnoustie road, and can vouch for volume of vehicles using this road which skirts the solar development, I object to this development on safety grounds with regards to sun reflection creating potential hazards to busy road and drivers.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr bryan forbes

Address: 1 Newdyke Farm Cottages Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
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VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
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NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
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HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Bryan Forbes

Address: 1 Newdyke farm cottages Muir of Lownie Forfar DD82LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I submit that the changes to this application do not fully address my previous objections,namely road infrastructure,road safety on B9128 which runs through the middle of the proposed site.Having driven this busy road for many years,there is a high risk of solar installation causing safety issues in reflection and boundary fence affecting drivers forward vision when negotiating tight corners at Cotton of Lownie farm in both directions.

This application is in entirely the wrong location as numerous objections have proved

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Alison Forbes

Address: 1 Newdyke farm cottages Muir of Lownie Forfar DD82LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to proposed solar farm application at Lownie as the new plans put forward by developer do not adequately address my objection of road safety on B9128 which is already dangerous on corners at Cotton of Lownie and Millpark.

The addition of fences and trees will only exacerbate safety issues on an already dangerous road. I also object to the visual impact of this application, and have not seen clearly shown future impact of this site as submitted drawings are vague and impossible to clarify because of scale of drawings.

Subject: FW: Comments for Planning Application 23/00393/FULM

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/07/2023 12:42 PM from Mrs Alison Forbes.

Application Summary

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Case Officer: Ed Taylor

[Click for further information](#)

Customer Details

Name: Mrs Alison Forbes

Address: 1 Newdyke Farm Cottages Kingsmuir Forfar

Comments Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object because
LOSS OF PRIME ARABLE LAND
-NPF4 "we will use our land wisely"
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Case Officer: Ed Taylor

Customer Details

Name: Miss S Fraser

Address: 7 Carnegie Terrace Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I reside in Kingsmuir and I am alarmed at the size of the proposed site and the proximity to Kingsmuir.

I am concerned regarding the proximity of the site to residential properties, the large amount of construction traffic passing my house and the site being surrounded by industrial fencing and security.

I regularly walk my dog in this area and I am concerned what impact the site will have on wildlife.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr David Galloway

Address: 20 Broomfield Road Sevenoaks

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
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Case Officer: Ed Taylor

Customer Details

Name: Mr David Galloway

Address: 20 Broomfield Road Sevenoaks TN13 3EL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I originally objected to this outrageous planning application on the 24th July 2023.

The new submission documents do not remotely alter the extent to which this development will negatively impact the local community with visual impact, road traffic and safety issues, being the wrong development in the wrong place. It is not in keeping with the rural environment and there are other more appropriate sites this could be placed, but this is the developer's preferred choice purely driven by profit.

My original and material objections still stand from 24th July 2023, and I submit this latest objection as an additional objection.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Duncan Gourlay

Address: 2 Gateside Road Inverarity Forfar

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inverarity Community Council has been approached to help reflect the views of local residents affected by the proposed construction of the solar farm, battery energy storage system and associated infrastructure.

Part of Angus Councils Development Plan & participation Statement is to include the best use of land. This change of use of land, from prime agricultural land to energy production this does not make the best use of land when other non-arable brownfield sites could be utilised.

A one-off payment of £85,000 to be split between Forfar, Inverarity and Letham Community Councils is considered as a "derisory" sum of money compared to other solar farms within the area, for example Suttieside community was offered £30,000 per annum.

Concern has been raised about the installation and the affect it will have on drainage and the risk to flooding in the area as there is already a problem with flooding and this has led to the closure of the road at Silverhillock in November 2022 for 2 days. It also raises the concern of how flooding in the area will impact local properties and roadways.

Road safety issues have been raised with the potential for flooding in the area, potential of road traffic accidents with the proposed site entrances being constructed onto the B9128 a known accident area. And there being an increased risk of collisions with residents gaining access to there properties due to reduced visibility.

There is the potential of pollution to the area, with the possibility of leeching toxins such as

Cadmium and Lead. These can leech into the land and waterways from rainwater, especially when panels become damaged.

There is concern there will be an adverse effect on the local wildlife with high fences to be constructed around the site that will prevent the free roaming of wildlife in the area. And the possibility of animals being forced onto the road increasing the potential risk to traffic and animals.

Inverarity Community Council

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Marlene Graham

Address: Montclair Hillend of Lownie Kingsmuir by Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to this application because, while I am fully supportive of the generation of environmentally sustainable energy, this application would remove productive agricultural land from food production. For decades the fields concerned have produced excellent and varied crops. It would be much more appropriate to locate such solar developments on non-productive land. Given the current food crisis due to Russia's war in Ukraine and to some extent the repercussions of Brexit, productive agricultural land is of prime importance. The Scottish Government's NPF4, to which local planning departments must adhere, states that we must ensure that "the right development happens in the right place" and "We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on." Lairds own a considerable area of land much nearer their quarries where such a development could be sited.

This would be a development on an industrial scale, completely out of keeping in a rural setting. The Ministerial foreword of the NPF4 states that "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most" Should this large solar plant be built, it will totally change the rural environment where many people have chosen to live for a particular lifestyle. Vast arrays of panels, security fencing and cameras will impinge on people's outside space (my own being particularly adversely affected) The roads will be made more dangerous - with the hazard of glint and glare as well as reduced visibility and probably more flooding. Mitigations for the inevitable disruption to the rich diversity of animal life that will occur have been suggested. However, the proposals of a randomly-placed wildlife pond, hedges and strips of wildflower seeding are unlikely

to counter the disturbance.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Ms Marlene Graham

Address: Montclair Hillend of Lownie Kingsmuir by Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 2 of 2 (Omitted to mark first page as being part 1 of 2)

The carbon footprint of this industrial installation is in direct contravention of the underlying principles behind NPF4. The information boards at the public consultation, noted how the development would 'benefit the entire solar panel supply chain.' Despite the suggestion that it would, there will be little if any benefit to the local or even Scottish economy. For various reasons it is a matter of great concern that these panels are made in China.

Over 20 applications have been made for solar developments within a few miles of the current proposal. The cumulative effect of many of these going ahead would be a blight on the landscape of Angus as well as reducing the amount of quality farm produce for which the area is renowned.

The proposal would almost certainly result in a permanent change of use to industrial, in what is currently a rural agricultural environment with significant tourism amenity.

Apart from the loss, possibly forever, of this significant area of arable land, the reason behind the application is concerning. Concrete manufacture is a notoriously 'dirty' process which will still be the case even if the electricity used is renewable (Almost all of Scotland's electricity is produced by renewable means already) Solar, however, is one of the least efficient means of producing electricity, especially in the North of Scotland, so if it must be generated, it should not be at the expense of producing a much more efficient energy in the form of food for people.

I have read carefully and agree with other points raised in the many objections submitted so far and strongly believe that granting planning permission for this development would not be in the best interest of the community and the surrounding environment.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Ms Marlene Graham

Address: Montclair Hillend of Lownie by Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to my objection posted on 30 July last year, I wish to say that the modifications made to this proposal by the developer do not change my opinions in any way. Despite the applicant's seeming to have answers to every point raised by members of the public, I still have serious misgivings about most aspects of the proposal.

I continue to feel, most strongly, that this would be a blight on the landscape and misuse of agricultural land when other sites are available.

One of the good points of living in this rural area is the proximity to a rich diversity of wildlife. I do not accept that the existing habitat will not be seriously harmed. Mention of mammal gates and how animals 'instinctively' know how to use them is not reassuring. There are likely to be deer and possibly drivers killed when startled animals dart onto the road as their normal escape across these fields is blocked. There is also evidence that birds can come to harm by flying into panels, which they cannot be aware are solid structures.

To reiterate one part of what I wrote, 'The Ministerial foreword of the NPF4 states that "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most"

The NPF4 also states that we must ensure that "the right development happens in the right place" and 'We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on.'" Lairds own a considerable area of land much nearer their quarries where such a development could be sited.

I hope that you will carefully consider this and all the points I made before.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Shona Grimmond

Address: 5 Summerhill Kingsmuir Gorfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Kenny Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the recently submitted documentation by Wardell Armstrong, I would like to re state my original objection to the inappropriate siting of an industrial development in a rural landscape ,which no amount of mitigating screening will be able to conceal as is shown by the ZTV. I note that there has been a change in scale of the ZTV in the latest application information and wonder why? This project remains for the profit of three companies and brings no community benefit .

Wardell Armstrong's Summary of public comments and Applicant responses.

This document contains 64 selected questions by WA and their responses. On initial reading it seems a helpful document but a detailed scrutiny reveals a trend of vagueness and indirect responses with no reference to where information originated, eg, see point 38 concerning Scotlands over production of energy.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Kenny Hamilton

Address: Silverhillock Lownie Forfar DD82LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Alternative sites .

Have now removed field A from their plans , the overall site is reduced by 22 Acres, so the total area is 128 acres, which means the percentage of best quality land on the remaining plan will be 45% grade 2 and 55% 3.1. A percentage increase on best quality land lost.

On Wardell Armstrong's Update application cover letter of 18/3/24 they say " since the application was lodged there are new solar panels available with improved efficiency" this was to explain how the loss of field A could be sustained and the site could still be viable.

On Wardell Armstrong's Alternative site document from May 2023, they use only 4 lines to dismiss Lairds own land (as unsuitable) without ever stating the amount of land that is being considered. Point 45 on WA's applicant responses document.

The undulating topography referred to is partially a result of the aggregate extraction work done by Lairds on the site. This company have the means to reinstate and improve their land for the purpose of siting solar arrays. This would give them a shorter cable length to the sub station and the profits from the land rental. The land is already largely screened from the B9128 and siting the arrays here would save disruption if the Lownie site were approved.

A primary reason for dismissing other sites in favour of Lownie was flooding. The B9128 at Mill park Corner still floods despite extensive work by Tayside contracts. The main source of the water is Field C. It also causes flooding by White burn a couple of hundred yards South . Point 5.1.7 on

this document quotes that Lownie is absent of flood risk!

I note that potential damage to Listed buildings nearby was mentioned as a reason for dismissing the Site one assessment. Could there be potential damage to properties bordering the Lownie site?

A primary criteria for finding a development site is that it has to be 3 km from the point of connection to the grid. In WA's Biodiversity net gain document March 2023 , the opening paragraph " Site covering cable route extends to approximately 4km NW along established roads". This is an arbitrary distance decided by the developer and point 43 of WA's summary of public comments and applicant responses confirms what I said on my original objection, " ensure a viable project" means maximise profit ! Lownie is the most profitable site for Industria et al, not the most appropriate for the community according to NPF 4 and Angus local development plan.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Kenny Hamilton

Address: Silverhillock Lownie Forfar DD82LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Biodiversity.

The two fields B&C on the Lownie site are used by a variety of Birds and Mammals .

A small selection of the birds that I have seen recently are Pheasants ,Partridge, Larks, Red Kites, Buzzards, Sparrow hawks, and Owls in addition to Woodpeckers and numerous song birds. I am particularly concerned about the effect the fencing and solar arrays could have on the raptors . The site will harbour rabbits and field mice which are the raptors prey.

Mammals present in the area include, Badgers, Foxes, Rabbits, Brown Hare ,Pine Martins and mice ,rats and voles. Potentially stoats and weasels. There are several families of Roe deer which will be excluded from the fields by the deer fencing. The deer cross the B9128 to access field C and when turned back by the fence will re cross the road adding to the danger of causing a RTA.

An Environmental Impact assessment was not deemed necessary for the proposed development and now a battery storage system has been added , should it not be considered now? The Biodiversity Net gain document (June 2023) like all of WA's reports ,is commissioned by them and is not an independent assessment.

On point 31 of WA's responses to questions. Q How would mammals know how to use mammal gates? A. "Mammals instinctively know how use Mammal gates". You don't have to be an ethologist to see what a ridiculous answer this is! In keeping with all of the responses on this document ,there are few reference points for statements made.

Concerning the wildlife pond point 7 and 25a on WA's response. The source of the feed the pond will be rain water which potentially could dry up in summer. There is no mention of an outlet and where (in the more likely case of excess water flooding the pond in winter) water would drain to. As I stated in my original objection the only reason for creating a pond is to boost Biodiversity claims for the developer.

Maintainance of the site, will chemicals be used to clean panels and control weeds? On WA's responses document point 2 "a landscape development plan will be available in due course" But we will have no ability to comment on or influence it.

I urge the planning officer and those responsible for deciding on this developments future to consider.

The development's appearance, size and location will change the character of the landscape and thus the visual impact. It would not contribute positively to the quality of the surrounding built and natural environment. ALDP DS1,3,4

2. The development , owing to it's scale, massing and location may contribute to the cumulative loss of prime agricultural land within a wider setting, whilst also resulting in the loss of food production potential and food security over it's lifetime. DS1,3,4

3. The mitigation measures proposed by WA fail to comply with policy 11 of NPF4.

4. Development and land use change should be compatible with the unique characteristics and features of the Angus landscape. The proposed development, owing to it's scale, area and open location, flanked by the B9128 Forfar to Carnoustie road and the Dunnichen to Forfar road (which joins the B9128) will erode the local distinctiveness of landscape character at this location, significantly impacting the visual integrity of the area. DS1,3,4

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Case Officer: Ed Taylor

Customer Details

Name: Mr Kenny Hamilton

Address: Silverhillock Lownie Forfar DD82LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Quotes from Politicians pertaining to Solar Power

"not at any cost... not in any place...

not if it rides roughshod over the views of local communities.

As we take solar to the next level, we must be thoughtful, sensitive to public opinion, and mindful of the wider environmental and visual impacts."

Greg Barker,

Minister for Energy and Climate Change

(Speech to large scale solar conference 25th April 2013)

"Meeting our energy goals should not be used to justify the wrong development in the wrong location and this includes the use of high-quality land. Protecting the global environment is not an excuse to trash the local environment."

<https://questions-statements.parliament.uk/written-statements/detail/2015-03-25/HCWS488> Eric Pickles, Secretary of State,

Communities and Local Government

The National Planning Policy Framework expects local authorities to protect and enhance valued landscapes and sites of biodiversity and recognise the character and beauty of the countryside and the benefits of the best and most versatile farmland in their policies and decisions'

'a number of proposals for solar farms in the countryside have been rejected as causing visual harm, harm to amenity or harm to openness. ...local authorities should protect all that we value in landscapes and natural capital, as indicated above'.

'we place great importance upon our agriculture and food production, and this is reflected in the National Planning Policy Framework.

The Framework requires local planning authorities to take into account all the benefits of the best and most versatile agricultural land. Where significant development of agricultural land is shown to be necessary, planning authorities should seek to use poorer quality land in preference to that of a higher quality. They should also consider the needs of the food production industry and any barriers to investment that planning can resolve'.

'local planning authorities are asked to encourage re-use of brownfield land provided that it is not of high environmental value, to recognise the character and beauty of the countryside'

Rt Hon Robert Jenrick MP,

Secretary of State for Housing, Communities and Local Government

(in a letter dated 16 August 2021 to Sir Oliver Heald QC MP).

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Could you please inform me why certain documents are, at present "unavailable", when they were clearly visible at 3.30 this afternoon?

It is very unfair that we, as opposers, have a very limited time scale to lodge our objection, and that cannot be done without having all documentation to hand.

Thank you

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As application was made on 13/6/23 and gives a long list of neighbours notified, can I point out that to date(15/6/23), none of the residents of Lownie have received any such notification.

Postman asked about delivery and stated that even with a 2nd class stamp, we should've had the notices by now.

Should notification to people being affected by this scheme not be made at the same time as the Council.

This community is getting very irritated by the casual lack of regard and respect by this company by the poor quality consultation meetings, lack of engagement to information requests and now this.

As a separate issue, this site seems to be down more than it's up.

From: Pamela Hamilton [REDACTED]
Sent: 17 August 2023 04:08
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Objection to 23/00393/FULM Lownie Solar Farm

I wish to object because:-

1. BESS OUTPUT

- Wardell Armstrong state that the two BESS containers to export power to Lairds Aggregates are rated at 3MW/ 6709MWh. In correspondence with Professor Peter Dobson OBE, Emeritus Fellow at Queen's College, Oxford, who has been teaching Electrical Engineering and Environmental Technology since 1980, both at Oxford and originally at Imperial College, he has stated to me that these figures look like a mistake. The figures given implies they can only deliver 3MW for 2236.3 hours which is 93 days. Most BESS installations are 50MW/ 200MWh

2. LOSS OF PRIME ARABLE LAND

2.1 NPF4, "We will use our land wisely"

2.2 150 acres of Grade 2 and 3.1 arable land out of production for at least 40 years

2.3 Loss of 23,000 tons of crops over 40 years

2.4 NFU Scotland, "Farming Facts"

- i. 67,000 people directly employed in agriculture in Scotland
- ii. 360,000 jobs (1:10 of all Scottish jobs dependent on agriculture)

2.5 Only 8% of Scotland's land area is grade 1- 3.1 ("The Macauley System Explained" - Hutton Institute)

i. Cumulative effect of over 20 solar power plants throughout Angus on thousands of acres of arable land (sustainability)

With withdrawal from the EU, war in Ukraine, and food inflation, it is more important than ever that Scotland produces more home grown food and bolsters food security and it's lucrative food and drinks market. ("Food security must be a key part of green recovery from Covid 19" - NFU 2023). NFU President, Minette Batters has called for government action to ensure UK self sufficiency does not drop below 60% and that the UK needs to produce more food at home.nfuonline.com 9/8/23) It is often proposed that solar power plants can accommodate the grazing of sheep, but this is not an alternative to crops. Sheep also emit high levels of methane, a greenhouse gas. There is nowhere in any of the documentation that would imply there are any firm measures in place to return the land after 40 years. It is also my opinion that 40 years does not constitute a "temporary" period of time. The monocrystalline panels proposed have a lifespan of approximately 25 years and would then need to be replaced giving only 15 years of use. Therefore, it is also my opinion, that this land will not return to agricultural use after the 40 years have expired.

3. VISUAL IMPACT

3.1 NPF4 Ministerial Foreword

3.2 Industrialisation of rural landscape(ALDP Strategy-, “maintain the quality of valued landscapes”.)

3.3 NPF4 6 Qualities of Successful Places - Healthy/Pleasant

- i. It is neither healthy nor pleasant to have an industrial power plant built in the middle of beautiful countryside,some 2.8km away from the point of need,but figure varies between documents.
- ii. 73,700 3 metre high black double sided solar panels
- iii. 2 metre high industrial galvanised steel security fencing around field perimeters
- iv. 70 CCTV cameras

3.4 Strategic Landscape Capacity Assessment for Solar Energy in Angus,Angus Council

- i. “ low capacity for solar pv development”
- ii. “ The open character of this type together with the landform combines to substantially increase visibility and reduce landscape capacity for solar pv development.”

3.5 “Landscape and Visual Appraisal” document Page 9, 4.1.7 “The character of the site and it’s immediate vicinity”.

- i. property distances from proposed sites are incorrect and some are much closer than stated.

3.6 “Appraisal of Landscape Effects” Page 11 5.1.1

- i. effects on the rural character underestimated, “ potential loss of naturalness”!!

3.7 “Landscape sensitivity to the proposed development” Page 13 5.2.1

- i. “the site and study area are of medium susceptibility to the proposed changes”. Does not comply with NPF 4 Policy 11e

3.8 “Potential impacts...” Page 14 5.4.1

- i. solar panels are described as “ low level”. They will stand 3m high.

3.9 “New Structures” Page 14 5.4.3

- i. the development would cause, “a potentially adverse effect upon the rural character of the area”. NPF4 Annex D - 1. Healthy

3.10 Page 14. 5.4.5

- i. “ the magnitude of the effects...is assessed at medium to highoverall effects of these changes ...moderate to substantial adverse. As proposed planting....reduce to moderate adverse”. Communities should not be subjected to any adverse effects.

The proposal will result in a significant detrimental visual impact to the properties immediately adjacent to the sites,and impact on their residential amenity.

The “Zone of Theoretical Visibility” clearly shows the extent to which this power plant would be visible both within the 1km and 3 km buffer zones,and beyond.

Solar panels,security fencing and CCTV cameras are not in keeping with the rural landscape,particularly as the fields have a flat aspect and border the B9128 Forfar to Carnoustie road(ALDP Policy DS4 Amenity).

‘Mitigating’ planting will take years to grow. There is no definite plan for which species are to be planted and no care plan for management of them. In the “supporting information” ,” VP8 proposed view 10 years after completion”, the CGI depicts a row of deciduous trees at the south eastern border of Field C,which for approximately 7 months of the year will have no cover. Also these trees will shed their leaves in Autumn causing potential blockage and consequential stagnation of the ‘wildlife pond’ as there is no management plan for caring for this pond either.

4. INAPPROPRIATE SITE

- . NPF4 Policy 5 B.i.
- . NPF4 Policy 11 E.xiii
- . ALDP Policy PV6
- . ALDP Policy PV9

4.1 Inappropriate use of prime arable land

4.2 "Alternative Site Assessment" document

i. " search area restricted to 3km radius of the grid connection point to the proposed primary end user(LAIRD BROTHERS FORFAR LTD),this is considered appropriate". By whom? Also,the stated aims of this scheme is to benefit LAIRD AGGREGATES not LAIRD BROTHERS FORFAR LTD,a separate company. Cable length restriction is not a credible reason to restrict location. The motivation appears to be profit driven and for the convenience of the developer.

4.3 SITE 1 is discounted :

- i. - on the grounds of being Grade 3.1 and predominantly Grade 3.2 yet the chosen site is Grade 2 and Grade 3.1.
- ii - states area is, "at risk from flooding(high likelihood)." There are no references to back up this statement and there is no flood risk according to SEPA either now or projected in the future. This field is regularly planted and crops harvested.

4.4 SITE 2 is discounted:

- i. Grade 2,3.1 and 3.2 land
- ii. Two scheduled monuments nearby but not actually within the site
- iii. "High likelihood of flooding across centre of site". However,no evidence to support this statement in the SEPA flood risk map.

4.5 SITE 3 is discounted:

- i. on the grounds of single track access
- ii. a mix of Grades 3.1 & 3.2 land
- iii. sited 2.2 km from the grid connection point which "reduces the viability of the site". Why does it?

The land is lesser quality than that proposed. The single track road is one which articulated lorries frequently use and cause notable damage to verges. Muir of Lownie road is no different,and, potentially, HGVs would find themselves directed on to this road for deliveries to the Dunnichen site.

4.6 SITE 4 is discounted:

- i. constraints on road access,again similar to Muir of Lownie road
- ii. Grade 2 and 3.1 as is the proposed site
- iii. 2 km from grid connection point

The conclusion that the proposed site is best suited is poorly argued and is erroneous as it states there is "absence of flood risk".

Lairds own large areas of brownfield land which would be far better suited to this project (NPF4 Policy 9) and also more financially viable as it would eliminate the need to pay a lease fee to the farmer of £7.2 m over the 40 year period. There is already established screening. Much closer to the

grid connection. Eliminates the need for severe disruption to 1000s of people every day for months of roadworks to lay cables(this will also reduce costs).

It has not been demonstrated that it is imperative that this project is sited at Lownie. In fact, I have repeatedly enquired both at the Public Consultation and by several emails to Industria and Wardell Armstrong (which have gone unanswered), as to the amount of energy required by Lairds. If the usage is unknown as Industria would have you believe, then how can there be a specific figure of 30MW? If this is inadequate, will there be further expansion? Or is this a means of maximising profit by selling to the grid when only a small amount is required by Lairds? The statement of securing 80 jobs(which is the total employee roll across the 3 separate Laird companies, not Laird Aggregates) and generating 8 more implies 80 jobs may be lost if this doesn't get approved? What are the 8 jobs? Part time, temporary, permanent?.

5. TRAFFIC IMPLICATIONS/ ROAD SAFETY

5.1 It is proposed that site traffic will exit the A90 northbound at the Glamis turnoff, along A94 through Forfar then on to the B9128 to the site.

5.2 Muir of Lownie road is single track, in poor condition and has no capacity for building of passing places.

5.3 B9128 main connector road between Forfar and Carnoustie and the A92 Arbroath and the North, Dundee and the South so, therefore, a major tourist route. This contradicts "Transport Statement" document page 4 "Baseline Conditions", 3.2.1 which states, " B9128 ...mainly provides access to a small number of farms and houses".

It should also be noted, that the Transport Statement and Flood Risk Assessment documents, unlike the remaining documents, refers to the Fields involved as FIELDS 1,2 & 3 NOT FIELDS A,B & C!

5.4 Bus timetables are included in the Transport Statement. However, it is clear from this and local knowledge, that local buses can be unreliable and sporadic and not flexible enough to enable any 'local' workers to use public transport to get to and from work(work contract has not been committed to yet so perhaps there will be no local workers). This does not comply with either the local development plan nor NPF4.

5.5 Figure 3.2 SPV Site Layout page 5. No legend, no points of reference.

5.6 There is a humpback bridge located on the Muir of Lownie road. Has the weight limit been assessed?

*** ACCIDENT HISTORY ***

5.7 3.5.3 page 7. Mentions the bend on Dunnichen Road at Millpark/ Silverhillock/ Rowanburn and the accidents that residents recounted to Industria at the public consultation. As damage only accidents are i by PIA statistics, this is dismissed, and states proposed development will be "unlikely to have any material impact on the occurrence of accidents". In the past two weeks alone, there have been two car accidents on this stretch of road, both with photographic evidence. Emergency services were deployed and the road closed for some hours. The council have been contacted about this as this is a very dangerous stretch of road, driven far too fast by many drivers. We at Rowanburn, Silverhillock and Millpark run the gauntlet of a potential collision by trying to access our properties on a right turn coming from Forfar. High level crops at the moment obliterate any vision, but this will improve slightly once harvested. This will not be the case if 3m high solar panels and 2 m fencing are erected. We will always have to turn without any vision.

5.8 It is also very difficult emerging from the Muir of Lownie road onto B9128 due to reduced vision, and compounded by a straight in the road where speed is again a problem with some drivers. Add to this an entrance to the site, where 16.5 m HGVs will have to use up part of the wrong side of the road to get enough of a turn, and the frustration of other drivers held up by these huge lorries and there is another potential for accidents.

5.9 There is a 20mph speed limit imposed through Kingsmuir. Will there be more of a police presence to monitor speeding as this is very much a problem before adding in the extra traffic?

Proposed Development page 10

5.10 4.1.2 “ The layout of the internal site compound has not been determined at this stage,subject to a contractor being appointed”. Why not? Surely the details of this should be included in the planning application so council members voting can be fully informed and know what it is they are voting on. This lack of any detail is a constant throughout every document. In this case,does Industria aim to gain planning permission then sell the site on as happens very frequently in other areas,diluting conditions and profiting from the sale?(Director,Jonathan Hall,is also director of 28 active companies and 3 dormant ones.Industria Solar Forfar Ltd is just over two years old and has net assets of £100 and £66.85k cash in bank. As it takes millions to set up a solar power plant,where does the money come from? Could this company become insolvent and the site left in ruins?).

Proposed Construction Traffic Routing page 11

5.11 4.3.1 The arrival route is given but not departure

5.12 what assurances are there that the Lour road(single track)will not be used as this is stated as being the main reason for eliminating Site # 3?

The visibility splays are, “one step below desired minimum”. Surely for safety,this should be several steps above minimum- NPF4 Annex D “Healthy”- “ removing known hazards”.Also “ minor vegetation clearance”. What does this mean? Will there be a loss of habitat?

5.13 4.3.3. “No abnormal loads are anticipated during the construction phase”. Assuming a five month construction period (which seems unlikely), there would be 1280 two way 16.5 m HGV movements plus cars and LGVs associated with the site in addition to normal traffic but 4.6.7. states, “no significant impact on the operation of the local highway network”.

Cumulative Effect on Roads

5.14 Alternative Site Assessment

i. 3.4.1. Page 4. States 1 49.9mw facility under construction,3 others awaiting construction,2 awaiting decisions. Craignathro Farm also are awaiting decision as is Suttieside. There are also plans for developments in Wellbank and Kellas. If these all are approved, there is the potential for a cumulative effect of heavy construction vehicles clogging already congested and crumbling roads. Is there an extra fund for road repairs due to increased heavy site traffic?

ii. If Craignathro Farm is approved,will site traffic access the farm by the same single track and narrow road which excluded Site #3 from being considered for Laird’s proposal?

iii. Effect on the road from glint/ glare

6. COMMUNITY BENEFIT FUND

6.1 One off payment of £85,000

i. Inverarity Community Council £75,000 5 miles from the site

ii. Forfar CC £9,000 3 miles from the site

iii.Letham CC £1,000 3 miles from the site

6.2 Compared with Community ‘Benefit’ offers elsewhere for Solar Power Plants and Scottish Government recommendations,this sum is paltry. The residents feel insulted and disrespected by this.As Lownie has no parks,Village Hall,paths etc, those directly impacted by this scheme will not benefit at all from this money. As it is little better than a ‘bribe’,I do not want any money to be accepted as I feel this would appear to condone the scheme,when it is vehemently opposed.

If it will be imposed, there are questions to be asked, as there is no information given on the application documentation.

i. When will the payments be made?

ii. What restrictions might there be on spend? Are there themes that the company specifies funds must go to and/ or things it cannot be spent on?

iii. Is the company specifying a particular model or structure for the management of the fund? If so, what is it and what are the implications for the community?

iv. Is the company looking to be involved in fund disbursement? Are they leaving this entirely to the Community Councils? Or is there a third party and what is their track record in working with communities?

v. How much work will be involved in administering the fund and how will that be paid for? Will it come out of the fund, or will the company pay for this separately?

7. HEALTH & SAFETY

7.1 FIRE

i. Fire Service not part of the planning process

ii. Fire chiefs in England are voicing concerns about the increase in fires affecting battery storage but also the panels and inverters.

iii. Release of toxins during a fire, housing very close to facility

iv. Groundwater pollution from materials used to extinguish fire

v. Recent study by Firetrace International (Aug 2022), indicates sharp rise in solar fires.

vi. No mention of any fire risk assessment/fire safety protocols in application

7.2 THEFT

i. Solar power plant theft increasing (farming.co.uk 15/2/23)

ii. Could have an impact on increased risk of fire

iii. Could have a knock on effect to local properties

iv. Will CCTV cameras be monitored 24/7?

v. Will there be security guards patrolling the sites at night during construction and will there be night time lighting?

7.3 EFFECTS OF ELECTROMAGNETIC RADIATION

i. Some people have a sensitivity to the effects of EMR

ii. Housing very close to sites

iii. No broadband in the area so reliant on satellite router. ? Interference

8. FLOODING

8.1 Corner of Muir of Lownie road habitually floods. This is where the substation is proposed.

8.2 Dunnichen Road (B9128) floods badly at same bend as accidents near

Millpark/Rowanburn/Silverhillock. The road was closed for two days last November with vehicles stranded in the water. Photographic evidence available.

8.3 Proposed 'wildlife pond' has been relocated on several occasions as each time, it was moved somewhere equally unsuitable. Now proposed at Whiteburn which also regularly floods. No care plan for this pond. Where is the inlet/ outlet? Will it be contaminated by falling leaves and debris?

Flood Risk Assessment document

8.4 Site Setting

i. 4.4.3 page 7. Who carried out the site investigation works? Was this an independent company?

8.5 Flood Risk from the Proposed Development

- i. 7.3.4 page 14. Who will maintain 'the grass' below the panels? Will the grass grow due to the heating and drying of the area by solar panels?
- ii. 7.3.6 page 14. Will this crushed stone be removed on decommissioning?
- iii. 7.3.9 page 14. "suitable surface water management plan". What is it?

8.6 Drainage Strategy

- i. basically building swales!
- ii. grass reinstatement
- iii. 9.3.1 page 18
 - who will be responsible for this maintenance?
- iv. 9.3.2 page 19
 - who will be responsible for mowing 'the grass'?

Overall, flood risk is not taken seriously here.

9. COMMUNITY ENGAGEMENT

- i. Very poor community engagement
- ii. Some neighbours did not receive notice
- iii. Poor quality public presentations
- iv. Minimal information given.
- v. Emails ignored
- vi. No name badges/ introductions
- vii. False information given
- viii. first consultation, staff member, when asked, said he was "an ecologist" when in fact he is an associate Director with Wardell Armstrong with his specialty being a Planner.
- ix. Very dismissive of locals concerns
- x. No mention of Lairds Aggregates on pre planning application.
- xi. Very obviously evaded answering relevant questions.
- xii. What will happen if this company goes out of business? Will it be the farmer or the Council who will be responsible? Or will the sites be left to disintegrate?

10. COMMUNITY OPPOSITION

- i. Formation of S.P.A.R.E. Lownie (Save and Protect Angus Rural Environment).
- ii. Community Whats app group
- iii. Facebook page
- iv. Mailing list
- v. Community Meetings held in Kingsmuir Hall
- vi. Posters to highlight the proposals in the
- vii. Liasing with other local protest groups in Angus and Perth & Kinross and further afield using social media
- viii. To date there are 106 objections and only 2 in support
- ix. Support of Inverarity Community Council in opposing the plan.

11. DOCUMENTATION

- i. Poor quality documentation

- ii. Many errors, misleading, dismissive statements and lacking in facts
- iii. Fields are named 1,2,3 AND A,B,C
- iv. Field acreages are different in many documents.
- v. Mentions of “ Laird Aggregates” and “ Laird Brothers” - two different companies
- vi. Distance from fields to battery storage and grid connection differs
- vii. Lairds staff numbers amalgamated
- viii. Statements made are vague and not referenced therefore are anecdotal.
- ix. No credible evidence this project will have any benefit to local employment
- x. No evidence that this project is needed to be sited in this area
- xi. No details of plant species to be used
- xii. No fire risk assessment
- xiii. No credible flood management plan
- xiv. No mention of number of solar panels to be installed(we were told 77k at the public consultation but I have an email from Jonathan Hall, Director Industria, stating 73,700 but that the final figure isn't yet known!
- xv. Apparently no contractor sourced
- xvi. Added costs to Angus Council by having to post out a second map as the first was unusable- ? Breach of statute
- xvii. No evidence of any local knowledge
- xviii. 40 years described as “ temporary”
- xix. Admission of moderate/ adverse/ severe adverse effects admitted in Visual Impact statement, but, as a whole, the application documents lack balance and are heavily weighted on a perceived positive. Impacts on local residents are seen as acceptable damage.

12. AIMS OF THE SCHEME

It is laudable that a heavily polluting company such as Lairds should employ methods to offset it's carbon footprint. However, there can be no justification to using 150 acres of prime farmland to do it.

12.1 Lairds own land better suited to this development, nearer the point of use(NPF4 Annex D 1. Healthy ...” reactivating derelict and brownfield land..”).

12.2 What other measures are they planning to implement to further offset emissions?

12.3 Sustainability Strategies?

12.4 CO2 emissions reduction targets?

12.5 Implementing and trialling low CO2 transport and logistics

12.6 Battery electric mixer trucks?

12.7 Recycled aggregates?

12.8 Tarmac in Birmingham have their own solar array onsite and procures 100% of it's power needs from certifiable renewable sources. Industria, in an email to me, have stated that , “to provide Lairds with as much expansion flexibility as possible the site is also connected to the grid to ensure that top up power(whilst being less economically viable) is available at all times”. By this statement therefore, the whole mission statement for this scheme becomes invalid.

12.9 Low carbon concrete?

13. BIODIVERSITY

13.1 It is nonsense as any botanist will testify, that a wildflower meadow can be created and sustained on high value soil. Added to this is the heat generated by the panels making the surrounding area too dry to sustain wildflowers, and with no credible ongoing care management plan, will become a sea of weeds. Grass will also be very difficult to sustain. Then there is the suggestion to graze sheep so the land can still be farmed. Sheep will eat any wildflowers that might grow.

- 13.2 The planting of hedgerows is welcome but we are not informed of which species.
- 13.3 There are known badger setts in the area.
- 13.4 There are known colonies of bats in the area.
- 13.5 The fenced off fields will interfere with the natural roamings of the areas roe deer populations and could have the effect of increasing the risk of accidents on the roads due to collisions with these animals.
- 13.6 Potential disturbance and harm to animals,birds and insects due to scale of construction and effects of panels(birds known to fly into panels thinking they are water).

14.GLINT/GLARE

Glint Assessment Document

14.1. Executive Summary page 5

- i. "Most of the other receptors in the local area are too distant or have no direct visibility to the panels...", yet the ZTV clearly illustrates visibility in the majority of the 1km buffer zone and a sizeable proportion within the 3 km buffer.
- ii. " Roads 3,5,6 are not predicted to experience any glint due to vegetation and the proposed 3m high hedgerows..."
- iii. " Roads 7 and 8 are predicted to experience glimpses of glint while planting matures.... after which there will be no visibility at all".
- iv. Much emphasis on " predictions" and plantings. No reference to the fact that plantings will take years to grow.
- v. "...Drivers not likely to experience glint....for more than two seconds...." B9128 already dangerous,reported to the Council.

14.2. 2. Assessment Approach

- i. 2.1.3 page 7- Glint only assessed not glare

14.3 Page 10 Figure 2.3

. Reflectivity of solar glass versus plastic/snow/water etc- these surfaces wouldn't be a long term fixture.

14.4 Various maps throughout the document have no key and many are illegible.

14.5 Table 5.1 page 21

- i. Underestimated levels of site visibility as claiming existing screening. Our home,Silverhillock,OP 11, " partial existing screening"- the site would be wholly visible on exiting our property gates.

14.6. 5.5 Effect on Public Roads page 36

- i. Makes reference to motorists being used to driving into the sun or driving along lochs and lakes. This would be a choice.

14.7 Various photographs of properties near the sites have been carefully chosen as they already have mature hedging

14.8 Many anecdotal statements

- i. Too many assumptions/ use of language such as " theoretically", "not expected", "will likely"
- ii. Too much emphasis on " screening" which, in reality,will take at least 10 years to grow tall enough to partially screen.
- iii. May not comply with ALDP Policy PV9

15. NOISE

15.1 Noise Assessment

i. The noise assessment was carried out by Wardell Armstrong, on behalf of Industria Resources. Can this document be deemed to be independent and impartial?

15.2 Existing Sensitive Receptors

Table 1 page 6/7

i. there is no mention of Millpark, although Newlands and Whiteburn are mentioned. Millpark will be as close as these two properties to the site.

15.3. 4.Noise Impact Assessment

i. as with other documents, there appears to be a lack of balance and possible impacts on the community are downplayed.

ii. use of language, "only", "expected", "temporary", "no significant impacts", "as far as possible", "relatively".

15.4 Sensitivity of the Receptor

i. 4.3.13 page 18..." the development noise would be inaudible to the residents". Are there any guarantees of this? If it becomes evident that this is untrue, what recourse does the affected community have to reduce the noise level?

15.5. 4.4 BS4142 Noise Impact Summary

i. 4.4.2 page 18 ... " will have only a low impact". Communities should not have any adverse impacts imposed upon them. NPF4 Policy 14 d

ii. 4.4.3 page 18. Any housing of invertors should provide both sound proofing and metal screening to lessen any potential hazards from the sharp transient rise and fall of current.

iii.4.5.5 page 19. " This is a very positive indication that the amenity of existing residents would be protected".

Given the many errors, lack of detail and biased statements throughout the documentation, it is difficult to believe this statement.

iv. People choose to live in the country for a reason: for a peaceful outlook, an enjoyment of nature. This scheme threatens these values. (NPF4 Ministerial Foreword)

16. DECOMMISSIONING

16.1 No decommissioning details

16.2 Doubt over whether any of these Solar Power Plants will actually be decommissioned because:

i. they are all being applied for/ built at the same time. The energy generated will be relied on and could not all be decommissioned at once

ii. the standard lifespan of monocrystalline panels(as is the case here) is 25 years, therefore they will require to be replaced before the end of the term. With another 10 years lifespan, it would not be financially wise to decommission still viable panels.

iii. in 40 years time, this and many other projects could have seen many changes in ownership. Will any conditions made at the time of approval still stand if this is the case?

iv. the land will not be of the same quality and condition as it is now despite claims of the benefits of "resting" the soil.

v. how will the panels be disposed?

vi. no mention of a security bond(ALDP Supplementary Guidance 5.1 "Solar/Photovoltaics- "Development Considerations").

CONCLUSION

I apologise for the verbosity of this objection, but there are so many areas of concern, and given the enormous repercussions of this scheme, I feel justified in voicing them.

We understand that it is not a valid reason to object to a company's motives or reputation.

However, having experienced the lack of respect for this community through the abysmal public consultations, giving different people different answers to the same questions, the failure to reply to many emails about legitimate questions,

the poor quality application documents which fail to provide sufficient detail or fact, mislead and show bias, I would urge any councillor called on to vote on this project, to really ask themselves if, in all good conscience, this can be approved.

We are not against renewable energy per se, but common sense must prevail. There are concerns about the sheer number of applications being made to Angus and Perth & Kinross Councils, most on arable land. These companies are targetting the Forfar area as other areas now have no spare grid capacity.

Added to this is the high carbon footprint in the production, shipping and construction of these plants, mostly from China which is ramping up coal mining and burning to produce the panels, incarceration of Uyghurs, forced into slave labour, the catastrophic pollution caused by millions of dumped solar panels and wind turbine blades, unregulated mining and child labour for batteries for storage, water theft from indigenous peoples for lithium extraction making lands unviable for grazing animals or crop production. Scotland cannot achieve Net Zero at any cost.

Pamela Hamilton

[REDACTED]

[REDACTED]

[REDACTED]

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an addition to my objection of 17/8/23.

One of the major concerns the local community have about this application is the risk and damage from flooding. Two weeks ago, it was necessary to contact Angus Council and Police Scotland due to the B9128 being completely immersed at the corner at Millpark/Rowanburn Cottage and a supermarket delivery van being stranded creating further danger. Last week, again the road had to be shut due to the unprecedented water level and wind.

There will be no crops in these fields to hold the top soil despite claims of 'wildflower meadows' being planted. This will add to the strain on an already inadequate drainage system and will, therefore, require regular maintenance from the Council.

Again, I would urge the planning committee to refuse permission.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to submit further objections to this application following late changes made by the developer.

In the updated Application Cover letter, it is stated that Field A has been deleted because, " the applicant would like to work with the Council and wider community by doing everything we reasonably can to mitigate impacts". This is simply not true as proven by the statement made in the LVA Addendum, " the changes made are in response to concerns raised by the Planning and Landscape Officers". This shows a disregard for the community standing to be affected by this plan. It also points to the desperation they have to get this passed by the Council with their assistance. There has been a year since public 'consultations' and nearly 11 months since submission of full planning application for changes to have been made if this developer genuinely cared about a community's views.

The fact is the scale and impact of this solar plant remains exactly the same or worse due to a higher concentration of panels over less area. The developer has sought to subvert the democratic planning process by making a tiny adjustment in the footprint of the site, whilst maintaining the 30MW capacity.

Previous applications have had " mitigating planting" stressed as the answer to visual impacts. Details on plantings are, like most of the application, minimal. As these will take at least 15-20 years to achieve any kind of screening, this is half the lifetime of this project, and even then, only if carefully tended which has not been the case elsewhere in Angus. The truth is, an industrial site of this size and scale cannot be adequately screened because it is fundamentally not meant to be there! NPF4 Policy 11. The wrong development in the wrong place. ALDP DS1, The Strategy "Rural Angus" page 8. It is noted that an objection by a landscape architect has been submitted

reinforcing our views that no amount of mitigating planting will reduce the huge visual impact this development will cause.

The ZTV has been altered from its original 2 and 5 km distance to 1 and 3 km in the 'updated' version which is a disingenuous misrepresentation by the applicant of the visual impact this scheme will still have.

The new CGI images of new viewpoints are unrealistic visualisations of what 128 acres of more intensely packed solar panels will look like and the images from the VP15 taken from the layby at Lochlair make the solar panels look like a loch.

It also has to be stated that as Wardell Armstrong is engaged and paid by Industria, they cannot act independently in their surveys and site studies. There is a clear and glaring conflict of interest here.

There are too many unsubstantiated claims and assumptions, non referenced and subjective. Obscure words like, "adequate", "typically", "likely", "generally" and "assumed" litter the documentation

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: PLANNING

Initial EIA screening was for a 30MW solar power plant with generated energy going to the grid. When a PAN was consequently submitted some months later, the plan had altered to include a battery storage facility and energy generated going to Laird's Aggregates. No EIA was applied for this changed development, nor a change in the planning application.

LOSS OF FARMLAND

Some councillors have been noted to say there is only a tiny percentage of prime land being lost to these schemes. But it is a constant erosion of a finite resource. Once gone, it is lost. Added to this is the growing pressure on land for housing, windfarms, pylons and tree planting and rewilding and also areas of farmland that cannot be sown due to long term flooding issues. Importing of food we could and should be growing ourselves runs contrary to the Scottish Government's ambitions to achieve Net Zero as it will increase our own carbon footprint. This loss also conflicts with the ALDP/ Angus Food Growing Action Plan. Loss of homegrown food fuels food prices, affecting all of us, but particularly poorer families. Solar power developers make bold claims about their ability to power so many homes, but, despite Scotland overproducing electricity (Scot Gov's own claims contrary to the unsubstantiated claim made by WA in Question/A number 38 Summary of Public Comments and Applicant Responses), Scotland still has the highest energy costs.

LOW RETURN RATE OF CONSULTEE RESPONSES

It is alarming that apparently out of 23 consulted, only 7 replied. Non responders included Scottish Water and Flood Prevention Authority. The Roads Department have expressed an interest but have so far, not submitted a response (previous response in 2023 took 14 days, this time it is now

26 days and still no response) and therefore, we are excluded from making a comment about this. Scottish Fire and Rescue have also been contacted for a response unlike on first submission of full planning application, but are also still to comment.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:IMPACT ON RECREATIONAL AMENITY INCLUDING RESIDENTIAL

If this development is approved,it will impact heavily on residents recreational and residential amenity including cycling,walking,being able to enjoy our properties and gardens,because of increased HGV traffic,traffic tail backs due to roadworks,increased fumes,noise and vibration,and most of all, the constant spectre of endless ranks of 1000's of 3m high black panels which are visually offensive, along with 2m high fencing and countless CCTV cameras where,before,there were rolling fertile fields.The developers are trying hard to disguise this fact to both communities and council. It is even stated that these adverse impacts are, " acceptable" as they are only," localised". Yet NPF4 and ALDP state in several places that :

- ALDP Visions & Outcomes page 4, " ..overall ambition is to create better places".
- ALDP Policy DS4 page 13, "There is also a need to safeguard.. existing properties near to developments
- ALDP Policy DS4," Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties."

It is also noted that Mr Paul Clark,Countryside Access Officer for Angus Council remarks in his report dated 29/3/24 that he doesn't, " see any response to my observations regarding paths to the north of Kingsmuir that will potentially be affected by the cable route".

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:ALTERNATE SITE

By the reduction in size of this proposal, it becomes clear that the previous site assessment carried out by WA in 2023, was biased to make out that the developers preferred site(ie the most lucrative)was the only option available to them,especially by the self imposed 3km limit from solar site to point of use,which they go on to admit in the Summary of Public Comments document. The possibility of placing this on Laird's land was poorly argued. There was no mention anywhere of how much land Laird's possessed. Undulating land could(and was probably in planning conditions on previous planning application approvals)have been reinstated easily by the nature of Laird's excavation vehicles.

ALDP Policy DS1- " Development of greenfield sites will only be supported where there are no suitable brownfield sites capable of accommodating the proposed development".

Where in any of the documentation is this properly addressed? " Laird's do not own enough land to accommodate the proposal in full". Where is the proof of this?

SUMMARY

. The development due to it's size,appearance and location raises significant landscape character and visual impact concerns. It fails to contribute positively to the quality of the surrounding built and natural environment.

.The development,owing to inadequate mitigation in seeking to offset landscape concerns raised,fails to comply with Policy 11 of NPF4.

.Development and land use change should be compatible with the distinctive characteristics and

features of Angus' landscapes. The development, owing to its scale, area, and open location, on the main approach road to Forfar from Carnoustie (a tourist route), will erode the local distinctiveness of landscape character significantly impacting the visual integrity of the area. Contrary to ALDP Policy DS3.

. The development, owing to its scale and massing, and location may contribute to the cumulative loss of prime agricultural land within a wider setting, whilst also resulting in the loss of food production potential and food security over its lifetime.

. The development if approved, will add to the cumulative effect given the previous approvals of solar power plants at Craignathro and Suttieside.

I hope these objections and those of others who have felt strongly enough to submit theirs, will be taken into careful consideration when making the decision about this development. I believe my numerous previous objections are still very much valid. We have the full backing of three Community Councils and technical skills and comments from professionals in the field. This planning application should be refused.

Pamela Hamilton
Silverhillock
Lownie
Forfar
DD8 2LN

07724812385

ladyoflinnside@yahoo.co.uk

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pamela Hamilton

Address: Silverhillock Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous objections:

It is noted that an EIA was undertaken for the revised project and dated 30/6/23, however, it has only recently been published on the portal.

I would like to highlight the following points:

1.f " Will there be a risk of accidents during construction... which could have effects on people or the environment?" Answer - " No".

With the additional HGV traffic with associated fumes and challenging roadworks, siting of battery storage, general construction etc, how can the answer to this be " no"?

2. Location of Development

a. Existing land use- admits impacts during construction and decommissioning but fails to acknowledge impacts during the lifetime of the project.

" Is the effect likely to be significant?" Answer, " No".

As this statement is highly subjective, decides what constitutes " significant" and what rationale is used to make this decision?

2c. " Absorption capacity of the natural environment".

" Is this development in a location where it is likely to be highly visible to many people?". Answer -

" Yes", but again, deemed not to be significant.

" Affected by flooding...". " No". A false statement. The SEPA map might not acknowledge this flood area, but Lownie residents have plenty of photographic evidence to disprove the former

statement.

3a. " Magnitude and special extent of the impact". - " relatively localised". Admitted that those properties closest , " would experience the most significant impacts", yet, again, a one word answer to " significant impact" - " No".

b. Nature of impact-" utilitarian features would be introduced into an area of landscape which is currently agricultural land".

- " no significant impacts" !

e. " potentially"

f. "Potentially"

g. " unlikely"

h. "could"

All non committal words which do not give any reasonable level of certainty.

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Case Officer: Ed Taylor

Customer Details

Name: Mr William Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Notice for serving on Neighbours arrived six days after stated delivery time! The attached "copy of a plan showing ONLY the location of the development" is unfit for purpose. There is no legend to explain symbols used.

No reference point EG the B9128 road . The plan is an insult to those who are receiving this notification.

I will be commenting further on the full application as the information given by Wardell Armstrong representatives appears to vary considerably from information on the application documents. Much of the detail absent at the time of public consultation is not evident on the application.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr William Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:Ref Transport statement P 13 table 4.1.

Proposed construction Traffic HGV (only) movements.

Total (estimated) over construction time 1,280

Table 4.2 P14 "predicted daily construction movements 2 way for HGVs 12 per day for 5 months construction period" assuming a 22 day working month.

1,280 total HGV is 640 to and 640 from the sites. Daily average 6 to and 6 from. 22day month x12 two way trips = 264 two way trips.

5 months construction time (min) is $264 \times 5 = 1320$.

I trust the planning department will check my arithmetic.

NB this is only the HGV's that will commute through Forfar and Kingsmuir , there are additional cars and LGV's listed on table 4.2 on P14.

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Case Officer: Ed Taylor

Customer Details

Name: Mr William Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 1 -I object because: Ref NPF 4. Ministerial foreword by Tom Arthur MSP states "People care about their neighbourhoods and rightly and reasonably expect that new developments should improve their lives rather than undermine what they value most"

This proposed solar power station offers no benefit to the local community, the benefits are solely for three large companies, Locals whose homes are impacted by this inappropriate industrial development, will experience the antithesis of Tom Arthur's statement above.

Lairds ambition to the first concrete block company to use 100% green energy is somewhat late as Tarmac Dunbar achieved this in 2021.

ALTERNATIVE SITE ASSESSMENT.

Loss of prime arable land where alternative brown field sites are available and owned already by Lairds. Ref NPF4 part 2 National planning policy 5 B 1 It is not essential infrastructure. Point 4 , there is no "secure provision for restoration". Wardell Armstrong's plans are vague and lacking in important detail.

Three miles from the Lunanhead substation is an arbitrary distance set by the developers, It could be a greater if this is required for a more appropriate site to be used.

Ref Alternative site assessment document (Wardell Armstrong) . The assessors make no reference to the source of the information on the report. Is this simply their opinion?Regarding point 4.1.2 Use of quarry land west of Laird bros quarry . Undulating topography can be levelled,north facing slopes can still sustain solar panels , especially rotating type as at Suttieside. Proposed solar farm at Coupar Angus is on north facing slope. Bi Facial panels are proposed for the Lownie site. They work in the shade.Re Site 4 land east of Dundee road. 4.5.1. "Single lane roads could limit potential for construction access". I would suggest that this also applies to Lownie Moor Road. I believe that Craginathro farm has an application to erect solar panels in a similar

area with similar roads!

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Case Officer: Ed Taylor

Customer Details

Name: Mr William Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 2 It would appear that Lownie is the favoured location, due to the perception that it will be the easiest to develop and financially most lucrative.

As Lairds will be the primary (possibly only) user of the power produced, how much power do they require for their operations? Why is the proposed site for a 30 MW power station? This question could not/ was not (be) answered by Industria.

FLOODING

Flooding on and around the B9128 is a major consideration although not noted as an issue by SEPA ,on their flood risk plans,NB neither are the alternative sites noted in the document, despite the alternative site assessment claiming there is a flood risk at site 1 (East of Forfar Golf Club). No mention where drainage from site 4 will go. B9128 closed at Millpark corner 18/11/22 and 19/11/22 due to flooding and stranded cars blocking road. If run off water from field opposite is to be improved to protect the site then the road suffers. Ref NPF4 Energy Policy 11C viii

ONGOING RESPONSIBILITY FOR THE SITE. What assurances do Angus Council have that Industria Solar Forfar (a company only 1 year old) will maintain responsibility for this power station? They will have made a huge investment but can sell that to another company.Who ensures that maintenance is completed and the conditions set by the council during the proposed construction phase are adhered to? Are Industria self regulating as they are not a member of Solar energy UK.Hardcore to be imported into fields. Will it be removed in decommissioning stage? Who will ensure decommissioning is done properly? 110 HGV movements to deliver stone!

DISTURBANCE

During the construction period will have a significant impact on local residents due to noise and traffic disruption. Who ensures that the conditions set by council are adhered to?

Comments for Planning Application 23/00393/FULM

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Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr William Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 3: LOSS OF VISUAL AMENITY. This is a massive consideration for residents of the area and tourists, many of whom approach Forfar from the Carnoustie area via the B9128. Screening detail is inadequate and most of the proposed site can be seen from intersecting roads. Ref ZTF map. Views from Lownie and Dunnichen hills will be spoiled as will the excellent vista from Craichie looking North to the Angus hills.

Aesthetically, an industrial solar power station in this rural farming environment is wholly inappropriate,Ref NPF4 Annex D 2.

Ref Zone of Theoretical Visibility map. ZTV

BIODIVERSITY. Improvements required by NPF4 and the local plan, Developers seems to think can be covered by a pond! No detail on its feed or drainage. Exclusion of deer from their traditional territory. Lack of detail on Mammal gates how do animals learn how to use them? What is the interrelationship with the security cameras? Land that has had regular application of herbicides, pesticides and fertilisers will not be suitable for wild flower meadows. Indigenous hedge species to be used for screening, according to public consultation representatives. These are slow growing and could take 10 years to reach a height that covers the fence. Trees are used in visual representations of the screening ,if native species and deciduous where is the screening?

SECURITY This development could attract thieves to the area, otherwise why have cameras and 2 meter high fencing? Cameras solar panels and wiring will be vulnerable to theft and vandalism. Who monitors the security cameras? Are local police expected to attend break ins? Do they have the capacity?

ROADS. Disruption in Kingsmuir due to laying of cable. Open ended completion time 5 months estimated! Disturbance and congestion through Forfar by HGVs and other related site vehicles. Will the roads department be liable for the damage to roads and verges?

Increased pollution from HGVs especially in town is a concern in these times of ULEZ.

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Comment Reasons:

Comment:Page 4: Site of substation.

Site is on area that floods regularly.

An electricity sub station is also not in keeping with rural environment and will not be adequately screened. Ref ZTF map.

The proposed entrance is off a narrow but well used lane by local walkers, cyclists and motorists. I can find no report on the cumulative effect of the solar "gold rush" that is threatening Angus farmland. Can A.C share the degree of development that is proposed for our arable land, as discussed at the Development standards meeting 14/2/2003.

Life expectancy of panels is not 40 years so renewal or upgrade in technology likely to mean ongoing disturbance on site in addition to ongoing maintenance.

Feasibility of sheep grazing there are multiple reports (mainly in farming periodicals) of sheep management issues in restricted array framework. Sheep grazing can contradict and would restrict the Biodiversity plans for wild flower meadow.

Do Industria know if they can get a grid connection? They could not confirm this at the public consultation.

Much of the detail about this proposed development is promised, should planning permission be granted. I was informed at the public consultation that details would be available at planning application stage, this is obviously untrue. How can the Planning committee vote on this proposal without essential details?

I understand that those of us who object now, will not be able to comment on any details If the application is granted. This is a unfair and gives preference to the applicant.

All in all, an inappropriately sited Industrial development for the sole purpose of financial gain and

green credit mitigation for a cement block company, riding on the current green wave of "net Zero". Benefit to the local community is negligible and the disadvantages are substantial. Green power production is essential but not at all costs.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Ian Hampton

Address: 25 Osprey Gardens Gowanbank Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
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PLANNING APPLICATION

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CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Catherine Harper

Address: Craichie Schoolhouse Craichie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for a number of core reasons:-

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Catherine Harper

Address: Craichie Schoolhouse Craichie Forfar DD8 2LU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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We have seen the new plans and do not feel they address these concerns.

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Case Officer: Ed Taylor

Customer Details

Name: Miss Jessica Harper

Address: Craichie Schoolhouse Craichie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

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Customer Details

Name: Miss Jessica Harper

Address: Craichie Schoolhouse Craichie Schoolhouse Forfar DD8 2LU

Comment Details

Commenter Type: Member of Public

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Case Officer: Ed Taylor

Customer Details

Name: Mr Martyn Harper

Address: Craichie Schoolhouse Craichie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

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Name: Mr Martyn Harper

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Case Officer: Ed Taylor

Customer Details

Name: Miss Sylvie Harper

Address: Craichie Schoolhouse Craichie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

-NPF4 "we will use our land wisely"

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Case Officer: Ed Taylor

Customer Details

Name: Miss Sylvie Harper

Address: CRAICHIE SCHOOLHOUSE CRAICHIE FORFAR DD8 2LU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We decided as a family to further comment to accentuate our objection to the solar farm. Our main concerns are the considerable visual impact from our property in 2 directions, as this was a core reason we choose to live in Craichie.

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Case Officer: Ed Taylor

Customer Details

Name: Ms Karla Hegarty

Address: 4 Burdock Court Shepherds Lane London

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor to Angus to see family, I wish to object to this planning application on the following grounds:

. This is an industrial scale project not in keeping with the rural landscape. 3m high black solar panels, 2m high steel security fencing and CCTV is something more to be found in urban areas not rolling fertile countryside.

. I understand the benefitting company has copious amounts of their own land which would be better suited to this project.

. According to the NFU, farmland and crops are decreasing year on year. It is just as vital that this country is good secure as it is energy secure.

. Scotland already overproduces renewable energy.

. There are hundreds of thousands of acres of roof space that solar panels can be mounted on.

. The documentation is lacking if not void in places of details which must be known before a decision can morally be taken on this project. No mention of what screening will be used, no fire risk assessment, no detail of decommissioning, no security if this company becomes bankrupt, what part will the police play in any security infringements, who will be responsible for road repairs after over 1000 HGV journeys, the risk of glint/glare for oncoming drivers on the B9128.

. 40 years can never be credibly described as "temporary". It is 2 generations. 2 generations of lost agriculture, agricultural jobs and skills. After 40 years of this top class land turned, power plant, the soil will be very poor quality.

. Angus appears to be under assault by solar companies all out to make a profit - nothing to do with saving the planet.

I urge that this project is rejected in all these grounds.

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Case Officer: Ed Taylor

Customer Details

Name: Ms Karla Hegarty

Address: 4 Burdock Court Shepherds Lane London E9 6GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a regular visitor to this area to visit close family, I am very disappointed that this application has been allowed to drag on increasing fear and anxiety of the community most affected.

A peaceful rural landscape is no place for the mass industrialisation that is happening all over Scotland- indeed this application wont even benefit homes as it is for the use of a heavily polluting local business which has been added at a very late stage,presumably to add weight to an application that has been very light on fact and detail throughout. It appears to be a very cynical move at the last minute to change the plan to appear to be listening to community fears when this could have been done before full planning was applied,and materially does not improve or change the fact it is the wrong development in the wrong place. My previous objections are still valid and I strongly urge this application be refused.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Michael Hegarty

Address: 16 Ardownie Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

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From: michael hegarty [REDACTED]
Sent: Monday, April 15, 2024 4:10 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: 23/00393/FULM

Despite further documents being lodged by the applicant, removing a field, this does nothing to mitigate the visual impact this development will have on the rural environment. It is contrary to many local policies including ALDP Policies DS1/ DS3/DS4 and NPF4 Policy 23. My previous objection is still valid.

I object to this development and especially the very late entry documents on the following grounds:

1. VISUAL AMENITY & IMPACT

Owing to its size, scale and location.

2. Fails to comply with NPF4 Policy 11 due to inadequate mitigation to offset landscape concerns raised.

3. Industrialisation of the rural landscape.

4. Table of Public Comments and Applicant Responses:

Does not adequately (or at all) address community concerns, is evasive, not referenced, subjective and the very late submission shows disrespect as there has been a year following public consultation to address these issues.

Many Thanks

Michael Hegarty

Comments for Planning Application 23/00393/FULM

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Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Adele Hegarty

Address: 16 Ardownie Street Monifieth

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

From: adele hegarty [REDACTED]
Sent: Thursday, April 11, 2024 5:25 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: 23/00393/FULM

Despite further documents being lodged by the applicant, removing a field, this does nothing to mitigate the visual impact this development will have on the rural environment. It is contrary to many local policies including ALDP Policies DS1/ DS3/DS4 and NPF4 Policy 23. My previous objection is still valid.

I object to this development and especially the very late entry documents on the following grounds:

1. VISUAL AMENITY & IMPACT

Owing to its size, scale and location.

2. Fails to comply with NPF4 Policy 11 due to inadequate mitigation to offset landscape concerns raised.

3. Industrialisation of the rural landscape.

4. Table of Public Comments and Applicant Responses:

Does not adequately (or at all) address community concerns, is evasive, not referenced, subjective and the very late submission shows disrespect as there has been a year following public consultation to address these issues.

Sent from my iPhone

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Amanda Hill

Address: Dunberrow, Lownie, Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

-NPF4 "we will use our land wisely"

- loss of 23K tons of crops over 40 years

-Geo political food insecurity/costly imports

-loss of agricultural jobs/skills.

VISUAL IMPACT -industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes ")

-3m high panels/2m steel fenced/70 CCTV changes the landscape and not in keeping with local surroundings (ALDP DS4 Amenity)

NOISE/LIGHT POLLUTION

-Unreasonable working hours

-industrial lights in rural area

NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH & SAFETY

-Flooding on B9128 at Millpark

-no risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

On balance the negative impact on the local area and community as well as the land is disproportionate to the wider benefit as the benefit in this case is for one company.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Amanda Hill

Address: Dunberrow Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite submission of new documents and the changes within them, this development is still inappropriately sited, the scale is too large, it is not in keeping with the landscape, visual amenity is still compromised and there will be no change to road safety issues. Are you even aware how narrow the Muir of Lownie Road actually is and how much the traffic will impact the houses at the end of the road over the bridge there? This narrow road is already in an appalling state that the Council aren't in a hurry to repair, despite requests. My previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Philip Hill

Address: Dunberrow Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

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Case Officer: Ed Taylor

Customer Details

Name: Mr Philip Hill

Address: Dunberrow Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new plans submitted by the developer still do not adequately address the main issues of visual impact of this application, road traffic safety including flooding issues from recent sustained rain fall. The collateral impact on both local residents and the area, along with the increased traffic implications for Forfar Town, show this application to negatively affect the many for the benefit of the few. My previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

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Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr David Hocking

Address: 2 Bunkerhill Crescent Kingsmuir FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal due to the following concerns:

1. PLANNING APPLICATION:

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

2. LOSS OF PRIME ARABLE LAND

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-No risk assessment/fire safety protocols noted

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10. CUMULATIVE EFFECT

-1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

11. COMMUNITY 'BENEFIT'

-Derisory Community Benefit going to Communities other than Lownie

-Much less than other schemes

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr David Hocking

Address: 2 Bunkerhill Crescent Kingsmuir FORFAR DD8 2RD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans submitted but they still do not adequately address my previous points of objection, in the main those being issues of visual impact, road safety and an inappropriate site not in keeping with the surrounding landscape.

If the developers quite rightly concede that, if developed the Hill End field would constitute a visual scar on the landscape, how on earth can they then justify pursuing permission for the field opposite to fill it with solar panels. No doubt this removal of the field was within the original intentions, to be later removed as a 'sweetener' to objectors.

As there is a slight reduction in area size a new alternate site assessment should be undertaken.

The field opposite is overlooked on its north side by the road from Letham. Being on a hill and above the field, no amount of spurious optimistic promises about screening would hide the panels. If the screening were to work then in approximately ten years' time, road users would lose fantastic views of Lownie Moor, Fothringham Hill and the Sidlaws beyond.

Coming from Craichie, which is also on a hill, would allow views of the panels from about half a mile away. This road also experiences regular flooding and with the current prospect of more heavy rain storms to be expected, perhaps the roads department and the developers should visit the site and observe the flooding all around.

If an industrial solar farm is necessary then there must be more favourable sites, such as the quarry company's own land where they have extensive old workings closer to their operation and further from a rural setting where the whole plant could be sited and also connected to the grid

thus benefiting the wider community.

My previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Maureen Hocking

Address: 2 Bunkerhill Crescent Kingsmuir FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal due to the following concerns:

1. PLANNING APPLICATION:

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

2. LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
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Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Maureen Hocking

Address: 2 Bunkerhill Crescent Kingsmuir FORFAR, Angus DD8 2RD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans submitted but they still do not adequately address my previous points of objection, in the main those being issues of visual impact, road safety and an inappropriate site not in keeping with the surrounding landscape.

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Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr William and Aileen Jackson

Address: Knockglass Uplawmoor

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We were appalled to hear about application in an area which we visit frequently to stay with friends and relatives.

We object on:

Landscape and visual impact

Excess noise and light pollution

Loss of arable land

Lack of proper community engagement

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Ronnie Johnston

Address: Bayble Lodge 15 Dunnichen Road Kingsmuir, Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

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NOISE/LIGHT POLLUTION

- Unreasonable working hours
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HEALTH/SAFETY

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THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

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CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

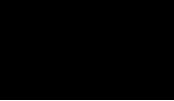
COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

From: Kenny Hamilton [REDACTED]
Date: 5 April 2024 at 10:15:40 BST
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant application number 23/00393/FULM

I would be grateful if the following objection could be lodged against the above application. Mr Ronald Johnston of [REDACTED], has asked me to submit it as he does not have IT skills or access to a computer or internet.

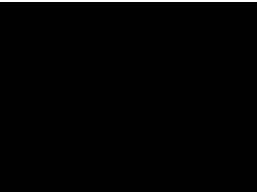
Thank you
Ken Hamilton



I object to this application(23/00393/FULM) on the following grounds:

- . It is the wrong development in the wrong place(NPF4 "we shall use our land wisely)
- . It brings no benefit to the local communities
- .It is doubtful this development will produce enough energy to power an energy intensive industry. Therefore, are there plans for expansion in the future? Table of Public Comments and Applicant responses, Question 48 regarding expansion, the answer is dubious and non committal. Therefore, we must always expect this in the future.
- .It continues the steady erosion of Scotland's best land when there are other better suited sites. Poor argument made why this is the preferred site- simply profit.
- .Why has this company only now a year after public consultation, decided to , "work with the community". Any changes should have been made before lodging full planning application.
- .Lack of detail in documentation. How can consent be given when there are such gaping holes in documents?

Despite submission of new documentation by the agent, Wardell Armstrong, the reasons for my original objections remain unanswered and unaddressed. Therefore, my original objection still stands.
Mr Ronald Johnston



Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs June Johnston

Address: Bayble Lodge 15 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

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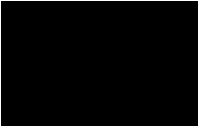
- Derisory Community Benefit going to Communities other than Lownie
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From: Kenny Hamilton [REDACTED]
Sent: Friday, April 5, 2024 12:48 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant (23/00393/FULM)

I would be grateful if the following objection against the above application could be submitted for Mrs June Johnston of [REDACTED]. She has no IT skills, and no access to a computer or internet.

thank you.

Ken Hamilton



I wish to object to the application number 23/00393/FULM because:

1. This development due to its size, scale and industrial nature is not in keeping with the rural landscape. Even with the removal of Field A, it will strongly, adversely affect the local communities by way of visual impact and amenity.

2. Poor Community Engagement. Staff present at two Public consultations were at best ill informed and at worst downright evasive when asked important questions. Some questions asked by different people received different answers. It is disrespectful to the local communities to have waited a year since then and 10 months after lodging full planning application, to make changes based on them, "wanting to work with the community". The motives are highly questionable.

3. No benefit to the wider community- only to three companies. Insulting sum of Community "Benefit" compared to say Suttieside.

4. Cumulative Effect: Suttieside and Craginathro locally have been approved, also Wellbank. Many more slightly further afield approved and more in the pipeline. This is greatly concerning from many angles:

- Effects on volume of traffic on poor quality road surfaces should these 3 sites be built at the same time.

- Effects on steady removal of our best arable land, when more appropriate sites are available.

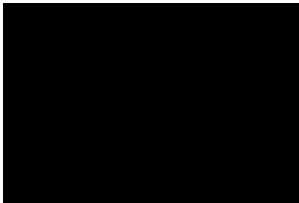
- No renewable application has been refused by Angus planners regardless of its merits.

Adverse impacts have been acknowledged by planners and the only safeguard to be heard is, "mitigating planting". This will be impossible in this case due to sheer size, scale and location of the proposed development.

5. Fire safety. Very light on information regarding battery storage. Dismissive comments at public consultation with regards to fire risk, emergency procedures and explosion. These dangers are coming to light more and more.

6. Dangers of food insecurity because of reduction of our best land. These developments can go on inferior grades of land, but crops cannot. Farmers are becoming more and more vocal about this issue. Farming provides numerous jobs both directly and indirectly. These schemes, despite claims to the contrary, will not.

Mrs June Johnston



Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Kenneth Joiner

Address: Glenley Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal.

I am very concerned about the plethora of applications for solar plants in Angus, mostly on good arable land. Scotland's prime land is finite and we already overproduce renewable energy. In a time of crisis (Ukraine/Brexit), it is more important than ever to be as self-sufficient in food as possible to avoid costly imports, high prices and increased carbon footprint. NPF4 Annex D 1. Healthy.

40 years can never be credibly described as "temporary". This is a 2-generation loss of crops, agricultural skills and jobs. 1 in 10 Scottish jobs depends on agriculture so on this statistic alone, this plan should be rejected (ALDP policy PV9/NPF4 policy 11c)

This benefits a polluting company who will continue to do so. They own land much more suited to this development without disrupting residents' daily lives and ruining the beautiful Angus countryside (NPF4 Policy 5B i) It will have no bearing on lowering the public's bills.

There appears to be no evidence of any credible plan for mitigation/ biodiversity gain or mention of any to commit to decommissioning including a bond (ADLP Policy PV9).

The roads are not suitable for the major impact of over a thousand HGV trips and site traffic and could cause a major incident if roadworks severely delay emergency vehicles. Furthermore, I am very concerned about the real risk of further flooding in the area with no crops to hold the soil (B9128 and Muir of Lownie Road impassable this week due to severe flooding).

Solar Energy UK in their 11 commitments to best practice say in their first guidelines, "Developers will focus on non-agricultural land or land which is of lower agricultural quality". This is certainly not the case here or in the majority of applications being made to Angus Council.

There has been very poor community engagement contrary to the Ministerial Foreword of NPF4. The granting of permission for a solar facility at Craignathro, changes the information in the

application that there are no other schemes within 5km of the proposed site. This could also add to volume of traffic trying to negotiate narrow country roads.

Distance to grid has been shown in other applications not to be a consideration that should be given weight. There are no electrical reasons why a site needs to be within a specified distance from a connection point, and there is truly low grade land available for this purpose close to the point of need.

I would urge councillors to reject this application on these and other grounds stated by the numerous objections to this scheme.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Kenneth Joiner

Address: Glenley Hillend of Lownie by Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development as while I am all for greener energy it cannot be at the cost of prime arable land which in this case has been used to grow excellent crops in the past and given the unrest in the world at the moment it is even more important to be able to sustain our food production. On a more personal note this development will seriously impact my home. All of my windows are south facing and I will look directly onto a bank of solar panels which, given that they are static ones and 3m high is not acceptable on any level. The fact that there is to be screening provided (hedges??) is not acceptable as I do not want to look onto a hedge/fence (which I strongly suspect will never be provided anyway). I understand that this is for Larids own use - they have acres of used quarry land which would serve this purpose and would have little or no impact on the surrounding countryside while still achieving the solar power they need to run their business - why is this not being used? have they been challenged re this?? I can guarantee if this was one of their family staying in my house this development would never happen. It is not good enough to run roughshod over people's homes/lives and not care - it is selfish greedy behaviour by the developers who do not give a toss about the lives of the people who will have to live with this and it cannot be allowed to happen. The proposed 'wildlife pond', wildflower meadows etc are all lip service and I doubt will ever happen.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Valerie Kay

Address: 9 Robinson Terrace Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Brian Kelly

Address: Drum Cottage Bowriefauld Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reasons for my objection are as follows:

LOSS OF PRIME ARABLE LAND

Estimated loss of 23K tons of crops over 40 years

Geopolitical food insecurity/costly imports

Loss of agricultural jobs/skills

INVALID AIMS

Laird job security may be affected by any number of factors unrelated to the solar farm

Companies House information reported as a 2022 average staff of 33 (including 2 directors) not 80

VISUAL IMPACT

Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes)

3m high panels/2m steel fences/70 CCTV cameras changes the landscape and is not in keeping with local surroundings (ALDP DS4 Amenity)

Site will look like a maximum security prison

POOR COMMUNITY ENGAGEMENT

NOISE/LIGHT POLLUTION

Unreasonable working hours

Industrial lights in rural area

Difficult to enjoy outdoors next to a building site/power plant

HEALTH & SAFETY

Flooding on B9128

Damage, and cost of repairs, to roads and vehicles, coupled with no details of who will be held responsible

THEFT

Solar crime reported to be rising (Farming.co.uk 15/2/23)

Risk to nearby homes

FIRE

No risk assessment/fire protocols noted

Recent study by Firetrace Intl (Aug '22) indicates sharp rise in solar fires

PLANNING APPLICATION

Lack of detail e.g. number of panels

No decommissioning details

Inaccurate information e.g. Lairds employee numbers

No detail of liability for road repairs

CUMULATIVE EFFECT

Estimated lost acres in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY "BENEFIT"

Derisory Community Benefit being proposed

The only beneficiaries would appear to be Laird Aggregates and the farmer/owner of the land, at the expense of/detriment to people living in the affected community

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr David Kemp

Address: Brighton Cottage Bowriefauld Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because:-

In a time of food inflation, extreme weather conditions and war in the largest producers of grain, it makes no sense to turn prime arable land in Scotland into industrial sites.

Grades 1- 3.1 constitute only 8% of Scotland's land mass(Hutton Institute) so is a finite resource which is precious and should be treated as such.

There are more appropriate places to site this project nearer to the point of need without squandering 150 acres of top quality land.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Phyllis Kennedy

Address: 3 Carnegie Terrace Kingsmuir Forfar DD8 2RR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application Number: 23/00393/FULM

Land at Cotton of Lownie Hillend of Lownie Forfar

Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscaping and biodiversity enhancements.

Member of Public

Customer objects to the planning application

Reasons:

Inappropriate location: While I can understand the reasoning behind the project - trying to be self sufficient from an energy point of view - but object to the location of the current proposal. The proposed site(s) are:

- fragmented,
- predominantly Class 2 agricultural land,
- visually very open which is to be addressed by significant landscaping around the site and the need for a 1.9m wire security fence ,
- prone to surface water ponding/flooding (with surface water issuing onto the B9128 public road at several places) which has been clearly evident over the past 9 months, with the road closed on several occasions and traffic diverted,

- at some distance from the block works requiring installation of underground power cables over a significant distance from the site through Kingsmuir. This means that a track/trench will be required to be dug along the B9128 public road to accommodate the underground cables which will result in significant disturbance and loss of amenity for the roadside householders and the village in general, disturbance to traffic flows and potential issues of long term maintenance of both the public road and cable route.

In addition another more suitable option exists, believed to be within the ownership of the Laird Bros Company. This is identified in the Alternative Site Assessment (May 2023) as Site 1 Land east of Forfar Golf Club. The Assessment acknowledges that the site is of comparable scale.

Analysis of the reasoning for rejection of this does not make sense - the site is:

- comparable in size;
- an existing good road access to A932;
- of lesser agricultural land quality than the proposed site (Class 3.1 and 3.2 as opposed to Class 2);
- significantly closer to the block works for the cabling which importantly can be taken through land (the field on the north side of the A932) in the control of the Laird Bros. and unlike the position at Kingsmuir, there would be virtually no disruption to the public road and road users;
- favourable topography, largely flat and with limited shading;
- would have little visual impact in landscape terms - views over/toward the site are more distant and hence significantly reduce the landscape impact;
- the site is already fully screened from the A932 public road and thus would have no significant loss of amenity for nearby householders;
- has no significant impediment to use - reference to proximity to listed buildings, ancient woodland and flood risk is spurious as these are outwith the potential development area; and
- the existing Forfar path network can be maintained.

I am disappointed that this alternative location was not progressed; could it be that the Applicant /Laird Bros consider that this expansive site may have potential for mineral extraction? This site was investigated for wet working many years ago but not progressed. It may be recalled that the current landscaping was planted in mitigation at that time. It is unlikely to be appropriate for the traditional quarry technique. Or is it that it may be perceived as detrimental to the nearby Caravan Park? Opportunity would surely be available to benefit the caravan park through share of the electricity generated, making it more sustainable?

Scottish Planning Policy (NPF4) and Angus Local Development Plan (2016) give strong support for developments that contribute to tackling climate change and decarbonising electricity generation. However it cannot be the case that it is development at all costs. Food production and food security remain important and consequently safeguarding the best 'land quality' is also key. The proposed site is principally Class 2 land and should be given weight of protection against the alternative site (Site 1) which although still prime land 3.1/3.2- is of a lesser status. The loss of Class 2 land to agriculture at a time when food security is major ongoing issue is of concern. The

Planning Statement reference to the fact the land will recover from previous production levels over the 30 - 40 year period is in my view spurious. This land is too good to be wasted in this manner and should be retained for agriculture. In addition there is no farm viability statement which shows that the remaining farmland will still enable the functioning of the farm. The land associated with Alternative Site 1 appears to be contact farmland.

The submitted application site which is adjacent to a public road (B9132 and Dunnichen/Letham Road) on three sides is highly visible. The scale of the solar array will result in the site looking like an industrial complex. The negative visual impact is recognised by the Applicant in that significant boundary landscaping will be required to mitigate that impact and the installation of a 1.9m security fence only compounds the conclusion that the development is more industrial and in the wrong place.

The submitted site has been subject to considerable surface water ponding/flooding in recent months and years. Such has been the severity, that the B9128 public road has been closed several times to traffic and the Council have had to repair the corner site. While the submitted flood risk information takes account of the SEPA flood maps it is obvious from recent history that there is a discrepancy in this matter with regard to surface water ponding. Angus Council Roads (and Tayside Contracts) will be able to provide more detail of the severity of the roadside flooding occurring because of the failure of the field drainage. I remain concerned that insufficient primacy has been given to the flood risk assessment from surface water issuing from the field.

Loss of amenity is also of concern. This will be felt by properties immediately abutting the site during construction and as a consequence of landscaping seeking to hide the development. In addition during cable routing and installation the village of Kingsmuir will be significantly affected when the road is dug up for the cables. The submitted application documentation gives very little weight or attention to the route of the cable. It is passed off in a short sentence (Planning Statement 4.91) indicating that the route is 1.45km along Dunnichen Road and that it would be carried out quickly. It makes reference to drawing no S3843-8313-0004. This appears to encompass various technical information for cable trenching. Submitted route plans, show that the cable track will go down the main road, through the village (east to west) before turning north through the field approx half way through the village. This will have a significant negative impact on the amenity of village residents and of course disruption to road users. The Roads Department consultation response makes no reference to any concerns that they may have with regard to this matter. In addition to the disruption for residents and road users there is the issue of reinstatement. There is no mention anywhere in the documentation of how this will be achieved. Assuming the worst case, a simple reinstatement, then what measures are in place for ongoing maintenance. It is evident from recent years and this year in particular that where roads are patched then there are issues of long term sustainability. The technical drawing suggests that the cable channel will be some 600mm wide, and between 600mm and 1m depth. The track is required is over half the road length of the village. Reinstatement should be full resurfacing over that length, ensuring that the road surface will be good for many years. The overall project has no

local community benefit from the expected disruption etc; the full resurface of the road would at least be some offset.

In conclusion while there is a measure of policy support, there are tensions with Angus Local Development Plan Policy DS4 Amenity as a direct result of the proposal impacting on the properties abutting the site and during cable installation within the village of Kingsmuir. There is tension with Policy PV6 Development in the Landscape as the setting and design of the proposal does not enhance the setting of the locality. The proposed planting is designed to mask the impact but is alien to the traditional view of agricultural fields in the landscape. It will become an industrialised view not a pastoral setting.

Policy PV9 Renewable and Low Carbon Energy Development (and the follow up supplementary guidance June 2017) is also compromised in that the scale and location will result in negative impact as discussed above will create a significant visual and amenity intrusion in the countryside.

Insufficient attention has been given to the ponding and surface water run off from the fields and its impact on the surrounding properties and road network. Consequently Policy PV12 Managing Flood Risk is not achieved.

Finally there is no general public or community benefit arising from this project. For the immediately abutting properties, the general locality and the village of Kingsmuir the overall impact of this proposal is negative. There is significant policy tension around several aspects of the proposal as submitted. The application does not fully meet the terms of the Development Plan and should be refused, particularly where there is a viable alternative site that can accommodate the proposal without significant detrimental impact to the immediate locality and the community.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Catherine Laird

Address: The Hedges Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because of 1/2

LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely" loss of 23K tons of crops from prime arable land over 40 years

NPF4 Policy 5 "only supported if know other viable site": Lairds own land

Geo political food insecurity/costly imports

CUMULATIVE EFFECT

1515 acres/250K tons of crops lost in 40 years due to 10 of the numerous solar applications in Angus

Impact on employment: loss of farming skills over 2 generations/Loss of agricultural jobs and skills/67,000 people in Scotland directly involved in agriculture(NFU)

VISUAL IMPACT

Industrialisation of rural landscape-ALDP Strategy "maintain the quality of valued landscapes": 3m high panels/2m steel fence/70 CCTV alters the landscape vastly

Not in keeping with local surroundings- ALDP DS4 Amenity

NPF4 6 Qualities of Successful Places-Healthy/Pleasant: neither healthy nor pleasant

POOR COMMUNITY ENGAGEMENT

Inaccurate information at public consultation

Poor standard of presentation

Webinar difficult to navigate/many people not online

NOISE/LIGHT POLLUTION

Unreasonable working hours

Industrial lights in rural area

NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

INVALID AIMS

Lairds stated objective to be first cement works to use 100% green energy -TARMAC Dunbar using 100% guaranteed green energy since 2021

Panels for profit not the environment

Laird job security may be affected by outside factors

Inaccuracy in staff numbers

HEALTH/SAFETY

Flooding on B9128

Increase in traffic on rural roads with no footpaths

THEFT

Known fact solar crime is rising (Farming.co.uk-15/2/23)

Risk to nearby homes

FIRE

No risk assessment/fire safety protocols noted

Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

Risk of fire in DC isolators/DC connectors/inverters and especially batteries

cont/

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Catherine Laird

Address: The Hedges, Hillend Of Lownie, Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/2

PLANNING APPLICATION

No decommissioning details/this is important information which needs to be transparent with details in advance

Lack of detail eg number of panels

No detail of liability for road repairs/Construction noise not assessed fully

No care management plan for wildflower meadow/pond

No mention of Fire Safety Protocols in the planning application

Statements not referenced therefore anecdotal

COMMUNITY 'BENEFIT'

Derisory Community Benefit going to Communities other than Lownie/much less than other similar schemes

IMPACT OF CABLE LAYING

Major disruption due to roadworks in Kingsmuir and surrounding area

Adverse impact from construction vehicles on minor roads already in a state of disrepair

Impact on wildlife

A total of 39 species were recorded in breeding birds report which was done before the main breeding season. Among those mentioned were:

Linnet/greenfinches/bullfinches/chaffinches/yellowhammers/skylark/ whitethroat/willow warbler/song thrush/sparrowhawk/tawny owl and kestrel some red listed

Adverse effect due to high fencing: Animals being forced on to road increasing risk to traffic as well as wildlife

Posing threat to red squirrels/bats/badgers

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Catherine Laird

Address: The Hedges Hillend of Lownie Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am pleased the field adjacent to my property (Field A) is no longer to be used, but after reading the new plans and the modifications made to the proposal by the developer they still do not address all my points. Therefore, my previous objections still stand.

I continue to object, most strongly, about the misuse of prime agricultural land for this project when another site is potentially available, leaving us dependant on other countries for our food which is ludicrous, also the additional loss of agricultural jobs and farming skills. In an ever increasing unstable world we should be growing more food not less.

We value our countryside and our wildlife and their right to exist as they always have. This area is rich in an array of wildlife. I still believe that the existing habitat will be at risk. The movement of these animals will be hugely impacted when their normal escape across the fields is blocked.

There will still be the issue of the disturbance of nesting (some at risk) birds. The countryside is dark for a reason and the addition of overhead lights will be detrimental to wildlife.

NPF4 "the right development happens in the right place" If this is the case, Angus Council should be insisting that Lairds, who benefit from this, use the derelict/brownfield land already owned by them. This alters the landscape vastly and is not in keeping with local surroundings.

Developers concede that Field A, if developed, would constitute a visual scar on the landscape. How can they justify pursuing permission for the field opposite, no amount of screening would hide these panels. There would be a loss of fantastic views of Lownie Moor, Fotheringham Hill and the Sidlaws beyond.

There is still an issue of increased traffic on our roads which have no footpaths and are already in a state of disrepair with you having to dodge potholes everywhere. These roads cannot support the extra heavy vehicles that there will inevitably be. Please consider this and my previous points

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Lindsay Law

Address: 15 Telford Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor to Muir of Lownie, I am concerned about the impact of the proposed solar farm on a number of areas:

Use of a greenfield site - why is a brown-field site not being proposed for this development? This would protect biodiversity in the area - I have observed hares, oystercatchers, badgers, and other wildlife using the fields that will be developed, not just the hedgerows surrounding the site.

Loss of arable land: Allowing the development on this greenfield site will mean the loss of arable land, which further reduces the self-sustainability of the local area.

Safety - the roads and infrastructure nearby is unsuited to a development of this size:

For example; The bridge near the site, which is only 3.5 mts wide ,blocks the view from both directions. Two properties are accessed at the bridge, which could cause safety issues.

In addition, a ditch runs down the lane from this point. The lane edges are eroding badly. Much of the lane is only 3 Mts wide. The company say they will build passing places, but it is unclear how this could be achieved given the width of the road and the adjoining land rights.

Many services - sewage, water, and cables pass along and under the lane. The road is extensively used by cyclists , walkers and dog walkers. There is a public footpath exiting on to the road , linking up with the village and Backmuir of Lownie. All of these groups will also be at risk from traffic connected with this project.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Mark Leigh

Address: Rosehall Cottage Drumoak Banchory AB315AE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development. The piecemeal industrialisation of our country is leading to widespread concerns up and down the land. If we need to increase electricity supply for future demand, let us do it right. Destroying the countryside and communities is not the best approach for a project that needs to be planned and implemented over decades.

Comments for Planning Application 23/00393/FULM

Application Summary

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Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr mark leigh

Address: Rosehall Cottage Drumoak Banchory AB31 5AE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposed solar farm and BESS.

These facilities have no place in our rural environment, and will have no impact on global warming.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr George Lindsay

Address: 2 Whinfield Gardens Kinross KY13 8 bf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is wholly unacceptable using 130 acres of prime agricultural land. It will be a visual disaster and will present a local fire hazard.

This is simply not an acceptable location for solar panels

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jacqueline Macfarlane

Address: Backhowe of Balmadies Letham Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Most land earmarked for this development appears to be good quality farming land . We need to encourage and maintain our food supply locally and become much more self sufficient rather than relying on imports.

I am also concerned about the environmental and visual impact from the development.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jacqueline Macfarlane

Address: Backhowe of balmadies By letham Forfar Dd82sg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new plans submitted still do not adequately address the main issues of visual impact, road safety, inappropriate site not in keeping with the landscape. As there is a slight reduction in area size, a new alternate site assessment should be undertaken. My previous objection still stands. Why are we using prime agricultural land for this project? What of food security? How much more food will be dependant on other countries in an ever increasing unstable world. Pollution through small towns and villages with increased lorries.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr JAMES MAHON

Address: Marlowbank Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object:

1. Prime arable land is being lost for the benefit of 1 x individual/Buisness
2. Same business already owns ground closer to his Factory which has already been used for industrial/commercial purposes and surely could now be converted to accommodate a solar farm causing minimum disruption to surrounding countryside
3. This Project offers no benefit to local community or to the main grid.
4. Surrounding roads, especially the single track road at Muir of lownie are unsuitable for heavy commercial traffic unless the Council are committing to upgrade the road and provide street lighting which would be required at the latter stages of construction and continued maintenance work due to people from the local area, including Forfar and Kingsmuir, using road for daily exercise

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jane Mahon

Address: Marlowbank Muir od Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object due to the following:

1. Prime arable land is being lost for the benefit of 1 x individual/Buisness
2. Same business already owns ground closer to his Factory which has already been used for industrial/commercial purposes and surely could now be converted to accommodate a solar farm causing minimum disruption to surrounding countryside and would pose less of an 'eyesore' or impact on wildlife
3. This Project offers no benefit to local community or to the main grid.
4. Surrounding roads, especially the single track road at Muir of lownie are unsuitable for heavy commercial traffic unless the Council are committing to upgrade the road and provide street lighting which would be required at the latter stages of construction and continued maintenance work due to people from the local area, including Forfar and Kingsmuir, using road for daily exercise

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Scott Martin

Address: Belmar Hillend Of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NPF4 "we will use our land wisely"

- Food insecurity and increase in costly imports
- Higher food prices
- Cumulative effect of numerous schemes throughout Angus and P&K (sustainability)
- Scarcity of and increased price of farms with good quality land (NFU)
- Loss of agricultural jobs and skills. 67,000 people in Scotland directly involved in agriculture (NFU)
- Estimated 360,000 jobs (1:10 of Scottish jobs) dependent on agriculture.
- No assurance that land will be returned after the stated 40year period.
- Land will not be of the same quality after 40years of not being tended.

2: AIMS OF THE PLAN ARE INVALID

- Tarmac (Dunbar) have been using 100% green electricity since 2021 from guaranteed clean sources as well as other numerous carbon reducing measures.
- Industria were unable to confirm how much energy Lairds would require - is this scheme sufficient or are there plans to expand?
- If there is insufficient energy generation, either through capacity or weather conditions, then it cannot be guaranteed that electricity taken from the grid would be from renewables. Therefore, the statement about Lairds ambition is again invalid.
- Job security not guaranteed by having this scheme approved because there are many outside factors which could affect this, High interest Rates, Volatile Construction Industry, Cost of Living Crisis.
- Companies House Dec 2022 - monthly average employees was 33 (including 2 Directors). Are the 80 employees being counted by combining three companies? Laird Aggregates, Laird

Brothers, J & A Laird Ltd.

- Lairds own land, (NPF4 Policy 5 - only supported if know other viable site)

3: Visual Impact

- NPF4 Ministerial Forward, "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives rather than undermining what they value most".

- Industrialisation of rural landscape (ALDP Strategy - "maintain the quality of valued landscapes)

- NPF4 6 Qualities of Successful Places - Healthy/Pleasant:

- It is neither healthy nor pleasant to have an industrial power plant built in the middle of the countryside, 3 miles away from where it is needed.

- 3m high solar panels (unable to have exact figures/quantity of how many from Industria) / 1.9m galvanised steel security fencing, infra-red CCTV cameras, changes the landscape completely and is not in keeping with the surrounding area, (ADLP Policy DS4 Amenity).

- 'Mitigating' planting will take years to grow. There is no stated plan for which species or a management plan to ensure plants don't die.

- ADLP Policy PV9 "Renewable and Low Carbon Energy Development", "will be supported in principle where they meet the following criteria": the location siting and appearance of apparatus and any associated infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency". - This plan does NOT comply.

4: INSUFFICIENT/INADEQUATE COMMUNITY ENGAGEMENT:

- Poor standard of presentation

- 2 sided 4 panel board with generic photographs not specific to our area.

- Bottom part of boards advertising Wardell Armstrong and Industria Resources

- Details of the plan scant

- No introductions by staff, so we did not who who they were and the role they had within respective organisations.

- Were disrespectful to residents' concerns.

- First public consultation held 3 miles from the site, poorly signed, poor parking and access.

- Online Interactive Webinar

- largely elderly population in Lownie

- Some without broadband

- Patchy mobile phone signal

- Objections/comments/Planning Application online, therefore a large part of the community potentially excluded from the process.

5: COMMUNITY OPPOSITION

- 2 Public meetings held at Kingsmuir Hall well attended, Community Councils input, Councillor

- Facebook Group - SPARE (Save and Protect Angus Rural Environment)

- WhatsApp Neighbourhood Group

- Core Opposition Group

- Mailing List for updates.

- Objection Letter maildrop for Lownie, Kingsmuir, Craichie and Bowriefauld.

6: NOISE AND LIGHT POLLUTION

- Stated working hours 07:00 - 19:00 Monday to Saturday are unreasonable - no regard for shift workers.
- NPF4 Six Qualities of Successful Places, 2 Pleasant ".....enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings" - This will be difficult with 12 hour working day, drilling, diesel fumes, HGVB loads.
- Use of industrial lighting - light pollution in a dark place, risk to native bat population.
- Noise from inverters/substation.

7: HEALTH AND SAFETY RISKS

- Residents especially at Rowanburn, Millpark and Silverhillock will be in danger of a collision with oncoming traffic as they are emerging/returning to their property due to:
 - raised field level
 - 3m panels/1.9m fence/screening blocking off the visibility
 - Unfortunately, this was not raised by the Roads Department
- There have been several, albeit minor, collisions at Millpark corner of Dunnichen Road (B9128) in recent times, far more than the 4 in 5 years documented.
- This same corner has a history of flooding. Last November it was completely under water. AC and Police aware and road closed for 2 days.

THEFT

- It is generally accepted that solar farm theft is on the rise (Farming.co.uk, "Securing you farm from solar theft" by Rachael Oakley 15/02/23). This poses the question of increased risk to residential property by theft where at present there is none.
- Elderly people worry about crime risk.
- Would there be police attendance?

FIRE

- Recent study by Firetrace International (fire suppression systems) in August 2022 indicates a sharp rise in solar farm fires.
- Risk of fire in DC isolators, DC connectors, inverters and especially batteries.
- UK's BRE National Solar Centre investigated 80 suspected fire incidents - "strongly suspect a degree of underreporting. May be more prevalent than data suggests."
- Very difficult to control blaze. Panels continue to be live. DC current unpredictable. Risk to firefighters.
- Release of toxins from burning panels to nearby housing.
- "Create and effective Solar Farm Fire Protection Framework"
- "Close attention must be paid to the development and utilisation of safety protocols and preventive equipment. Unfortunately, this isn't a widespread practice" - Firetrace International.
- There is no mention of Fire Safety Protocols in the planning application.

8: POORLY PREPARED DOCUMENTATION IN PLANNING APPLICATION

- Same details repeated in several documents
- Many statements vague
- Many statements not referenced and are therefore anecdotal

- Poor quality mapping - many without legends or place names so could be anywhere in the world
- Many details missing
- Which species of planting
- Fire Safety Protocols
- Care Management Plans for "wildflower meadows" and wildlife pond.
- No decommissioning details other than to say these plans will be put forward if planning permission is granted. As this is important information there needs to be transparency and details.

9: COMMUNITY BENEFIT

Scottish Government suggest but cannot enforce a CB of £5000/MW produced over the lifetime of the project i.e., £6,000,000. Lownie is being offered a one off payment of £85,000 to be split between 3 community councils, none of which are near Lownie.

- Inverarity 5 miles away £75,000
- Letham 3 miles away £1,000
- Forfar 3 miles away £9,000

This is a derisory sum and will have no direct benefit to those most affected by this plan.

There will be no reduced cost of energy to residents, as all the power generated will go to Lairds for use/storage.

10: REDUCING GREENHOUSE GASES

- High CO2 output in solar panel manufacture
- Shipping and transportation
- Diesel HGV's and generators
- Will Lairds be adopting other mitigation practices as Tramac have done/doing?
- Electric vehicles including cement lorries
- Tree planting
- Solar panels on roofs

11: CUMULATIVE EFFECTS

- 85% of Scotland's soil is classified as "less favoured areas" - EU Classification. As more and more applications are being submitted to Angus Council for Solar Power Plants on prime land, a finite resource, when will a saturation level be reached?
- Possible detrimental effects on tourism as Angus lush countryside is turned into a barren industrial site.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Scott Martin

Address: Belmar Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The neighbour notification has not identified the correct map/plan, and therefore should be reissued.

I have read the new plans and they have not addressed my previous points of objection. My previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Miss Alison McAllan

Address: 4 Summerhill Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. PLANNING APPLICATION:

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

2. LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- Loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- Loss of agricultural jobs/skills

3. INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33 (inc 2 directors) not 80-Companies House

4. VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

5. POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

6. NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

7. HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

8. THEFT

- Known fact solar crime is rising (Farming.co.uk15/2/23)
- Risk to nearby homes

9. FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

10. CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

11. COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other schemes

12. IMPACT OF CABLE LAYING

- Major disruption in Kingsmuir village

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Alastair McEwan

Address: Millpark Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of food crops massive over 40 years
- food insecurity/costly imports
- loss of agricultural jobs

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not compatible with area(ALDP DS4 Amenity)

PRIVACY

- CCTV cameras directly opposite Millpark

POOR COMMUNITY ENGAGEMENT

- lack of information at public consultations
- consultants oblivious to area/people/services

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

-very busy road HGV/vans/commuters/service & school bus route as well as agricultural vehicles

PLANNING APPLICATION

-Lack of detail

-No decommissioning details

-No detail of liability for road repairs

- No management plan for wildflower meadow/pond/trees/hedge

COMMUNITY 'BENEFIT'

-NONE!Lairds only "beneficiary". Should utilise their own " infilled quarries" for solar panels

From: Pamela Hamilton [REDACTED]
Sent: Wednesday, April 3, 2024 10:27 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant 23/00393/FULM

I would be grateful if the following objection could be added to the above application for my neighbour, Mr AJ McEwan, Millpark, Lownie, DD8 2LN as he has no access to internet and has asked me to submit this on his behalf. Thank you
Mrs Pamela Hamilton



APPLICATION NUMBER 23/00393/FULM

I confirm my previous objections to the original plans and wish to make further objections to the new documentation.

ROAD SAFETY

The planned screening of hedges/ trees will reduce the visibility(which is already bad) at the corner beside Millpark/ Silverhillock. Access/ exit from Rowanburn Cottage, Silverhillock and Millpark will be very dangerous.

ROAD TRAFFIC MOVEMENT

During the construction, the main roads through Forfar will be chaotic. Already very bad at South Street/ Easterbank. This will impact greatly on traffic flow.

DISREGARD FOR COMMUNITY

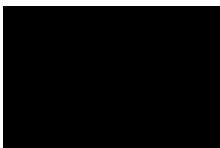
Scant details and drawings impossible to read.

VISUAL LANDSCAPE

Totally ruined by industrialisation

LOSS OF PRIME ARABLE LAND

Mr AJ McEwan



[Sent from Yahoo Mail for iPad](#)

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Iain McEwan

Address: Millpark Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of food crops massive over 40 years
- food insecurity/costly imports
- loss of agricultural jobs

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not compatible with area(ALDP DS4 Amenity)

PRIVACY

- CCTV cameras directly opposite Millpark

POOR COMMUNITY ENGAGEMENT

- lack of information at public consultations
- consultants oblivious to area/people/services

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

-very busy road HGV/vans/commuters/service & school bus route as well as agricultural vehicles

PLANNING APPLICATION

-Lack of detail

-No decommissioning details

-No detail of liability for road repairs

- No management plan for wildflower meadow/pond/trees/hedge

COMMUNITY 'BENEFIT'

-NONE!Lairds only "beneficiary". Should utilise their own " infilled quarries" for solar panels

From: Pamela Hamilton [REDACTED]
Sent: Thursday, April 4, 2024 10:09 AM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant 23/00393/FULM

I would be grateful if the following objection could be submitted on behalf of my neighbour, Mr Iain McEwan, [REDACTED], as he has no internet access.

Thank you
Pamela Hamilton



I confirm my previous objections to the original plans and wish to lodge further objections to the amended plans.

ROAD SAFETY

The planned screening of hedges/ trees along the perimeter fence at the bad corner beside Millpark will make it even more dangerous. Many accidents have already happened here and the screening will make it worse. High vehicles are often over the middle of the road and, at present, can give way to other vehicles travelling in the opposite direction. This screening will block the visibility completely. Smaller cars, vans, motor cyclists and pedestrians as well as cyclists will not be seen. Access and exit to the properties in this area will be very dangerous.

ROAD TRAFFIC IMPACT

Extra vehicles travelling to the construction site will impact on the flow of traffic through Forfar and Kingsmuir. Many streets will be badly congested as Suttieside / Craignathro solar have also been approved.

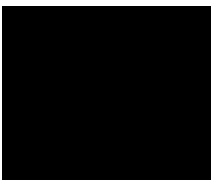
POOR COMMUNITY ENGAGEMENT

Lack of detailed information and very scant drawings, which are so small they are difficult to read - show a total disregard for this community.

LOSS OF ARABLE LAND

NPF4 states, "We will use our land wisely". Is losing prime arable land for solar profiteering adhering to this?

Mr Iain McEwan



Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 1. Extremely disappointed that the Council are not "accommodating" elderly voters,by insisting that objections to the Solar Farm at Lownie,are done online. The so called "concession" of being able to attend Forfar Library to be assisted in viewing the plans etc,is another push-aside as parking is almost impossible on West High Street beside the library.The Myre car park is situated down a very steep lane(with some steps)and not suitable to some elderly people. It would appear that every possible obstacle is being put in the way of anyone objecting to the outrageous plan for this solar farm.

Prime arable land is being wasted on solar profiteering,which appears to be for the benefit of one business- Laird Aggregates.Why? Of course it also provides a money making scheme for the farmer!No consideration at all for local residents,the villagers of Kingsmuir and the disturbance to people in Forfar due to HGV activity- 1280 HGV movements during construction.Forfar residents are unaware of these plans but it will be too late once permission is granted.

Plans submitted are scant and devoid of detail. Legends attached are so tiny,they are obscure.Maps are aerial views and lack detail.

Security cameras (70)appear to be higher than the fence and one is opposite our house. Privacy? None of the plans show the distance from the roadway for the positioning of trees and fencing. No plan of the entrance to the industrialised site or the parking and huts proposed.

The B9128 is NOT a minor road. It is very busy with lorries,buses,vans and commuters. It is also serves the farming sector,combines and pea viners,tractors and trailers all use this road on a regular basis. Other minor roads in the area ie Lour/Ladenford road is single track with limited passing places and could not cope with extra traffic. Muir of Lownie road is also single track. According to Waddell Armstrong,none of these roads have restrictions,but the fact that they are single track is surely a "restriction".

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Page 2. Flooding problems on the B9128 happen regularly,mainly due to water coming off the fields and collecting at the bad corner beside our house.The Police Dept and the Council Roads Dept are regularly called out and can verify this.

The large scale of this development- 150 acres-does not appear to be compliant with NPF4, ie a minimum amount of ground only allowed to be used. Development on prime agricultural land should not be supported by the Council,except in certain limited circumstances.

The development is not compatible with the surrounding area.

Formal objection to follow.

Submitted on my behalf by my neighbour,Mrs Pamela
Hamilton,Silverhillock,Lownie,Forfar,DD82LN

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of food crops massive over 40 years
- food insecurity/costly imports
- loss of agricultural jobs

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not compatible with area(ALDP DS4 Amenity)

PRIVACY

- CCTV cameras directly opposite Millpark

POOR COMMUNITY ENGAGEMENT

- lack of information at public consultations
- consultants oblivious to area/people/services

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

-very busy road HGV/vans/commuters/service & school bus route as well as agricultural vehicles

PLANNING APPLICATION

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-No decommissioning details

-No detail of liability for road repairs

- No management plan for wildflower meadow/pond/trees/hedge

COMMUNITY 'BENEFIT'

-NONE!Lairds only "beneficiary". Should utilise their own " infilled quarries" for solar panels

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like the following points to be added to my objection:

1. A shooter has been given permission to shoot over Fairlie's fields surrounding our houses. There are no rabbits as disease has wiped them out. There are lots of birds and a few game birds. If these are the target of the shooter, what has happened to Fairlie's supposed " biodiversity and improved habitat" theory? Pink footed geese arrive at Montrose Basin around September yearly and disperse over Angus/ Tayside's newly harvested fields to feed. Where are these geese to feed if there are no " harvested" fields- only solar panels?
2. The Courier " Farming Supplement" magazine which was issued in January 2024, contained an interview between their reporter, Gayle Ritchie and James Fairlie concerning his farming business. James Fairlie stated that he was committed to producing crops on his land and would purchase more land for farming if he was in a position to do so. Why is he wasting 150 acres of prime arable land on solar panels?
3. A further article appeared in the Courier on Friday 26th January 2024, which was written by an Agricultural Reporter (Brian Henderson) and it is very interesting. Apparently there is growing unrest and frustration amongst some farmers (especially in the Cairngorm National Park area) that they are being squeezed out of a centuries old tradition of focussing on food production. These farmers are pointing the finger at bureaucrats and politicians together with the ones drawing up the National Park's policy. These farmers, like ourselves, realise the need for food production.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

2/2

There was coverage on TV of Welsh farmers blockading the Welsh Parliament, the feelings about the misuse of the land is running so high.

Added to this in the Scottish Farmer (6/2/24) by Kelly Henaughen, " Global Wheat output to drop 13% until 2050 due to wheat blast disease", and it all becomes clear that food production on prime agricultural land is paramount and ignored at your peril.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Johan McEwan

Address: Millpark Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Further to my previous objection, I wish to add the following information.

Two articles were published on Friday 9/2/24 in the Dundee Courier regarding use of land.

The first, by Katrina MacArthur was concerning how NFUS leaders are now calling for the Green Party rural agenda to be scrapped as one of 5 key demands at the NFUS annual Conference in Glasgow.

The second article by Brian Henderson, voices his concerns about the loss of land to create a new national park:

" Sidelining the importance of food production while fast- tracking species reintroductions and other pet environmental projects, alongside claims that prescriptive regulations were stifling development, might have been the sparks that lit the blue touch paper on farmers' patience ...".

There was coverage on TV of Welsh farmers blockading the Welsh Parliament, the feelings about the misuse of the land is running so high.

Added to this in the Scottish Farmer (6/2/24) by Kelly Henaughen, " Global Wheat output to drop 13% until 2050 due to wheat blast disease", and it all becomes clear that food production on prime agricultural land is paramount and ignored at your peril.

U

1/2 Further to my previous objection, I wish to add the following information.

Two articles were published on Friday 9/2/24 in the Dundee Courier regarding use of land. The first, by Katrina MacArthur was concerning how NFUS leaders are now calling for the Green Party rural agenda to be scrapped as one of 5 key demands at the NFUS annual Conference in Glasgow.

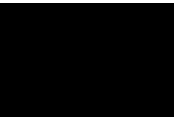
The second article by Brian Henderson, voices his concerns about the loss of land to create a new national park:

" Sidelining the importance of food production while fast- tracking species reintroductions and other pet environmental projects, alongside claims that prescriptive regulations were stifling development, might have been the sparks that lit the blue touch paper on farmers' patience ...".

From: Pamela Hamilton [REDACTED]
Sent: Wednesday, April 3, 2024 10:12 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Solar Power Plant at Lownie 23/00393/FULM

I would be grateful if the following objection could be submitted on behalf of my neighbour, Mrs Johan McEwan, [REDACTED]. She has no access to internet and has asked me to submit her objection on her behalf. Thank you.

Mrs Pamela Hamilton



APPLICATION NUMBER 23/00393/FULM

I confirm my original objections and wish to make further objections to the amended plan.

POOR COMMUNITY ENGAGEMENT

Lack of information and poor quality drawings. No details. Drawings impossible to read - minute print.

Solar panels will be 100 m from houses. Where does this measurement begin-at field boundary, house boundary or actual house building?

ROAD SAFETY

Planned hedges/ trees will totally obscure visibility at corner beside Millpark/Silverhillock. Access/ exit from Rowanburn Cottage/ Silverhillock/Millpark will be very dangerous. Many accidents have occurred here. This screening will exacerbate the problem.

IMPACTS ON VISUAL LANDSCAPE OF AREA

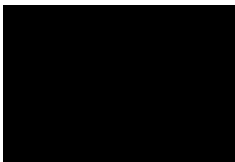
IMPACT ON ROAD TRAFFIC MOVEMENT DURING CONSTRUCTION

Main roads through Forfar will be congested and chaotic due to extra vehicles and exacerbated due to Suttieside/Craignathro solar power plant construction. Contrary to the statement given under the heading, " Residential Receptors", of the Landscape and visual appraisal addendum, "...there would no longer be any impacts on the settlement of Kingsmuir", the village will most certainly be adversely affected.

LOSS OF PRIME ARABLE LAND

Loss of crops will lead to food shortages in the future.

Mrs Johan McEwan



[Sent from Yahoo Mail for iPad](#)

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Robin McIntosh

Address: 36 Church St Edzell

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Could I please ask for your help in objecting to a solar power plant proposed on grade 2/3.1 land on the main Forfar to Carnoustie road ? Submit on 23/00393/FULM

I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Norman McIntosh

Address: Mossie of Craichie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely"

-loss of 23K tons of crops over 40 years

- Geo political food insecurity/costly imports

-loss of agricultural jobs/skills LOSS OF PRIME ARABLE LAND

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

-Laird job security may be affected by outside factors

-2022 monthly average staff 33 (inc 2 directors) not 80 -Companies House

VISUAL IMPACT

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- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

From: Pamela Hamilton [REDACTED]
Sent: Tuesday, April 9, 2024 4:54 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant 23/00393/FULM

I would be grateful if the following objection could be lodged on behalf of my neighbour, Mr Norman McIntosh, [REDACTED] He has no access to internet.

Thank you
Pamela Hamilton

[REDACTED]

Despite further documents being lodged by the applicant, removing one field from the plans, this does nothing to mitigate the visual impact of this development due to its size, scale and location on the rural environment. It is contrary to many of the ALDP policies including, but not only, Policies DS1, DS3, DS4 and Policy 11 of NPF4.

My previous objections are still valid.

Norman McIntosh

Contact details as above

[Sent from Yahoo Mail for iPad](#)

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr David McIntosh

Address: Mossie of Craichie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

INPF4 "we will use our land wisely"

-loss of 23K tons of crops over 40 years

- Geo political food insecurity/costly imports

-loss of agricultural jobs/skills LOSS OF PRIME ARABLE LAND

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

-Laird job security may be affected by outside factors

-2022 monthly average staff 33 (inc 2 directors) not 80 -Companies House

VISUAL IMPACT

-Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")

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-Webinar difficult to navigate, coupled with no broadband in the area, many people not online

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NOISE/LIGHT POLLUTION

-Unreasonable working hours

-Industrial lights in rural area

-NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

-Flooding on B9128 at Millpark

-No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

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-Risk to nearby homes

FIRE

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-Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

-Lack of detail eg number of panels

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-No decommissioning details

-inaccurate information eg Lairds employee numbers

-No detail of liability for road repairs

- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

-1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

-Derisory Community Benefit going to Communities other than Lownie

-Much less than other similar schemes

From: Pamela Hamilton [REDACTED]
Sent: Tuesday, April 9, 2024 5:59 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Power Plant 23/00393/FULM

I would be grateful if the following objection could be submitted on behalf of my neighbour, Mr David McIntosh, [REDACTED] as he has no access to internet.
Thank you
Pamela Hamilton
[REDACTED]

I wish to object further to this development on the following grounds:

. This is industrialisation of prime agricultural land of which we have a finite amount and it is not the right development in the right place. This runs contrary to The Strategy Part 3 of the ALDP "Creating High Quality Places", Development Principles page 9 and the Design and Placemaking Supplementary Guidance October 2018, "Successful places - Safe and Pleasant".

- "Whenever development is proposed, it is important to ensure that all opportunities are taken to REUSE or REDEVELOP brownfield land BEFORE development takes place on greenfield sites". This is clearly not what is happening here, as the case for alternate sites has not been satisfactorily demonstrated either in the original documentation or on the Public Comments and Applicant Responses document.

. The "mitigating planting" proposed will be (and the applicant is obviously aware of this by the need to submit additional documentation months after original planning application submission) wholly inadequate to screen an industrial site of this scale. "Mitigating planting" has been the excuse used at Development Standards meetings by planners to try to carry the plans to approval without acquainting themselves to the fact that these plantings are little more than a sea of dead twigs after several years of completion which makes a mockery of Council planning conditions and to the detriment of those residents left to look out onto heavy industry instead of rural views they have chosen as a way of life. This contravenes many policies including NPF4 Policy 11 and ALDP Policy PV6.

I hope these objections will be carefully considered and that this poorly designed and presented application is robustly refused.

Mr David McIntosh

[Sent from Yahoo Mail for iPad](#)

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Lorna McKENZIE

Address: 17 Dunnichen Road Kingsmuir, Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

PLANNING APPLICATION

-Lack of detail eg number of panels

-Statements not referenced therefore anecdotal

-No decommissioning details

-inaccurate information eg Lairds employee numbers

-No detail of liability for road repairs

- No care management plan for wildflower meadow/pond

LOSS OF PRIME ARABLE LAND

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Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Lorna McKenzie

Address: 17 Dunnichen Road Kingsmuir, Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I submit that the changes to this application do not fully address previous objections, namely road infrastructure with several heavy lorries, road safety on B9128 which runs through the middle of the proposed site.

Having lived beside this busy road for over 26 years, I feel there is a major risk to the standard of the existing road condition, disturbance, noise and pollution to dog walkers/walkers through the village of Kingsmuir and Muir of Lownie, risks of the solar panels causing safety issues through reflection, and boundary fence affecting drivers' forward vision when negotiating tight corners at Cotton of Lownie farm in both directions.

The field site is also potentially an archeological site (Pictish area) and detrimental to animal welfare.

There is no proof that the solar panels will benefit the nearby community.

This application is in entirely the wrong location as numerous objections have proved.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Robert McKenzie

Address: 17 Dunnichen Road Kingsmuir, Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

PLANNING APPLICATION

-Lack of detail eg number of panels

-Statements not referenced therefore anecdotal

-No decommissioning details

-inaccurate information eg Lairds employee numbers

-No detail of liability for road repairs

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CUMULATIVE EFFECT

-1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

-Derisory Community Benefit going to Communities other than Lownie

-Much less than other schemes

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Robert McKenzie

Address: 17 Dunnichen Road Kingsmuir Forfar DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no logical reason to use up valuable farmland 200 acres to generate the same electricity as one offshore wind turbine. It amounts to gross negligence of precious farmland reducing the UK's valuable food production capacity critically affected by the ongoing Ukraine war.

The production of electricity from solar panels is 'ragged' due to clouds, overcast skies and darkness. This necessitates the need for increased battery storage that in no way can be called clean energy with associated rare elements and mining necessary for this technology. During winter months the average energy produced by solar farms is 11% of the installed capacity so is grossly inefficient.

The site proposed has no suitable transport structure. The only roads to the sites are B roads that are already overworked and continually damaged. Heavy lorries and construction vehicles will only exacerbate the situation. The roads to the site have very tight corners with ongoing safety issues. Reflections from panels will affect drivers' visions and exacerbate the situation.

The area / roads around there are prone to flooding. Taking up valuable very fertile farm land to build a solar power station will make the flooding worse.

There is no benefit to the local community siting this power station where proposed. Noise, pollution (all kinds inc CO2 emissions), health issues, disturbance to locals and wild animals will all cause serious problems over a significant period of time. It is in the public interest to publish the embodied carbon footprint created by building this solar power station. Can I please get a copy.

The site is potentially of historic importance to the history of Scotland through the Battle of Dunnichen Hill and Pictish history.

The concept of Solar Farms in Scotland is entirely wrong with offshore wind conditions in Scotland amongst the best in the world. Leave our valuable land for arable uses.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jean McLellan

Address: 45 Adamton rd north Prestwick

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following ground:

- . Visual impact of 1000s of solar panels in place of lush, productive crops
- . Loss of prime arable land forever. It will not have the same qualities after 40 years of being parched.
- . No benefit to the community of lower energy bills- energy going to a company, who, although will use 'green' energy, will still be pumping out tons of CO2.
- . Cumulative effect of numerous solar power plants being allowed in the NE. Food security is just as important as energy security..
- . Impact on tourism, a key industry in Angus. I come to see the beauty of the countryside not power plants in the wrong places.
- . Loss of agricultural jobs and skills over the '40' year period- Scotlands 3rd largest employer.
- . Developments shouldn't make peoples lives worse, they should make them better(NPF4)- this does not aim to improve lives locally
- . Impact on existing local infrastructure during construction.
- . Solar crime known to be on the rise- could adversely affect local residents
- . Application documentation appears in many instances to ignore or play down any impacts on local living which I find disrespectful and unfair. How can 1000s of HGVs on our country roads be of minimal consequence.
- . No mention of fire risk or plan to deal with fire in batteries/ live solar panels/ release of toxins to nearby homes.
- . Inefficiency of solar energy- winter/ night/ climate change getting wetter

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Jean McLellan

Address: 45 Adamton Road North Prestwick KA9 2HY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a regular visitor to Angus,I am appalled by the apparent 'gold rush' taking place with solar and battery storage applications. It is also deeply concerning that none of these seem to be refused despite many valid objections. This application especially is a strong case of wrong development,wrong place. The misuse of a finite amount of Scotland's top quality land and a refusal to acknowledge this fact is deeply troubling. Even farmers(not this one)are becoming more and more concerned about the looming crisis on food security. Losing acres of good land to help a concrete company continue to pollute is morally wrong and this will be proved in the future when it is too late.

There are no positives for the general public here. Just a massive profit to be made at their expense.

My objections previously submitted are as valid now as they were last year and I strongly urge the Council to refuse this application.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Peter McLeod

Address: 6 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this for the following reasons

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes") - 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

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HEALTH/SAFETY

- Flooding on B9128 at Millpark (I have personally experienced this road being impassable due to severe flooding several times in only the last two years).
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

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Case Officer: Ed Taylor

Customer Details

Name: Mr Peter McLeod

Address: 6 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans and they have not addressed my previous points of objection. Therefore my previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Isabel McLeod

Address: 10 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I am usually in total agreement of any environmentally sustainable energy, this proposal is on such a huge scale which is totally unsuitable for this area and will have such a negative and detrimental impact on the land and surrounding roads. Also, having lived in the area for 55 years I have seen firsthand the flooding on the B9128. This development will only escalate the flooding risk to an even greater scale.

The only beneficiary here is Laird Bros.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Customer Details

Name: Isabel McLeod

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Comment Details

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Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Alexander McMichael

Address: Middlebank Bowriefauld by Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

From: Marguerite McMichael [REDACTED]
Sent: 29 July 2023 20:15
To: PLANNING [REDACTED]
Subject: OBJECTION TO LOWNIE SOLAR POWER PLANT

Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

NPF4 “we will use our land wisely”

- Food insecurity and increase in costly imports
- Higher food prices
- Cumulative effect of numerous schemes throughout Angus and P&K (sustainability)
- Scarcity of and increased price of farms with good quality land (NFU)
- Loss of agricultural jobs and skills. 67,000 people in Scotland directly involved in agriculture (NFU)
- Estimated 360,000 jobs (1:10 of Scottish jobs) dependent on agriculture.
- No assurance that land will be returned after the stated 40year period.
- Land will not be of the same quality after 40years of not being tended.

2: AIMS OF THE PLAN ARE INVALID

- Tarmac (Dunbar) have been using 100% green electricity since 2021 from guaranteed clean sources as well as other numerous carbon reducing measures.
- Industria were unable to confirm how much energy Lairds would require - is this scheme sufficient or are there plans to expand?
- If there is insufficient energy generation, either through capacity or weather conditions, then it cannot be guaranteed that electricity taken from the grid would be from renewables. Therefore, the statement about Lairds ambition is again invalid.
- Job security not guaranteed by having this scheme approved because there are many outside factors which could affect this, High interest Rates, Volatile Construction Industry, Cost of Living Crisis.
- Companies House Dec 2022 – monthly average employees was 33 (including 2 Directors). Are the 80 employees being counted by combining three companies? Laird Aggregates, Laird Brothers, J & A Laird Ltd.
- Lairds own land, (NPF4 Policy 5 – only supported if know other viable site)

3: Visual Impact

- NPF4 Ministerial Forward, “People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives rather than undermining what they value most”.
- Industrialisation of rural landscape (ALDP Strategy – “maintain the quality of valued landscapes)
- NPF4 6 Qualities of Successful Places – Healthy/Pleasant:

- It is neither healthy nor pleasant to have an industrial power plant built in the middle of the countryside, 3 miles away from where it is needed.
- 3m high solar panels (unable to have exact figures/quantity of how many from Industria) / 1.9m galvanised steel security fencing, infra-red CCTV cameras, changes the landscape completely and is not in keeping with the surrounding area, (ADLP Policy DS4 Amenity).
- 'Mitigating' planting will take years to grow. There is no stated plan for which species or a management plan to ensure plants don't die.
- ADLP Policy PV9 "Renewable and Low Carbon Energy Development", "will be supported in principle where they meet the following criteria": the location siting and appearance of apparatus and any associated infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency". – This plan does NOT comply.

4: INSUFFICIENT/INADEQUATE COMMUNITY ENGAGEMENT:

- Poor standard of presentation
- 2 sided 4 panel board with generic photographs not specific to our area.
- Bottom part of boards advertising Wardell Armstrong and Industria Resources
- Details of the plan scant
- No introductions by staff, so we did not know who they were and the role they had within respective organisations.
- Were disrespectful to residents' concerns.
- First public consultation held 3 miles from the site, poorly signed, poor parking and access.
- Online Interactive Webinar
- largely elderly population in Lownie
- Some without broadband
- Patchy mobile phone signal
- Objections/comments/Planning Application online, therefore a large part of the community potentially excluded from the process.

5: COMMUNITY OPPOSITION

- 2 Public meetings held at Kingsmuir Hall well attended, Community Councils input, Councillor
- Facebook Group – SPARE (Save and Protect Angus Rural Environment)
- WhatsApp Neighbourhood Group
- Core Opposition Group
- Mailing List for updates.
- Objection Letter maildrop for Lownie, Kingsmuir, Craichie and Bowriefauld.

6: NOISE AND LIGHT POLLUTION

- Stated working hours 07:00 – 19:00 Monday to Saturday are unreasonable – no regard for shift workers.

- NPF4 Six Qualities of Successful Places, 2 Pleasant “.....enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings” – This will be difficult with 12 hour working day, drilling, diesel fumes, HGVB loads.
- Use of industrial lighting – light pollution in a dark place, risk to native bat population.
- Noise from inverters/substation.

7: HEALTH AND SAFETY RISKS

- Residents especially at Rowanburn, Millpark and Silverhillock will be in danger of a collision with oncoming traffic as they are emerging/returning to their property due to:
 - raised field level
 - 3m panels/1.9m fence/screening blocking off the visibility
 - Unfortunately, this was not raised by the Roads Department

- There have been several, albeit minor, collisions at Millpark corner of Dunnichen Road (B9128) in recent times, far more than the 4 in 5 years documented.
- This same corner has a history of flooding. Last November it was completely under water. AC and Police aware and road closed for 2 days.

THEFT

- It is generally accepted that solar farm theft is on the rise (Farming.co.uk, “Securing you farm from solar theft” by Rachael Oakley 15/02/23). This poses the question of increased risk to residential property by theft where at present there is none.
- Elderly people worry about crime risk.
- Would there be police attendance?

FIRE

- Recent study by Firetrace International (fire suppression systems) in August 2022 indicates a sharp rise in solar farm fires.
- Risk of fire in DC isolators, DC connectors, inverters and especially batteries.
- UK’s BRE National Solar Centre investigated 80 suspected fire incidents – “strongly suspect a degree of underreporting. May be more prevalent than data suggests.”
- Very difficult to control blaze. Panels continue to be live. DC current unpredictable. Risk to firefighters.
- Release of toxins from burning panels to nearby housing.
- “Create and effective Solar Farm Fire Protection Framework”
- “Close attention must be paid to the development and utilisation of safety protocols and preventive equipment. Unfortunately, this isn’t a widespread practice” – Firetrace International.
- There is no mention of Fire Safety Protocols in the planning application.

8: POORLY PREPARED DOCUMENTATION IN PLANNING APPLICATION

- Same details repeated in several documents
- Many statements vague
- Many statements not referenced and are therefore anecdotal

- Poor quality mapping – many without legends or place names so could be anywhere in the world
- Many details missing
 - Which species of planting
 - Fire Safety Protocols
 - Care Management Plans for “wildflower meadows” and wildlife pond.
 - No decommissioning details other than to say these plans will be put forward if planning permission is granted. As this is important information there needs to be transparency and details.

9: COMMUNITY BENEFIT

Scottish Government suggest but cannot enforce a CB of £5000/MW produced over the lifetime of the project i.e., £6,000,000. Lownie is being offered a one off payment of £85,000 to be split between 3 community councils, none of which are near Lownie.

- Inverarity 5 miles away £75,000
- Letham 3 miles away £1,000
- Forfar 3 miles away £9,000

This is a derisory sum and will have no direct benefit to those most affected by this plan. There will be no reduced cost of energy to residents, as all the power generated will go to Lairds for use/storage.

10: REDUCING GREENHOUSE GASES

- High CO2 output in solar panel manufacture
- Shipping and transportation
- Diesel HGV's and generators
- Will Lairds be adopting other mitigation practices as Tramac have done/doing?
 - Electric vehicles including cement lorries
 - Tree planting
 - Solar panels on roofs

11: CUMULATIVE EFFECTS

- 85% of Scotland's soil is classified as “less favoured areas” – EU Classification. As more and more applications are being submitted to Angus Council for Solar Power Plants on prime land, a finite resource, when will a saturation level be reached?
- Possible detrimental effects on tourism as Angus lush countryside is turned into a barren industrial site.

Yours faithfully,
Marguerite Petrie McMichael

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Marguerite McMichael

Address: Middlebank Bowriefauld Forfar DD8 2LX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:" The new plans submitted still do not adequately address the main issues of visual impact,road safety, inappropriate site not in keeping with the landscape. As there is a slight reduction in area size,a new alternate site assessment should be undertaken. My previous objection still stands. Why are we using prime agricultural land for this project? What of food security? How much more food will be dependant on other countries in an ever increasing unstable world. Pollution through small towns and villages with increased lorries.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned about many aspects of this proposed solar development but would firstly like to make a comment now on the report submitted by the Traffic Manager of the Roads Department.

Living in Muir of Lownie on the 'unclassified Lownie Moor Road (C57 - B8128).... 'a derestricted, single-track rural road with no footway or street lighting' (does that mean it does not matter much?) , I am dismayed at how this currently pleasant rural road would be SPOILED for users and made more DANGEROUS if this application is granted. The road surface is currently of a very poor standard and suffers damage with even the existing traffic.

While the report recommends that any consent granted shall be subject to certain conditions, I wonder if someone from the roads department has actually been to properly inspect the site so as to be able to best inform those making the decision on this matter. If not, surely this should be done before the application goes to committee.

The planning representative of Forfar Community Council HAS been to visit and was driven around the roads which would be affected. In the consultation document which she submitted, her informed opinion was that " The Lownie Moor track road is totally unacceptable to be used for any purpose."

I respectfully suggest that the impact of this development would be much greater than the traffic report suggests and would ask that the matter is re-examined.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 of 7 My underlying objection to this development is that there would be a large area of quality agricultural land lost to an inappropriately placed electricity plant. Since the threat of this development has come to light, I have been interested to read widely on the pros and cons of solar power and, would like to draw your attention to information gleaned from a debate on the regulation of loss of farmland to solar held at Westminster on 19 July 2023.

We already know that most of the solar panels used in this country are made in China and there is also evidence that some solar plant companies have Chinese backing.

The information boards at the public consultation, made mention of how this development would "benefit the entire solar panel supply chain." This benefit would, to a large degree, go to China.

Despite the suggestion that it WOULD benefit our economy, there will be little benefit to the local or even Scottish economy.

The carbon footprint of this industrial installation would be in direct contravention of the underlying principles behind NPF4 and would be significant in relation to the distance which the main components would be imported.

Even more worrying is the fact that there is evidence that forced Uyghur labour is being used in the manufacture of solar panels. The US and the EU have both taken action to protect their markets from goods that are produced by Uyghur slaves, yet the UK has done nothing.

Consequently, we are now a dumping ground for goods made with Uyghur slave labour, making a mockery of our modern slavery laws and the vote in the UK Parliament to declare the persecution of the Uyghurs as genocide.

From June to November 2022, over 1,000 shipments of solar panels from China were seized by the United States due to their links with Uyghur forced labour. Not one shipment has been seized in the UK. This issue may seem far removed from us in Angus but perhaps it is not. Continues ...

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2 of 7

One of the companies who has had cargoes seized by US customs for falsifying documentation is Canadian Solar, which, I believe, is behind the Berryhill and Collace schemes. Despite its name, this company is Chinese, run and based in China , pretending to be Canadian.

China is still less committed than other countries to reducing carbon emissions. Buying solar panels from there is contributing to global carbon emissions in more ways than one.

I hope that the Council will consider the implications of this and other such applications in relation to this topic.

FOOD SECURITY v energy security

Food security is as important as energy security and food is a basic human need, certainly before concrete. Scotland is already self-sufficient in electricity but this is not the case with food, given the variety that we have become used to. Crops that are grown in Angus, however, include grains and oil seed - two of the commodities which the invasion of Ukraine has caused to be in short supply.

As an indication that matters are not getting any better, just last week Russia pulled out of the deal which allowed Ukraine to export tens of millions of tons of grain and oil seed over the past year.

Days later, vast amounts of grain and other crops were destroyed in missile attacks on storage facilities at the port of Odesa. Government policies relating to this sort of development were written prior to the food crisis and have not been amended since.

With solar plants, a very large amount of land is required to produce a relatively small amount of energy. The technology becomes out of date very quickly and it is certain that the panels will need

to be replaced at some point well short of 40 years. Continues ...

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3of 7

To turn these fields, which have for years provided ENERGY IN THE FORM OF FOOD for people, over to solar energy production would be inefficient use of the land. It would be a waste of the best land as per NPF4 NATIONAL SPATIAL STRATEGY. I refer you to the following quotes from NPF4 "... ensuring the right development happens in the right place" and "we will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on." Lairds own a considerable area of land where such a development could be sited. This alternative option should be considered very seriously to keep this proposed industrial development on previously industrialised land.

If we continue to lose agricultural land, our carbon footprints will increase due to expensive imports and will defeat the whole purpose of Net Zero. There is a danger that prime arable land will be lost forever. It will not have the same qualities after 40 years of being uncultivated and suffering the damaging effect of chemicals from the panels leeching into the soil.

Wherever Lairds get their electricity, and Scotland already produces more than it needs of renewable electricity, their concrete factory will continue to produce large amounts of CO2, so their proposed aim is questionable. Unfortunately, the concrete industry is known to be a very damaging one in terms of carbon production. That the company could ever achieve carbon neutrality is doubtful.

VISUAL IMPACT , LOSS OF AMENITY etc

The visual impact of this industrial development would be on a much larger and more obtrusive scale than any current solar plants in Angus. It would be completely out of keeping in a rural

setting. Continues...

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 4 of 7

Visual Impact, Loss of Amenity etc continued

The Ministerial foreword of the NPF4 states that "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most". Should this large solar plant be built, it will totally change the rural environment where many people have chosen to live for a particular lifestyle. Vast arrays of panels, security fencing and cameras will impinge on people's outside space (my own being particularly adversely affected).

The roads will be made more dangerous - with the hazard of glint and glare as well as reduced visibility and probably more flooding. The problem of flooding seems to have been played down. However, in the years I have lived here bad flooding has been frequent. The narrow country Muir of Lownie road, on which a good few houses are situated, is totally unsuitable for a huge industrial project. Forfar Community Council has made this point in its comment and others, one being Mr Cook, have written very clearly on the problem of road access. Will the Council ensure that the developers repair the likely damage that they will cause? The road, which has no pavement nor sensible speed limit, despite representations made to Angus Council on the latter, is frequently used by walkers and cyclists. Their enjoyment of this treasured countryside would be completely spoiled if security fences and plastic and metal structures replace the open fields, that change with every season.

The project would destroy the natural beauty of this rural corner of Angus - an important asset for our county's tourism. Continues ...

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5 of 7

Mitigations for the inevitable disruption to the rich diversity of animal life that will occur have been suggested. However, the proposals of a randomly-placed wildlife pond, hedges and strips of wildflower seeding are unlikely to counter the disturbance. Ground nesting birds and hares inhabit the fields. Birds of prey hunt in them. Deer pass through on a regular basis and if their routes are obstructed they will become a danger to traffic. From wildlife cameras, I am able to confirm that badgers live near one of these fields. Without doubt, the current rich diversity of flora and fauna will decrease significantly.

PUBLIC CONSULTATION

I, and many others, felt that the public consultation was unsatisfactory. The set of boards displayed gave rather scant details of the proposed development and used misleading photographs which were not actually of the area concerned

As the consultation was a 'drop in' event, no formal address was given by any representative and, because representatives did not wear name badges, it was not apparent who they were. Different members of the public attending were given different answers to similar questions by the staff present. It is a pity that no one from Lairds, the primary local company involved, was in attendance as they would clearly have had more local knowledge than the Wardell Armstrong staff. Their presence would also have been respectful to the local community which will be adversely affected. Interestingly, when the original screening application was made around May 2022, no indication of Laird's involvement was apparent.

The representatives were often evasive, lacking in local knowledge and even disrespectful of people's concerns. The sheets of paper for recording comments provided at the first consultation were absent at the next. When someone queried this they were told to "just tell me", giving no reassurance that the feedback would be recorded properly. Continues...

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:6 of 7 Public consultation continued

I asked the question if, in the event of damage to the roads, the developers would be responsible for repairing them. The representative replied, wryly, "If the Council tells us to" - not a reassuring response. I also asked if there could be any impact on mobile phone signals, which are already very erratic in the area. The representative took a note of my question and said he would find out but did not offer to let me know. Similarly, I expressed concern about the access to one of the fields being very close to the entrance way to our house. The representative said he would ask the engineer if it could be changed but, again did not offer to let me know. I was left with a great feeling of mistrust and would not have been happy about engaging with them on their consultation site. These are some of my experiences. Others I have spoken to were equally unhappy and I note that many cite the poor public consultation in their objections.

A member of a community council expressed the opinion to one representative that the arrays should be positioned much further back from roads and properties, as is the case elsewhere. This suggestion was met with complete rejection by the representative. It should be noted that, in relation to another local proposed solar plant, developers DID listen to the concerns of local residents, even meeting some of them in their homes and, as a result, some amendments were made.

continues...

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: Kyleakin Muir of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:7 of 7

Before deciding to allow the building of more industrial plants at the request of multiple solar companies, I ask that the Councillors elected to serve the people of Angus ensure that they are doing a wise thing and are looking at the effect of this proposed development on our county. Can we be sure that more harm than good is not being caused? Harmful components of solar panels, a link to the recently- documented Nf3 gas, which will have even more long lasting an effect that CO2, are among many issues to be considered.

Who is actually paying for such developments and where will the profits go?

The proposed Community Benefit of £85,000 falls very far short of recommended guidelines - but what we may lose is priceless.

Would the granting of the application for this solar panel development result in the eventual loss of control of a large area of valuable farmland to overseas developers, and all for a very inefficient method of producing electricity?" It is very likely that the solar power side of the business will be sold on many times. So, is this part of the Angus, currently productively used for farming, to be treated as an industrial commodity which will be passed from one company to another with ever decreasing accountability?

I have read carefully and agree with other points raised in the many objections submitted so far and strongly believe that granting planning permission for this development would not be in the best interests of the community and the surrounding environment.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would here like to make comment on two of the applicant's responses. More comments will follow.

Like others, I am very worried about the possible effect of the development on telephone and internet connectivity. The applicant's response (no 54 on the table of comments) quotes technical suppositions but there is, of course, no way to be sure that existing signals will not be disrupted.

We are heavily dependent on the internet, TV and mobile phone signal for our way of life. Being older, it would make us feel extremely insecure at the prospect of this being interfered with in any way. The current service, although adequate for our needs, does not meet Scottish Government criteria. Anything less would be extremely worrying.

Another point - number 39 in the table of contents - asks 'How would thieves be deterred, and would there be an increased risk to nearby homes as well?'

The applicant's response: 'An effective deterrent is 24/7 accessible remote monitoring which has been proposed for the Forfar development. Infrared CCTV cameras will feature throughout the site and are triggered by movement. Once a camera is activated, the security centre would determine from the footage whether trespass has occurred, and then contact the local police force immediately if so.'

Apart from the fact that it is totally unrealistic to expect a quick response from our overstretched police force, this is absolutely NO reassurance! This serves only to protect the developer's

property! The community - very many of them retirees - are concerned about their own safety. Attention is going to be drawn to many relatively isolated properties, some with sole occupants. Theft of resident's property is a real risk as, indeed, is danger to personal safety.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual Amenity etc. Page 1 of 2

In the Summary Information of the letter to the revised proposal the applicant writes

'Following discussion Angus Council considered that the development of the northwest field (Field A) would not be supported on visual amenity grounds. It has been agreed to delete the field from the proposal on the basis the applicant would like to work with the Council and wider community by doing everything we reasonably can to mitigate impacts.'

How can the development of the other two fields be supported in terms of visual amenity? If considering the vast visual scar on the landscape, there is no significant difference in this revised proposal. Angus Council have apparently requested that the main site be further subdivided by hedges so that historic lost rectilinear field boundary characteristics can be reinstated. If the reason for this is to improve the look of a huge area of panels, I doubt that extra lines of struggling hedging will offset the overpowering effect on anyone's viewing of the area. The incongruity of previously lost historic field boundary characteristics being merged with an unsightly industrial scale solar power development is somewhat ironic.

If the visual amenity unacceptability is in relation to people's homes, there are many which are still very adversely affected, despite removal of Field A and the increased standoff now proposed around certain, but not all, houses.

Many members of the public have expressed concern about this and I was particularly struck by comments made by one who will look directly onto the bank of solar panels and feels that the developers are running roughshod over people's homes and lives. Continued on page 2

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2lj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual Amenity etc. Page 2 of 2

My feelings exactly echo his.(see end of page 1) My own property would be severely impacted. It would look straight onto field B from all the main rooms, and enjoyment of the outside space, which runs the entire length of the field, would be totally compromised. The area is currently a peaceful and safe habitat for many species of wildlife - including badgers. Badger Scotland is aware of badger habitat being close to the site and has put in an objection on these grounds. Loss of and disruption to wildlife habitat is another of the points raised by the majority of objectors.

For some reason, my property has been excluded from the 'concession' of having a 100 metre standoff. Why?

I wonder if it is considered that some trees in certain places offer sufficient screening of the impaired visual amenity, even though they are in leaf for only five months of the year.

It is not just a view which is being spoiled. I quote a point made by another objector, "This proposal has already had significant impact on the mental health and wellbeing of all those directly affected and is fundamentally a violation of our basic human right reference Article 8 of the Human Rights Act ("protect the right to respect for private and family life.....) to live as intended within a rural setting without being compromised by an industrial scale solar project on our doorstep. This application has NO respect for the homes affected."

Finally, on the subject of visual amenity etc, the developer has not agreed to Angus Council's request to increase the distance from the public roads, thus failing to reduce the dangers to drivers and, in Muir of Lownie, spoiling the visual and social amenity for the numerous walkers and

cyclists who currently frequent this narrow road - which, additionally , is unsuitable for coinstruction traffic.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Poor public engagement, inappropriate siting, disruption to wildlife etc.

Part 1 of 3

Many objectors who were able to attend one or both of the public consultations early last year, expressed dissatisfaction with the way these were conducted. Details of this - which reveal a certain mistrust of the developer because of the evasiveness and inconsistency in answering questions - can be found in previous comments last summer.

The proposed development initially came to light when the screening application was submitted in spring 2002. Then there was no mention of battery storage or the reason behind its being to power a concrete block factory. If this and more detail had been known, might the need for an Environmental Impact Assessment have been necessary?

No representative of the local company involved (nor the farmer whose land would be used) seemed to be present at the drop in consultations - a more formal question and answer session would also have been helpful - and this, to many, shows an uncaring and disrespectful attitude towards the community which will be so badly affected.

The applicant responses to the public comments purport to answer every problem raised but are neither convincing nor adequate. In general the proposal seems insufficiently or incorrectly supported. Perhaps there was too much reliance on the desktop studies which were carried out. Several people with relevant knowledge have pointed out errors in the proposal, one very significant objection by being a Professor Dobson.

The still unsatisfactory changes have been made very late in the process and there has not been meaningful dialogue with the community.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part 2 of 3

An increasing anger and frustration is becoming apparent and there are some strongly worded new objections. One of the key reasons for opposition is the inappropriateness of the site proposed and the fact that Lairds own land which could be used instead of the productive farmland targeted (which other farmers might be happy to continue cultivating in order to increase local food production) The NPF4 states that we must ensure that "the right development happens in the right place" and 'We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on.' Lairds own a considerable area of land much nearer their quarries where such a development could be sited. Their contention that this land is unsuitable should be re-examined.

I stand by all my original objections including :

The loss of agricultural land to the detriment of food production generally, and the diminishing viability of smaller local farms who would like to expand. (Please consider carefully the recent submissions by two local farmers in this position).

An inappropriate site is proposed. The developer's claim that there is not a usable alternative should be challenged. I feel this needs to be repeated!

Road safety

There will be severe disruption to traffic flow during construction and the proposed use of one completely unsuitable road. There is a new diagram provided showing the proposed entrance to field B and much detail is given on this in the covering letter. None of this allays my fears on the danger, disruption and considerable amount of damage which is bound to occur to the road and

verges. The road is simply too narrow to accommodate the type of vehicles which will be involved.
The still unacceptable working hours and resultant noise.
Likely exacerbation of flooding. This winter has shown how bad it can be.
The cumulative visual effect of solar development both in the Forfar area and throughout Angus

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Lesley Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part 3 of 3

Continuation of summary of main objections:

Fire risk and risk to property.

Impact on flora and fauna.

With reference to point 30 in the table of objections and responses 'Concerns that the solar farm would destroy wildlife habitats'

I have read all the documents pertaining to wildlife and my feeling is that despite claims to the contrary, habitat would be better left as it is. While wildlife might eventually find its way around a mass of plastic and metal it is quite likely that some will leave the area. Many deer trying to cross roads into formerly open fields will be killed and local drivers could become casualties. The actual surveys carried out were limited in the period they covered and are certainly not as informative as the local knowledge of the community, many of whom have a keen interest in and concern for wildlife.

I look forward to reading the new Biodiversity Net Gain document if it becomes available but doubt that despite what desk studies might suggest this solar farm would NOT produce net ecological impacts.

In conclusion, many of the other claims made by the applicant, for example the whole subject of screening, seem to be ambitious and theoretical. I do not consider that the 'enhancements' mooted would make such a huge development on this site acceptable and fear that none of them

would be given priority or, indeed, fully honoured.

For all of the above reasons, I feel that permission for the application, even in its revised form, should be refused. I expect that there will be other better opportunities for the production of renewable energy in Angus and ask that those making this decision do not recklessly and solely focus on the rush to produce ever more green energy (especially since solar power in our part of the world is much less productive than elsewhere.)

It is also very important to consider other aspects of the relevant legislation.

Thank you for reading my submissions.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr David Millar

Address: 'Kyleakin' Muir of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a consultant working in the energy industry, I am very interested in renewable technologies. While solar power undoubtedly has its place in some areas of the world, it is a much less efficient option in our northerly latitudes. Careful consideration should be given as to whether or not it should be built in these fields which have produced excellent crops for many years. I believe that to do so would be a waste of agricultural land at a time when localised food supply is becoming so important across the world.

There are other better places where solar panels could be erected. The south facing roofs of farm buildings, factories and offices, resulting in a reduction in fuel costs. And for this project, Laird's own land could be used. (And of course solar panels can also be used, where possible, on people's homes, giving them an actual reduction in fuel costs.)

The carbon footprint of this industrial installation would be massive. It would include the initial manufacture of the panels, their transportation, the carbon-intensive extraction of minerals and metals such as lithium, cadmium, and aluminium. All of these processes would be in direct contravention of the underlying principles behind NPF4.

Reading through the numerous objections, I see that there are many good and relevant points made against approving this application. In addition to what I have said above, I agree that it would :

- *destroy the landscape, (also taking into consideration the cumulative effect of many solar plants)
- *adversely affect people's sense of well-being with the invasion of privacy and increase in crime risk endangering residential amenity.
- *spoil recreational amenity and tourism.

- * make roads more dangerous with obstructed sightlines, glint and glare, increased flooding and also damage during the construction, and eventual decommissioning, periods.
- * Disrupt wildlife and leading to its decline.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr David Millar

Address: 'Kyleakin' Muir of Lownie Forfar DD8 2LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The alterations made to this application do not adequately address any of the adverse effects which the proposed development would have.

Many of the claims made are dubious and unsupported.

I am puzzled by the applicant's statement that 'The removal of the development in Field A would mean there would no longer be any impacts on the settlement of Kingsmuir.' This is most certainly not the case.

The applicant states 'Following the community consultation and discussion with the Council we have set the panels back some 100m from houses.' This, however, excludes the property of Kyleakin on Muir of Lownie Road. Why?

It is also stated that 'Following discussion Angus Council considered that the development of the northwest field (A) would not be supported on visual amenity grounds. It has been agreed to delete the field from the proposal on the basis that the applicant would like to work with the Council and wider community by doing everything we can to mitigate impacts.' Surely panels in any of the fields would adversely affect the visual amenity.

In more northerly latitudes solar power is of less efficiency than other sorts of renewable energy and I sincerely hope that yet another application for this type of development will not be unwisely approved to the detriment of the Angus countryside and the wellbeing of the local community.

I stand by my comments already made (11 August 2023) and would ask that these, and the

above, could be given further consideration.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Hamish Mungall

Address: Rowanburn Cottage Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

From: Carole Mungall [REDACTED]
Sent: Sunday, April 14, 2024 2:46 PM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie solar farm

Having lived at Rowanburn for 50 years, I have seen this area in all weather conditions and up until around 10- 15 years passed there has been no problem with flooding in this area. Presumably because of global warming we now get much worse rain storms than in the past, resulting in the flooding that happens at Millpark corner on the B9128, as the council are well aware of, having recently installed additional drains, unfortunately they have not cured the problem as a few days after Tayside contracts left the site there was a heavy downpour, the corner flooded and the road once more impassable to traffic, (we have photographic evidence of this). The following morning I met a council employee who was stopped due to the flood, he said he would put in a report that the job was unfit for purpose. The problem is caused not only the volume of water coming down from the farm, but all the topsoil, gravel and straw that it brings with it from the fields above the farm and steaming.

The reason for my comments on flooding in relation to the solar farm is because field C is the largest runoff area and we feel that if it is covered in solar panels this condition will only become worse, despite Wordle Armstrong saying they will dig Swales along the southern boundary of that field, the water comes from the north west area of this field. Water will always run freely downhill, towards Millpark corner.

Having read Wardle Armstrong's survey report dated 27/4/22 they suggest that the Rowanburn ditch runs east to west, that is uphill !! they also have many errors and evasive answers relating to the geography of the area. I have counted 15 errors/ evasive answers in this report, how many other statements from them can be wrong! All answers are to suit their plans.

Another serious concern is to road safety, when screening is planted in field C, is when we want to exit our driveway and turn right towards Craichie, we will be unable to see traffic approaching Millpark corner from that direction, and they will not be able to see us exiting and coming on to the roadway. The same danger will apply to those wanting to enter Silverhillock.

If the public are not entitled to a view why are some properties refused planning because the build does not fit in with the surrounding landscape, how are few thousand solar panels going to look in a rural landscape.

This whole solar set up is of no benefit to the local population, and would reduce property value, with no reduction on council tax, and all for the benefit of one company who appear to have plenty of brownfield sites already screened and closer to the substation at Lunanhead.

Regards Hamish Mungall

Sent from my iPad

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Carole Mungall

Address: Rowanburn Cottage Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
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VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
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- Unreasonable working hours
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- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

-----Original Message-----

From: Carole Mungall [REDACTED]

Sent: Tuesday, April 9, 2024 7:23 PM

To: PLANNING <PLANNING@angus.gov.uk>

Subject: Lownie Solar farm objection.

App no23/00393/FULM

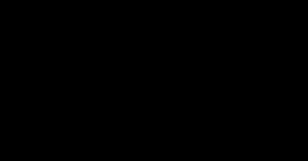
I wish to strongly object to this planning application and associated infrastructure.

My original objection still stands as the answers we were given did not adequately deal with the many concerns raised. Some answers are clearly biased and slanted to generate the outcome that the developer seeks.

The misuse of prime agricultural land that is required for food production is also of serious concern, other sites need to be explored ie the ground that has already been quarried ,screened by mature trees and nearer to the substation at Lunanhead,would this not be a more suitable and economically more viable proposition with less disruption to the general public.

It has been brought to my attention that some of the information originally supplied is in fact incorrect this concerns me greatly as to how the planning committee can possibly be expected to make a fair and calculated judgement on this application.

Carole Mungall



Sent from my iPad

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Steve Murray

Address: Runswick Benzil Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another shocking preposed waist of excellent farm land is no one aware we have to be able to feed our self's

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Shona Murray

Address: Runswick Benzil Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another solar proposal that is to make use of good grade farmland when food security is an issue. In principle, we need to develop green energy but not at the short sighted cost of taking away land that is very productive for crops.

Please consider brown field sites, do not be dictated to by the developers stating that they need to put developments within a certain range of connection. They can be sited many miles away, it is just a cost issue that they are not.

The road that will be surrounded by this development is a busy commuter route causing concerns for glint and glare issues.

The area is so expansive that it will be an easy option for thieves to help themselves to the infrastructure, yes, there will be fencing but not a great deterrant for thieves that are determined, causing concern for the local residents

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Susan Oliphant

Address: Ivy Cottage Benzil Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is laudable that Laird Aggregates aspire to being the first 'Green' concrete product manufacturer.

However it is NOT laudable that Laird Aggregates do not use their own land or industrial roof tops for generating solar electricity.

Laird Aggregates should follow the lead of business in Angus who have self-funded their green energy requirements and have not persuaded a local farmer to build a power station on prime agricultural land totally ignoring the local resident's 'sanctuary' of their homes.

Laird Aggregates, I understand, have a large quantity of land and quarries, why do they not use their own land??

And as for the Community Benefit of a one-off payment of £85,000 - what happened to the calculation of £500-£1000 (or more) per MW, per YEAR for 40 years. The local community is being treated badly.

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1 of 5

1: NPF4 "we will use our land wisely"

- Food insecurity and increase in costly imports
- Higher food prices
- Cumulative effect of numerous schemes throughout Angus and P&K (sustainability)
- Scarcity of and increased price of farms with good quality land (NFU)
- Loss of agricultural jobs and skills. 67,000 people in Scotland directly involved in agriculture (NFU)
- Estimated 360,000 jobs (1:10 of Scottish jobs) dependent on agriculture.
- No assurance that land will be returned after the stated 40year period.
- Land will not be of the same quality after 40years of not being tended.

2: AIMS OF THE PLAN ARE INVALID

- Tarmac (Dunbar) have been using 100% green electricity since 2021 from guaranteed clean sources as well as other numerous carbon reducing measures.
- Industria were unable to confirm how much energy Lairds would require - is this scheme sufficient or are there plans to expand?
- Job security not guaranteed by having this scheme approved because there are many outside factors which could affect this, High interest Rates, Volatile Construction Industry, Cost of Living Crisis.
- Companies House Dec 2022 - monthly average employees was 33 (including 2 Directors). Are the 80 employees being counted by combining three companies? Laird Aggregates, Laird Brothers, J & A Laird Ltd.
- NPF4 Policy 5 - only supported if no other viable site. Lairds Aggregates are large landowners,

very few alternative sites considered on their own land closer to where the power is required

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2 of 5

3: VISUAL IMPACT

- NPF4 Ministerial Forward, "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives rather than undermining what they value most".
- Industrialisation of rural landscape (ALDP Strategy - "maintain the quality of valued landscapes)
- NPF4 6 Qualities of Successful Places - Healthy/Pleasant:
 - It is neither healthy nor pleasant to have an industrial power plant built in the middle of the countryside, 3 miles away from where it is needed.
 - 3m high solar panels (unable to have exact figures/quantity of how many from Industria) / 1.9m galvanised steel security fencing, infra-red CCTV cameras, changes the landscape completely and is not in keeping with the surrounding area, (ADLP Policy DS4 Amenity).
 - 'Mitigating' planting will take years to grow. There is no stated plan for which species or a management plan to ensure plants don't die.
 - ADLP Policy PV9 "Renewable and Low Carbon Energy Development", "will be supported in principle where they meet the following criteria": the location siting and appearance of apparatus and any associated infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency". - This plan does NOT comply.

4: INSUFFICIENT/INADEQUATE COMMUNITY ENGAGEMENT:

- Poor standard of presentation
- 2 sided 4 panel board with generic photographs not specific to our area.
- Bottom part of boards advertising Wardell Armstrong and Industria Resources

- Details of the plan scant
- No introductions by staff, so we did not know who they were and the role they had within respective organisations.
- Representatives disrespectful to residents' concerns.
- First public consultation held 3 miles from the site, poorly signed, poor parking and access.
- Online Interactive Webinar
- largely elderly population in Lownie
- Some without broadband
- Patchy mobile phone signal
- Objections/comments/Planning Application online, therefore a large part of the community potentially excluded from the process.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3 of 5

5: COMMUNITY OPPOSITION

- 2 Public meetings held at Kingsmuir Hall well attended, Community Councils input, Councillor
- Facebook Group - SPARE (Save and Protect Angus Rural Environment)
- WhatsApp Neighbourhood Group
- Core Opposition Group
- Mailing List for updates.
- Objection Letter maildrop for Lownie, Kingsmuir, Craichie and Bowriefauld.

6: NOISE AND LIGHT POLLUTION

- Stated working hours 07:00 - 19:00 Monday to Saturday are unreasonable - no regard for shift workers.
- NPF4 Six Qualities of Successful Places, 2 Pleasant "...enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings" - This will be difficult with 12 hour working day, drilling, diesel fumes, HGVB loads.
- Use of industrial lighting - light pollution in a dark place, risk to native bat population.
- Noise from inverters/substation.

7: HEALTH AND SAFETY RISKS

- Residents especially at Rowanburn, Millpark and Silverhillock will be in danger of a collision with oncoming traffic as they are emerging/returning to their property due to:
 - raised field level
 - 3m panels/1.9m fence/screening blocking off the visibility
 - Unfortunately, this was not raised by the Roads Department
- There have been several collisions at Millpark corner of Dunnichen Road (B9128) in recent

times, far more than the 4 in 5 years documented. Data provided for collisions only based on personal injury claims awarded to crashes in the area so not a true representation.

- This same corner has a history of flooding. Last November it was completely under water. Angus Council and Police aware and road closed for 2 days.

- At Hillend approach to junction with C51(unnamed) road to Dunnichen there have also been numerous collisions both at the junction and the approach further under reporting by developers.

- C51 road to Dunnichen-roads raised elevation makes screening ineffective. Road already very narrow and twisty, especially along Lownie Quarry, further high hedges and trees further restricting sightlines.

- B9128 Dunnichen Road does not mainly provide access to a small number of farms and houses as stated in plan. It is a main route through Angus used daily by commuters and school children.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:4 of 5

8:THEFT

- It is generally accepted that solar farm theft is on the rise (Farming.co.uk, "Securing you farm from solar theft" by Rachael Oakley 15/02/23). This poses the question of increased risk to residential property by theft where at present there is none.

- Elderly people worry about crime risk.

- Would there be police attendance?

9:FIRE

- Recent study by Firetrace International (fire suppression systems) in August 2022 indicates a sharp rise in solar farm fires.

- Risk of fire in DC isolators, DC connectors, inverters and especially batteries.

- UK's BRE National Solar Centre investigated 80 suspected fire incidents - "strongly suspect a degree of underreporting. May be more prevalent than data suggests."

- Very difficult to control blaze. Panels continue to be live. DC current unpredictable. Risk to firefighters.

- Release of toxins from burning panels to nearby housing.

- "Create and effective Solar Farm Fire Protection Framework"

- "Close attention must be paid to the development and utilisation of safety protocols and preventive equipment. Unfortunately, this isn't a widespread practice" - Firetrace International.

- There is NO mention of Fire Safety Protocols in the planning application.

10: POORLY PREPARED DOCUMENTATION IN PLANNING APPLICATION

- Same details repeated in several documents

- Many statements vague

- Many statements not referenced and are therefore anecdotal
- Poor quality mapping - many without legends or place names so could be anywhere in the world
- Many key details missing
- Which species are being planted?
- Fire Safety Protocols.
- Care Management Plans for "wildflower meadows" and wildlife pond.
- No decommissioning details other than to say these plans will be put forward if planning permission is granted. As this is important information there needs to be transparency and details.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5 of 5

11: COMMUNITY BENEFIT

Scottish Government suggest but cannot enforce a community benefit of £5000/MW produced over the lifetime of the project i.e. £6,000,000. Lownie is being offered a one off payment of £85,000 to be split between 3 community councils, none of which are near Lownie.

- Inverarity 5 miles away £75,000
- Letham 3 miles away £1,000
- Forfar 3 miles away £9,000

This is a derisory sum and will have no direct benefit to those most affected by this plan.

There will be no reduced cost of energy to residents, as all the power generated will go to Lairds for use/storage.

12: REDUCING GREENHOUSE GASES

- High CO2 output in solar panel manufacture
- Shipping and transportation = emissions
- Diesel HGV's and generators = emissions
- Removal, replacing and disposing of spent panels = emissions

13: CUMULATIVE EFFECTS

- 85% of Scotland's soil is classified as "less favoured areas" - EU Classification. As more and more applications are being submitted to Angus Council for Solar Power Plants on prime land, a finite resource, when will a saturation level be reached?
- Possible detrimental effects on tourism as Angus lush countryside is turned into a barren

industrial site.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Hillend of Burnside Kingsmuir Forfar DD8 2nt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1 of 5 The loss of prime agricultural land. NPF4 states 'we will use our land wisely'. Policy 29 a),b),c) iii. Further loss of food producing land, small farms like ourselves cannot find enough land in the locality to be viable to produce local food for local people. Further loss of agricultural ground, driving up competition for land increasing land rents/prices, driving up costs of production, driving up food prices. This is at odds with the Angus Food Growing Strategy 2020-2025. This is not theory this is what we as new entrant Young Farmers are experiencing right now as a severe barrier to viable farming in the area. Loss of agricultural jobs - this was not directly answered in 'Table of Public Comments' Energy sector jobs are not agricultural jobs.

Report Welsh Government (2023) 'The impact of solar photovoltaic (PV) sites in agricultural soils and land quality' concluded that PV on high grade land (1,2,3a) could lead to compaction leading to reduced permeability and increased surface run-off and erosion and that PV is likely to lead to the loss of high grade agricultural land after decommission. The county of Angus has some of the highest quality land in the UK for producing food, turning it over to PV for 40 years is irresponsible and damaging to Scotlands ability to produce the food it needs.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Hillend of Burnside Kingsmuir Forfar DD8 2nt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2 of 5 Visual Impact

This development is not suitably scaled, sited and designed to be in keeping with the character of the area. (Policy 29 b) and is not suitable in terms of its location, access, siting, design and environmental impact (29, b) iii) due to its position making screening ineffective for the wider visual impact. The ZTV shows visual impact over a wide radius of over 6km. This is industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes).

Screening has been shown to be ineffective and poorly maintained in other local solar farms including Pressock and this therefore proves that the carefully created CGI images of the proposed views at Lownie are far from the reality of the impact of this development. Any form of screening mitigation will not reduce the visual impact of this development.

The removal of Field A and new Stand off areas does nothing to reduce this impact on the many residential dwellings neighbouring this proposal. The developers admit there is the possibility of glint from the panels. This still has a huge Visual impact for residents, road users and tourists in the area. This all contravenes Policy 11 e) i & ii (the impacts are not localised)

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Hillend of Burnside Kingsmuir Forfar DD8 2nt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3 of 5 Road Safety

As a parent travelling the B9128 and C51 daily with my children to Letham Primary School it is frightening to think of the increased risk to road users along the stretch by Lownie Quarry. This is also a school bus route. This is narrow and twisty with regular accidents in particular with large vehicles. Motorist rely on being able to see on coming traffic by slight lines across the corner, the same applies on the B9128 corner at Millpark. The proposed screening and fencing will greatly impact on sightlines along this stretch and the ability to see large on coming vehicles at these corners.

The impact during construction on road safety is also a concern. The entrance to the development is very close to 2 blind bends and a difficult junction with the C51. Large turning vehicles in the volume proposed shows a clear risk of causing road accidents and harm. The same applies during the cable laying phase.

The developers also state that glint from the panels to road users is possible therefore having an impact on road safety on this daily commuter and school route. This contravenes Policy 11 e) vi.

Alternative site selection

Now that it is possible to reduce the area of the Lownie Farm proposal (by over 8 ha), the proposal is now below 50ha whereas the alternative location assessment was looking at sites in region of 50-60ha to meet the 30Mw target. Sites that are closer to the grid connection may well now be viable however we do not know this as no new location assessment has been completed. The quality of the alternative site selection document is also of very poor quality and leaves many unanswered questions in regards to the other sites as there is no direct comparison between common criteria for each site.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Hillend of Burnside Kingsmuir Forfar DD8 2nt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:4of 5 Flooding

Over winter of 2023 and 2024 the B9128 has been closed countless times due to flooding from surface run-off from the proposed development fields. This is despite drainage works from Angus Council. Although swales are proposed to mitigate run-off will this be enough to counter the compounded effect of water running off the panels on to form rivulets (Evidence shown in Report Welsh Government (2023) 'The impact of solar photovoltaic (PV) sites in agricultural soils and land quality' The driving of piles in to build the panels may also damage existing land drains exacerbating flooding further. Under Policy 11 e) viii, this proposal will have an effect on hydrology and flood risk and the mitigation measures are not proven to be sufficient to prevent this.

Telecoms

Policy 11e)v. the developers have not provided sufficient evidence that telecommunications will not be compromised in a community that relies on 4g and satellite for broadband connectivity and even the current 4G signal does not meet the Scottish Government criteria for Super Fast Broadband

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Valerie Orr

Address: Hillend of Burnside Kingsmuir Forfar DD8 2nt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5 of 5 Poorly prepared planning documents

In addition to my previous objection the documents supplied have been of poor quality. In the summary of public comments document many questions have not been directly answered, we have no access to the OCEMP or Landscape and Environmental Management Plan. Also the sheer number of changes to this proposal after submission shows the lack to regard to the community in the consultation process.

The documents supplied also details no proof that this project is adequately engineered to supply its primary purpose of generating energy for Lairds. This question although asked before has not been answered, what is the power requirement for Lairds? Is up to 30MW really required? And if not then why is this project so vast and also not sited closer to where it is to be used? The project has already been reduced without any apparent effect on the 30MW target which feels like a deliberate move to mislead on the purpose and proposed outcomes of the development showing that this is not a fair or a just proposal.

Cumulative impact

Given that one of the reasons why the nearby Craginathro Solar Farm was approved was that there were no other solar developments within 5km and now add that Suttieside has been approved also, there is cumulative impact on the surrounding area of all these developments for all of the reasons outlined in my previous objections. Industrialisation of our countryside, visual impact, loss of prime agricultural land, making our road network more dangerous, wildlife disturbance, telecom interference and flood risks this proposed development is not suitable for this site and therefore should be refused.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Robert Owen

Address: C/O Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor to Lownie with a non-commercial interest in a Lownie property I object to this

proposal on grounds of:

Visual impact and despoiling of tourist amenity on prime agricultural land and a significant tourist route.

Height and overcrowding of solar arrays too closely to the roads and properties.

Roads: impact of glint and glare of angled, not flat, panels, and at bends on the B9128. Localised flooding from run off on the affected fields

Probable permanent change of use, as 40 years is neither the life of the panels nor temporary.

Cumulative impact of solar developments in Angus.

Complete failure to make adequate provision for residents' amenity.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Rosalind Owen

Address: C/O Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I visit the area very regularly and am a former resident with an interest in my local former home, I object to this proposal because

1. It appears poorly prepared without accurately taking account of the Scots Government planning document NPF4 and its policies, instead making spurious and unevidenced assumptions and assertions with no basis in facts.
2. It demonstrates ignorance of the locality, its roads and tourism amenity, its weather and localised road flooding.
3. Its assumptions around biodiversity ignore the fact there is plenty in the area already.
4. It makes no provision for restoration upon return to farming use, if ever.
5. The arrays are not flat. They are crowded close to roads and homes. Proposed hedging will not be adequate for screening and will not be effective for at least ten years and then only for a few parts of the whole site which is sloping.
6. It destroys the peace and rural privacy of adjacent properties including placing 70 cameras overlooking and intruding into gardens and homes.
7. The terms of the proposal and the means of delivery are very carbon intensive and the cost of decommissioning the panels will also be high in carbon footprint, especially as the panels will require to be replaced more frequently than is assumed in the proposal due to local weather conditions.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Edmund Palmer

Address: Hillhead Farmhouse North Mains of Kinnettles Forfar, Angus DD8 1XF

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As Chairman of Scottish Badgers, a Scottish charity, I am making representations on behalf of the body. I also live within 3 miles of the site. Badgers are both active, and have setts, to the south and west of the proposed site. I saw plenty of badger signs over the site last year, and local people interested generally in wildlife have been using trail cameras recently, and picking up nightly badger activity.

My concerns are about suitable mitigation during site construction, and the threats of disturbance. I'd wish for contact soon to discuss this, without going into detail of precise locations in a public forum. Ideally, there being no construction or associated works within 100m of badger paths and setts should be aimed for.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Lynne Pattullo

Address: 7 Cunninghill View Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr William Pattullo

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
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Case Officer: Ed Taylor

Customer Details

Name: Mrs Jean Pattullo

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
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Case Officer: Ed Taylor

Customer Details

Name: Mr Max Petrie

Address: The Cottage Cotton of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
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INVALID AIMS

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Sheena Powrie

Address: Kirk View Bowriefauld Letham

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because of

Loss of Prime Arable Land

Visual Impact

Lairds are the only ones to benefit from this application going ahead.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Bill Powrie

Address: Kirk View Bowriefauld Letham

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the following ground

Loss of Prime Arable Land

Visual Impact

Noise/Light pollution

Health/Safety

Community 'Benefit'

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Alison Reid

Address: Old Farmhouse, Cotton of Lownie FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is on an industrial scale, much larger and more obtrusive than any current solar farm developments in Angus and would have negative visual impact for miles around, as well as being sited in very close proximity to many residential dwellings, including The Old Farmhouse at Cotton of Lownie.

The application would remove approx 130 acres of prime arable land from food production at a time when, in light of current global events, sustainability of food production in this country has become increasingly important. The logic behind removing prime arable land from food production seems hard to justify when marginal land and/or brownfield sites should surely be preferred areas for this type of development.

Further, this solar energy production is not intended to contribute to the energy supply of Scottish residences, so has no benefit to the residents of Angus or the wider Scottish population. In fact, it will create the conditions that policy 3 of NPF4 seeks to address and ameliorate.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Alison Reid

Address: Old Farmhouse Cotton of Lownie FORFAR DD8 2LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The change made to this application do not change the views expressed in my earlier communication so I assume those remain under consideration.

In addition, still in the midst of a long, wet season when the fields under application have been waterlogged for 6 months and have caused flooding leading to accidents and closing of the B9128 between Cotton of Lownie Farm to beyond Whiteburn on a number of occasions. It has yet to be proven whether recent installation of drains beside Rowanburn and Silverhillock address the flooding issue but the build-up of silt due to run-off from the fields will continue to cause dangerous driving conditions unless the field drainage is properly addressed. In event of this application being successful, who has responsibility - landowner or developer? If fieldworks cause rainwater run-off to divert and run through Cotton of Lownie steading, my property is lower lying and would be in direct line of floodwaters so I have a keen interest in this issue being addressed and resolved prior to any proposed development.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Alison Reid

Address: Old Farmhouse Cotton of Lownie FORFAR DD8 2LL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Further to objections previously submitted, I would like to question comments made by the Countryside Access Officer (email to Ed Taylor, dated 29 March) regarding potential public access.

I am very concerned that any biodiversity benefit and landscape mitigation is very unlikely to be successful unless the applicant is held to account in proper maintenance of the buffer areas and particularly the wider grassland areas around residential properties for the entirety of the duration (40 years?) of the solar project.

This has serious implications for residences closest to the proposed development who are in danger of finding themselves bounded by wasteland. In accordance with the principles of the National Framework 4, consideration must be given to how the ongoing management of all the land included in this application would be ensured.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Alison Reid

Address: Old Farmhouse Cotton of Lownie FORFAR DD8 2LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just to clarify, comments made re biodiversity and landscape mitigation were mistakenly lodged as 'in support' of application. The intention was to lodge as further objection.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Martin Reid

Address: 6 Cunninghill View Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Martin Reid

Address: 6 Cunninghill View Kingsmuir DD8 2EF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new documentation does not address the fundamental issues of putting an industrial complex on prime land.

There will be no screening of any quality for at least 10-15 years impacting on this community's visual amenity.

Traffic is a concern exacerbated by digging up of most of the village of Kingsmuir(despite the developers comment about, " the residents of Kingsmuir will not now be affected".)

It is the wrong development in the wrong place and should be refused.

My original objections remain valid.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Margaret Reid

Address: 6 Cunninghill View Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

-NPF4 "we will use our land wisely"

-loss of 23K tons of crops over 40 years

- Geo political food insecurity/costly imports

-loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

-Laird job security may be affected by outside factors

-2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

-Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")

-3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

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- Flooding on B9128 at Millpark
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- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

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- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Margaret Reid

Address: 6 Cunninghill View Kingsmuir DD8 2EF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the submission of new documentation by the developer, community concerns have not been addressed, and further questions have been raised without the ability to ask them or have them answered.

I stand by my previous objections. This application should be refused by the Council.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Roy Rennie

Address: 4 Summerhill Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. PLANNING APPLICATION:

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

2. LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- Loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- Loss of agricultural jobs/skills

3. INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33 (inc 2 directors) not 80-Companies House

4. VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

5. POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

6. NOISE/LIGHT POLLUTION

- Unreasonable working hours
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- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

7. HEALTH/SAFETY

- Flooding on B9128 at Millpark
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8. THEFT

- Known fact solar crime is rising (Farming.co.uk15/2/23)
- Risk to nearby homes

9. FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

10. CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

11. COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other schemes

12. IMPACT OF CABLE LAYING

- Major disruption in Kingsmuir village

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Greig Robertson

Address: 14 Keillor Croft Kellas, Broughty Ferry Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sensible use of marginal farmland. We need more initiatives to drive towards our collective environmental goals.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Malcolm Ruffle

Address: Middlebank Bowriefauld Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

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COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

Long Version

NPF4 "we will use our land wisely"

- Food insecurity and increase in costly imports
- Higher food prices
- Cumulative effect of numerous schemes throughout Angus and P&K (sustainability)

- Scarcity of and increased price of farms with good quality land (NFU)
- Loss of agricultural jobs and skills. 67,000 people in Scotland directly involved in agriculture (NFU)
- Estimated 360,000 jobs (1:10 of Scottish jobs) dependent on agriculture.
- No assurance that land will be returned after the stated 40year period.
- Land will not be of the same quality after 40years of not being tended.

2: AIMS OF THE PLAN ARE INVALID

- Tarmac (Dunbar) have been using 100% green electricity since 2021 from guaranteed clean sources as well as other numerous carbon reducing measures.
- Industria were unable to confirm how much energy Lairds would require - is this scheme sufficient or are there plans to expand?
- If there is insufficient energy generation, either through capacity or weather conditions, then it cannot be guaranteed that electricity taken from the grid would be from renewables. Therefore, the statement about Lairds ambition is again invalid.
- Job security not guaranteed by having this scheme approved because there are many outside factors which could affect this, High interest Rates, Volatile Construction Industry, Cost of Living Crisis.
- Companies House Dec 2022 - monthly average employees was 33 (including 2 Directors). Are the 80 employees being counted by combining three companies? Laird Aggregates, Laird Brothers, J & A Laird Ltd.
- Lairds own land, (NPF4 Policy 5 - only supported if know other viable site)

3: Visual Impact

- NPF4 Ministerial Forward, "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives rather than undermining what they value most".
- Industrialisation of rural landscape (ALDP Strategy - "maintain the quality of valued landscapes)
- NPF4 6 Qualities of Successful Places - Healthy/Pleasant:
- It is neither healthy nor pleasant to have an industrial power plant built in the middle of the countryside, 3 miles away from where it is needed.
- 3m high solar panels (unable to have exact figures/quantity of how many from Industria) / 1.9m galvanised steel security fencing, infra-red CCTV cameras, changes the landscape completely and is not in keeping with the surrounding area, (ADLP Policy DS4 Amenity).
- 'Mitigating' planting will take years to grow. There is no stated plan for which species or a management plan to ensure plants don't die.
- ADLP Policy PV9 "Renewable and Low Carbon Energy Development", "will be supported in principle where they meet the following criteria": the location siting and appearance of apparatus and any associated infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency". - This plan does NOT comply.

4: INSUFFICIENT/INADEQUATE COMMUNITY ENGAGEMENT:

- Poor standard of presentation
- 2 sided 4 panel board with generic photographs not specific to our area.

- Bottom part of boards advertising Wardell Armstrong and Industria Resources
- Details of the plan scant
- No introductions by staff, so we did not know who they were and the role they had within respective organisations.
- Were disrespectful to residents' concerns.
- First public consultation held 3 miles from the site, poorly signed, poor parking and access.
- Online Interactive Webinar
- largely elderly population in Lownie
- Some without broadband
- Patchy mobile phone signal
- Objections/comments/Planning Application online, therefore a large part of the community potentially excluded from the process.

5: COMMUNITY OPPOSITION

- 2 Public meetings held at Kingsmuir Hall well attended, Community Councils input, Councillor
- Facebook Group - SPARE (Save and Protect Angus Rural Environment)
- WhatsApp Neighbourhood Group
- Core Opposition Group
- Mailing List for updates.
- Objection Letter maildrop for Lownie, Kingsmuir, Craichie and Bowriefauld.

6: NOISE AND LIGHT POLLUTION

- Stated working hours 07:00 - 19:00 Monday to Saturday are unreasonable - no regard for shift workers.
- NPF4 Six Qualities of Successful Places, 2 Pleasant ".....enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings" - This will be difficult with 12 hour working day, drilling, diesel fumes, HGVB loads.
- Use of industrial lighting - light pollution in a dark place, risk to native bat population.
- Noise from inverters/substation.

7: HEALTH AND SAFETY RISKS

- Residents especially at Rowanburn, Millpark and Silverhillock will be in danger of a collision with oncoming traffic as they are emerging/returning to their property due to:
 - raised field level
 - 3m panels/1.9m fence/screening blocking off the visibility
 - Unfortunately, this was not raised by the Roads Department

- There have been several, albeit minor, collisions at Millpark corner of Dunnichen Road (B9128) in recent times, far more than the 4 in 5 years documented.

- This same corner has a history of flooding. Last November it was completely under water. AC and Police aware and road closed for 2 days.

THEFT

- It is generally accepted that solar farm theft is on the rise (Farming.co.uk, "Securing you farm from solar theft" by Rachael Oakley 15/02/23). This poses the question of increased risk to residential property by theft where at present there is none.

- Elderly people worry about crime risk.
- Would there be police attendance?

FIRE

- Recent study by Firetrace International (fire suppression systems) in August 2022 indicates a sharp rise in solar farm fires.
- Risk of fire in DC isolators, DC connectors, inverters and especially batteries.
- UK's BRE National Solar Centre investigated 80 suspected fire incidents - "strongly suspect a degree of underreporting. May be more prevalent than data suggests."
- Very difficult to control blaze. Panels continue to be live. DC current unpredictable. Risk to firefighters.
- Release of toxins from burning panels to nearby housing.
- "Create and effective Solar Farm Fire Protection Framework"
- "Close attention must be paid to the development and utilisation of safety protocols and preventive equipment. Unfortunately, this isn't a widespread practice" - Firetrace International.
- There is no mention of Fire Safety Protocols in the planning application.

8: POORLY PREPARED DOCUMENTATION IN PLANNING APPLICATION

- Same details repeated in several documents
- Many statements vague
- Many statements not referenced and are therefore anecdotal
- Poor quality mapping - many without legends or place names so could be anywhere in the world
- Many details missing
- Which species of planting
- Fire Safety Protocols
- Care Management Plans for "wildflower meadows" and wildlife pond.
- No decommissioning details other than to say these plans will be put forward if planning permission is granted. As this is important information there needs to be transparency and details.

9: COMMUNITY BENEFIT

Scottish Government suggest but cannot enforce a CB of £5000/MW produced over the lifetime of the project i.e., £6,000,000. Lownie is being offered a one off payment of £85,000 to be split between 3 community councils, none of which are near Lownie.

- Inverarity 5 miles away £75,000
- Letham 3 miles away £1,000
- Forfar 3 miles away £9,000

This is a derisory sum and will have no direct benefit to those most affected by this plan.

There will be no reduced cost of energy to residents, as all the power generated will go to Lairds for use/storage.

10: REDUCING GREENHOUSE GASES

- High CO2 output in solar panel manufacture
- Shipping and transportation
- Diesel HGV's and generators
- Will Lairds be adopting other mitigation practices as Tramac have done/doing?

- Electric vehicles including cement lorries
- Tree planting
- Solar panels on roofs

11: CUMULATIVE EFFECTS

- 85% of Scotland's soil is classified as "less favoured areas" - EU Classification. As more and more applications are being submitted to Angus Council for Solar Power Plants on prime land, a finite resource, when will a saturation level be reached?
- Possible detrimental effects on tourism as Angus lush countryside is turned into a barren industrial site.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Malcolm Ruffle

Address: Middlebank Bowriefauld Forfar DD82LX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:" The new plans submitted still do not adequately address the main issues of visual impact,road safety, inappropriate site not in keeping with the landscape. As there is a slight reduction in area size,a new alternate site assessment should be undertaken. My previous objection still stands".

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1/14. At over 100 much longer pages, the application well exceeds this objection which I hope will be read in full.

Absent a Local Development Plan (LDP) the Scottish Government's NPF4 applies. Its Ministerial Foreword says without reservation that "people... rightly and reasonably expect that new development should improve their lives rather than undermining what they value most."

This proposal does not comply. It undermines without improving the way of life and landscape valued most by the community affected. It fails to comply with all relevant policies in NPF4 on any balanced view of their provisions, including the 'significant weight' proviso of policy 11, due to the weight of its very negative impacts on people in the area.

NPF4 Part 1 states "...future challenges mean we need to make the right choices about where development should be located" and "land use strategy aims to make effective use of our land by managing competing activities in a sustainable way" and "a just transition must be fair to everyone... re-using derelict and vacant land." Again: without reservation.

The sheer inefficiency of solar panels (see below) shows this ineffective waste of good land flies in the face of NPF4 Part 1. Probable permanent change of use from prime arable farmland to industrial power generation does not meet its criteria - nor is it sustainable.

NPF4 Policy 4 states at a) "Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported."

Without reservation.

Reducing these 144 acres of productive arable land, agreed by Industria as grade 2 and 3.1 soil, to an industrial power generation plant would wreck the rural quality of life and residential amenity for this community and area. Instead they would be subject to overbearing, black, glinting, glaring panels in all quarters - North, West, East, South, destroying by their cumulative impact the light

and rural amenity currently experienced.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/14. Among numerous examples of such impact is worsened flooding. It already occurs during autumn, winter and spring at the Mill Park bend on the B9128, and at the Muir of Lownie turn off. It often blocks all traffic. In periods of heavy rainfall or snow melt, which in recent years due to climate change are becoming increasingly frequent, water runs off the fields of this proposal onto the B9128 forming these floods. This is despite field drainage.

SEPA flood maps ring with disclaimers. While they do not reflect these short term but very disruptive road floods, local police can attest to them - as would insurers for and owners of drowned vehicles. Driven struts for solar panels would damage the field drains which together with water running off the panels would aggravate the road floods, due to the clear north/south downhill slope of the land in the proposal. Swales (a term for wet vegetated ditches) might affect but not prevent the amounts of such run off.

Glint and glare effects on road users would last at least ten years unless adequate screening hedging were planted ten years earlier than the plant was built. Due to the slope of the land, the hedges proposed could never screen the southern or mid-stretch of the B9128 or houses thereon, from the northernmost arrays, i.e. over 50% of the plan.

Telephony comes by overhead cables. Some homes receive electricity from overhead power lines - what is the impact either during or after construction? We are not told.

The B9128 through Lownie is the main commuter and business route to/from Arbroath, Carnoustie, Monifieth, Broughty Ferry and parts of Letham, for Forfar. The road to Dunnichen village is also a business and commuter route for Letham - Angus' biggest village. The proposers choose in a tactical error to dismiss these roads as only accessing a few rural properties.

Comments for Planning Application 23/00393/FULM

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Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3/14. Such public access disruption on these roads and the bus service including school buses, at flood times, during construction, or any other, is unacceptable and should not be made worse. Industria dismisses this issue either because it clearly negates compliance with NPF4 Policy 22 or perhaps just because as with so much of this proposal they did not do their homework.

Wider impact in Angus is cumulative consents on prime agricultural land. There have been well over 20 applications for solar developments within a few miles of the current proposal. Angus can cease to be renowned for its quality farm produce and become overbearingly covered in panels while its contribution to the food supply significantly diminishes. This cannot benefit Angus. With its already surplus and green electricity being sent elsewhere, its agricultural economy would fall into severe decline. There would be no business rates gain for the council and local agricultural job, commercial and retail socio-economic effects would be very negative.

NPF4 states that Local Development Plans "should support the recovery, growth and long-term resilience of the tourism sector. ... Relevant national and local sector driven tourism strategies should also be taken into account."

The B9128 running west through Lownie from eastern Dundee, Monifieth, Arbroath and Carnoustie is used by tourists from all over the world to access Forfar, the Angus Pictish stones, Dunnichen Hill (site of the Battle of Nechtansmere that created the circumstances which led to the foundation of Scotland) Brechin, Aberdeenshire and its castles, Glamis Castle and the attractive A94 route to Perth and the Highlands, avoiding traffic snarls in Dundee. Harley Davidson riders are a common summer sight using the B9128 into Forfar to visit Aberlemno. Private profit making is legal, but despoiling the countryside and its tourist amenity and misrepresenting that as community benefit is shamefully false.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:4/14.There is a viewing layby after the left-hand bend north west of Lochlair, for the purpose of seeing the glorious vista along to Strathmore and the Grampians. That vista would be marred across its width by 144 acres of black industrial power plant, (despite the hedges); also wrecking the views from Fotheringham (or Lour), Lownie and Dunnichen Hills for visitors and walkers. A stretch of the panels' route would be surrounded by encroaching panels within 11 metres on both sides. That cannot be designed out. Tourists accessing those important Scottish cultural heritage assets, or heading for our golf and seaside towns by this route cannot value or recommend that experience, causing a fall in Angus' tourism business - yet more negative socio-economic impact. The map supplied conveniently - for the proposer - stops short of the viewpoint: but the fact remains the vista would be ruined across a huge area.

NPF4 Policy 5 states b) Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for: i. Essential infrastructure and there is a specific locational need and no other suitable site.

Industria have not proven their case adequately with this proposal. This is prime agricultural land. The concrete block company, which is to be sole beneficiary of the power, since excess production would go directly into their battery storage not the grid, have access to large land assets, near their facility, which are currently underused and more than adequate subject to costs, to supply this need yet it is clear they are choosing not to use them for solely cost/monetary reasons. As sole beneficiaries they should carry all costs, financial as well as environmental; not subject Lownie and the surrounds of Angus to them, who would accrue no benefit at all.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5/14. A 'community fund' (sic) of £85000 is totally void of realism in alleged benefit for the affected Lownie community. The proposal suggests £75k to the furthest community council - Inverarity: 5 miles away. The rest to Forfar and Letham each 3 miles away. How is that to benefit Lownie? For obvious reasons of geography and distance etc Lownie has never in the last 30 years been included in consultations or polling for any Community Council, or included in their deliberations or any benefits achieved in their localities.

There are no Lownie 'facilities' other than its sense of community and the precious bus service - no natural gas supply, fibre telephony or broadband, school, shop, church, hall, pavements, or lamp posts. Both latter were assumed by Industria to exist, in their scant and inadequate desk top 'researches' (sic). There is absolutely no mechanism to ensure any mitigations or benefit whatsoever for the Lownie community from that 'offer'.

The term 'solar farm' popularised by developers is an abuse of language. Tens of thousands strong solar panel arrays are no more a farm than a series of sewage tanks are farming sewage. Industria propose an enormous overbearing industrial power generation plant serving an industrial concrete block factory some miles away. It is not compatible with the rural nature of the locality or the best use of the land, and brings absolutely no benefit to this community even via e.g. reduced power costs where many rely on electricity, in the absence of natural gas.

Do all the provisions of NPF4 for communities take a poor second place to a landowner's and company's overriding profit motives, despite the terms of the Ministerial Foreword quoted above; and the essential and increasingly urgent need for a well-managed local food supply strategy?

How is this a 'just transition'? Must the tail wag the dog?

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:6/14. Note that the solar developers at Suttieside offered £30k per annum (£1.2million) to that community. Lownie is brushed off on the cheap with £85,000: entirely derisory and which then, extraordinarily, is offered to other communities altogether.

The arrays would be overbearing, looming above the roads and environment on south sloping ground, within 10-20 metres of some bedrooms or living spaces. Designed to be less than 20 metres from properties, the B9128, Muir of Lownie Road, and Dunnichen Road causing dangerous reduction of sight lines at bends and corners - more so once hedging grows. Collisions occur regularly at Hillend of Lownie and Mill Park bend, often due to poor sight lines. Construction disruption on the B9128, Muir of Lownie road, and access issues thereafter promise further negative impact on local homes. If the HGVs use the C57 from the A90 via Ladenford, that road would collapse within 3 months of a 5+ month construction period.

Industria add further insult to injury, proposing towering 15-foot security cameras, filming 24/7.

These would be metres from private homes and promise total loss of privacy. Despite the assertions of the developers, due to the all-round nature of the fields some cameras will inevitably be filming across them and intruding into not just private gardens but even into living spaces and bedrooms. This is of extraordinary concern and yet another in the long list of negative cumulative impacts. Legislation allows individuals to demand access to footage of themselves. However that in this context they should constantly be liable to having to do so is an outrageous intrusion on what has been habitual privacy, and the basic human right of privacy in one's home.

That so many and such types of cameras are necessary also speaks to the fundamental change from nature and amenity being proposed, since the developers anticipate criminality that has never been an issue in Lownie. Further straining our hard-pressed police.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:7/14. NPF4 Policy 11 directly relates to the proposal. All as above shows this proposal does not comply with its conditions: including permanent negative alteration to the current environment, affecting individual dwellings and privacy, residential, roads and tourist business amenity et al. There is no design mitigation to any of the negative effects of this proposal.

Significant weight cannot outweigh the significant totality of the negative socio-economic, carbon footprint and absence of design mitigation impacts of this proposal. Policy 11 a) appears absolute but is completely qualified by b). Alleged benefits are not credible.

Industria have not proven that this plant would get sufficient good sunlight hours to drive the concrete factory. Given local sunshine hours experienced in recent years up to May 2023, it is unlikely the plant could sufficiently supply the concrete factory's needs for at least half the year. It would have to draw regularly from the grid. Hardly effective economic impact.

Nor is claiming that 80 jobs are directly protected by this proposal credible. The concrete block business relies entirely on the wholly unrelated building trade, which is notoriously unstable. The current state of the construction industry and mortgages shows this.

All the plan does is increase prospective private profits without offering the community benefits stressed by NPF4. Recent business accounts show average employee numbers to a maximum 63 across two companies, not just the one quoted by Industria. There are no other credible associated business and supply chain opportunities. Local supply chain gets no benefit from directly imported Chinese solar panels. Who in Angus, with 'locally sourced' metals, will produce the struts, fences, pile drivers, and diggers?

Claimed engineering, construction and other skilled jobs are not detailed; and difficult to envisage, as site operation will be remote and it will only be visited occasionally by 'an engineer' for maintenance.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:8/14. The misleading claim that the proposal will enable the concrete block factory to be the first fully 'green' one in the UK or even Scotland is dubious - for example see Tarmac's plant at Dunbar.

As is Industria's claim the plant would last 40 years; then the land would be returned to farm use. Solar panel efficiency is widely documented as an average 11-15% (offshore wind is 40%) and between 6-8 acres of land is needed to produce 1MW of energy. Solar panels last 25-30 years, becoming even less effective as they age, losing 10% by 12 years and 20% after 25 years. The owners would have to replace these panels well before the stated 40 years, and consequently seek to extend the plant's life beyond those 40 years, or waste their fresh investment. Repeatedly. That would obviously result in indefinite change of use, continuing the negative impact on the area and local community in perpetuity. Thus depriving Angus of 144 acres of prime farm land, among the best in Scotland, during a period of significant shift in climate, and changes in world resources in food and agriculture, proving the growing long term essential need for local sourcing of foodstuffs.

Food is a basic human need before concrete.

Will the future LDP designate Angus east of Forfar an industrial zone? Is Angus to be responsible for the entire net zero ambition for Scotland? Such areas of foodstuffs production are inappropriate for these developments.

NPF4 Policy 12 re Zero Waste - The proposal does not comply with b) i, ii, most of iii, certainly not iv, or v.

It does not use a brownfield or scrub site or existing (underused) factory roofs. Solar panels cannot legally be sent to landfill yet the infrastructure for mass recycling in the UK is barely developed - two firms in the entire UK, one is French. The carbon footprint of sending our rubbish

abroad to process is not NPF4 compliant.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:9/14. The panels, not re-usable, made using significant fossil fuels, must be dismantled very carefully to minimise contamination by their toxic components including among others lead, antimony and cadmium; and that would not happen locally, further increasing their carbon footprint without supply chain benefit. Reference in the application to the situation after 40 years is mere fantasy and speculation. Recycling of panels could follow the same route as fridges containing CFCs and HCFCs: one UK site in 40 years, at Friarton, which has gone up in flames.

Whether broken Chinese panels would be due to weathering in the Scots winters, storm or other damage, the jury is still out about how much they will leach into the soil, since in terms of 30+ years lifespan the industry is still new.

In the unlikely event of such power plants being decommissioned in 40 years, there is no scientific evidence that the soil would be capable of restoration to its current use especially where there has been leaching of toxic elements. Open-ended financial guarantees as e.g. bonds, in that respect, cannot be relied upon, as proven around privately owned Scots and Welsh open cast mines. In 2013 a court case established that defunct companies or landowners cannot be held liable, though the restoration bonds were wholly inadequate. The costs therefore fell upon the taxpayer in various forms through local authorities and national governments.

The extent of genuine recycling of components (not even minimal reprocessing per v of the policy) is currently not demonstrable. Some elements will go to landfill, potentially abroad (out of sight out of mind?). Nowhere near NPF4 compliant. The impact of site restoration of private open cast or deep coal mining is a lesson: government, LAs and Scottish Enterprise i.e. the taxpayer had to cover the £millions of costs in Scotland. The proposal only offers restoration using the site's 'stored soil'. Stored safely unused, for 40 years? It is a risible notion.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:10/14. Use of materials with lowest forms of embodied emissions cannot be asserted. Lithium for batteries where the output will be delivered is expensively mined and transported in carbon footprint terms. Likewise the cadmium, lead, antimony gallium, arsenic, aluminium etc and even the silica. The manufactured panels have enormous carbon footprint.

Nothing around this proposal can be shown to comply with Policy 12.

Policy 14: Health and Wellbeing. Includes

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

That is also an unreservedly absolute commitment. This proposal is not healthy and pleasant, does not improve the quality of the area, is of poor design in the landscape and detrimental to the amenity of the surrounding area. It is not an efficient use of resources. It self servingly limits its alleged impact to 1 km. However its own maps and narrative show the impact extends well beyond, to several km across the Strath.

Additionally, this proposal is not attractive or natural, cannot enable people in the affected community or those using the roads to feel at ease, spend more time outdoors or take inspiration from their surroundings. It does not ensure climate resilience, due to use of toxic and other materials with significant carbon footprint, and the land could not be quickly changed to accommodate different uses. In farming, crop rotation can be effected annually to include fallow periods for good soil husbandry. The statements by Industria that the soil needs to 'rest', i.e. for 40 years, imply the land has not been well husbanded previously. Yet their very recent soil analysis states the soil is 2 or 3.1. i.e. is currently prime arable land. The prime driver for 'resting' the land for 40 years is profit to the landowner. There is no guarantee or means to ensure, only sheer speculation, that it might be spent on farm improvement.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:11/14. Development Policy 29: a) .. proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: x. improvement or restoration of the natural environment. b) .. proposals in rural areas should be suitably scaled, sited, and designed to be in keeping with the character of the area. ... also consider how the development will contribute towards local living'

This does not deliver viability, sustainability, or diversity in Lownie. It could only deliver restoration of the land once it was despoiled: not the intention of a) x of this policy. It is not scaled, sited, or designed to be in keeping with the character of the area. It threatens the bus service during construction which may then not return as rural services are on a knife edge. It is industrial with little to no mitigation as slow growing hedges are totally inadequate to distract from overbearing industrial fencing and crowded arrays close to roads and dwellings, and towering intrusive cameras. Such elements only resemble large scale industrial estates. Hedges would only be planted after the panels had been erected and take at least ten years to grow - while local privacy and amenity were destroyed. Hedges in an industrial environment remain in an industrial environment. Lownie is not industrial at present.

Industria's gaslighting attempt to seem to meet the eco and biodiversity requirements of NPF4 makes much of what they call biodiverse planting, meadows, and a pond, heavily implying there is no current biodiversity in the area. Ignoring that this area of Angus is awash in biodiverse environment - in Lownie and Dunnichen Hills immediately adjacent, Fotheringham (Lour) Hill nearby and Rescobie Loch and environs - all teeming with locally natural biodiverse flora and fauna including deer, and birds, who do not enjoy solar arrays. The adjacent properties' gardens teem with birds and other wildlife. Would they remain?

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:12/14. Conflicting stories by Industria's team at 'consultations' (sic) about sheep (one said none, the reference was a mistake; another said yes there would be sheep - pick and mix to suit their fantasy?) belie that insurance for such a flock is prohibitive per the NFU. Regulations on sheep herding require daily shepherding in this setting; that is specifically denied in the proposal so as with so much of their offer they are flying a kite.

Industria refer to 'extensive wildflower meadows' in their application. These require active management of cutting, weeding, seeding, and watering or quickly deteriorate to become low diversity grassland. This requires husbandry which is not delivered in the proposal. Since the solar arrays are planned to stretch to within a few metres of surrounding homes, roads, and adjacent land boundaries, where could these 'wildflower meadows' be? And how 'extensive'? Under 8% of the total site is not 'extensive'.

The 'pond' has moved three times, apparently at random, since the pre application - hardly carefully planned. Now it is next to a newly proposed deciduous tree line. Such a wet facility requires constant careful management if it is not to silt up with dead leaves and weeds, and become a stagnant breeding ground for midges, flies, and with climate change, mosquitoes (dengue fever is moving north through France). Deciduous trees offer no 'mitigation' for the eight months of the year when they are not in leaf, or below their branch canopy at any time.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:13/14. As the panels deteriorate with age, becoming less profitable, there is significant commercial probability that the development may be sold several times - site maintenance becoming a bigger financial burden liable to cuts.

How can any planning conditions around these matters be enforced? Do Angus Council planners have enough costly staff devoting time to checking on owners' compliance, looking for and interrogating sales, to ensure the conditions are both contractually transferred and complied with? Who could be expensively sued if that is not done? A company that was de-registered months or years before? Such undertakings are generally worthless. Any conditions imposed, if found to have been ignored, would have resulted in permanent dereliction after the existing slow council processes must be followed before any action could be expected.

More examples of conditions most unlikely to be met are those around increasing the arrays, noise and traffic during construction, flooding on the B9128, unmaintained hedges, meadows and pond drying, and camera intrusion. All of these negatively impacting the locale.

These issues, climate change, and other socio-economic factors e.g. those affecting the building trade and regulations around sustainable building materials (which concrete is not Policy 12 b) iv -) will negatively alter the profitability of cement/concrete production and thus of this plant.

Then when it has aged to the point of low output, it is likely to become a semi abandoned toxic brownfield site. Are the unplanned excesses, short termism, and neglects of Victorian industrialisation to be repeated in the 21st century on prime food productive Angus farmlands?

There are only two provisions, (Policy 11 a) and later the suffix) out of dozens in NPF4 that promote developments of this type. While the uninformed may read them as absolute, so equally are the many provisions which negate it for this specific plan on this site, particularly at Policy 14.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Brenda Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:14/14. This proposal is poorly devised, showing total lack of knowledge and insight into the locality, while destroying its amenities and privacy, and its landscape value to the whole of Angus.

There is no design mitigation that ameliorates any of the negative impacts on the locality. It is grossly overcrowded and congested in what is currently a gently south facing agri- landscape, the arrays are raised well above ground and therefore seem near vertical, and are hard by main roads and homes.

Industria, with no legal obligations to the community, offer a paltry 'community fund' with no adequate delivery mechanism so the cash will disappear to unrelated and unaffected communities.

Whether any financial guarantees around site maintenance, and restoration in 40 years, can possibly address all risks to the land and community involved is highly dubious as has been shown elsewhere around privately owned open cast mining. And nothing around restoration other than speculation is offered at all.

Hard on the heels of climate change issues come significant concerns around food security. The more that prime agricultural land is diverted to industrial use the less likely it is that Scotland will be able to contribute effectively to its own food supply, forcing climate negative high carbon footprint imports upon us quite unnecessarily.

The overwhelming majority of NPF4 policies and provisions, including the Ministerial Foreword and, among others, the absolute provisions of Policy 14 a) b) and c), indicate that on a balanced assessment between the country's needs for a local food strategy, for green energy, and the unmitigated unjust negative impacts on Angus, it's tourism, roads and a rural community of this industrial power plant, solely for the financial benefit and profits of one landowner and one

concrete company; this proposal is not and could not become compliant. It should therefore be rejected.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Adam Shanks

Address: c/o Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- It is a waste of agricultural land at a time when localised food supply is becoming significantly more important across the globe.

- It has very negative impact on every aspect of the locality: homes for privacy and rural nature; roads for sightlines, flooding, glint and glare; tourism amenity. All without mitigation.

- It claims mitigation with inadequate hedging, and biodiversity, but there is no realistic evidence of either biodiversity or full screening in the plans.

- It does not comply with NPF4 across all but one policy (no. 11) with which it is only partly and insufficiently compliant.

- The carbon footprint of this industrial installation, the manufacture of solar panels, their transport typically for '000s of miles, the hugely expensive and carbon intensive extraction of minerals and metals such as lithium, cadmium, and aluminium are all in direct contravention of the underlying principles behind NPF4.

- There is no realistic or adequate provision for safe carbon neutral recovery of components after they expire; or for full restoration to agricultural use as prime land afterwards.

- The proposal would almost certainly result in a permanent change of use to industrial, in what is currently a rural agricultural environment with significant tourism amenity.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr George Shanks

Address: Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1/5. I object to this proposal. The proposal is riddled with efforts to redefine 40 years as temporary. Calling this a 'temporary' development is nonsense. Forty years approaches two generations.

The Executive Summary claims it will safeguard 80 jobs and add 8. The concrete factory and an associated business together do not employ 80, according to Companies House. The proposal does not identify any specific additional permanent good job opportunities as asserted, with the site being visited only occasionally by an engineer. Temporary construction jobs are not sufficient. At section 6 they emphasise how few visits on site would occur: once built it would be left largely to itself.

NPF4 refers to sustainable renewables: concrete is not.

The puffed 'wildflower meadows', are nowhere near extensive, according to the site map.

Compared to nearby existing naturally biodiverse areas at Fotheringham/Lour Hill, Lownie Hill, Dunnichen Hill and Rescobie Loch this offering is paltry. They suggest sheep 'could' graze under arrays; but it is not proposed and the developers do not offer it. Similarly asserting that a few hedges and trees are in any way mitigation of a change from rural to industrial is abusive, and insulting to residents' intelligence. These together with 2 metre industrial fencing and prison type cameras creates an industrial estate of looming black 3 metre blot on the rural landscape.

They assert that they will offset a specific 8322 tonnes of CO2 emissions a year. This is speculative invention. They do not control the amount of sunlight that will shine. And these panels will deteriorate year upon year thus reducing whatever amount of CO2 is saved, however little it is. The mean sum of £85k offered to Community Councils 5 miles away (Inverarity) and 3 miles away (Forfar and Letham) offer no mitigation or benefit to Lownie. It does not begin to address the damage the proposal would do to Lownie and is effectively offered elsewhere.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr George Shanks

Address: Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/5 cont'd. Para 2.1.6 moans about lack of local transmission network to justify saying other sites are not feasible. Tell that to SSEN who are upgrading their network to 400V from Fiddes to Tealing right through Angus.

Assertions at 2.2.1 are further examples of developer's invention. HGVs for 5 months providing jobs for fitters. Engineering? Bolstering local purchasing power for goods and services? 'Career' and 'skilled' opportunities for the unemployed? No details given: not surprising as these assertions are fantasy.

Para 2.2.2 offers income for the landowner as grounds to approve. Yes: it could buy a small Caribbean Island. More developers' nonsense.

Para 3.10.3 says again in fantasy that the site is surrounded by a 'rural road network', implying there is about one horse and cart a day. Angus people travel daily on these roads using cars, vans, HGVs, and buses, for work and study. This stretch of the B9128 is the busy main business, commuter and tourist route to/from Forfar for two big eastern towns in Angus and parts of Dundee. Like Dunnichen Road for the biggest village in Angus: Letham.

Comments for Planning Application 23/00393/FULM

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Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr George Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:3/5. Paras 4.2.2 and 4.2.3 describe arrays of two 2.2m panels mounted vertically (portrait) at 1m above ground at a 25-degree angle: looking more like 45 degrees from the drawings. Set against the B9128 on the south side of field C, the overbearing visual of these black panels would reduce light to the properties along the B9128, as well as the road itself, particularly at Millpark which already has a 2 metre rise of field overlooking it across the 9m road.

At para 4.8.1 it is proposed to instal 1.9 m industrial fencing: deceptively referring to 'deer fencing'. Elsewhere this is described as 1.8 and then 2m high: do they 'get' accuracy or impact? Assertions around the cameras are not believable in this context. To be any use their accuracy must be such that they could identify matters right across the fields at A and B, possibly also C, and would almost certainly compromise householders' privacy.

Further waffle re scrub and meadow grassland (no longer 'wildflower meadows') talks of buffer zones and standoff distances. The maps: Site Plan, and Glint Assessment Appendix 6; show no such distances. An alleged buffer of 10m in this context is an insult. This is a rural environment not 1930s Newcastle's back-to-back housing. They 'anticipate' a pond as a 'haven for wildlife' - their 'pond' is not in a setting of a 'meadow grassland': it is between solar panels and a row of deciduous trees which will fill it with dead leaves every autumn until its clogged up, stagnant and bogged.

Para 4.12.2 says HGVs would get to the site via the B9128, from the A90. How? Would they do that via Ladenford, which lane would be destroyed within 3 months of such use and is already broken up throughout its length and at the junction with the B9128? They say they will avoid peak traffic (7 am to 7 pm?) but give no assurance re night traffic, bringing horrible noise and vibration while residents cannot sleep. Their agent said road repair issues are for the council. That is: taxpayers.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr George Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:4/5.Para 4.12.5 contradicts its own wishful thinking - the life of the panels is 25 years - or hopefully/whizz bang: 40 years. Is that with a good following wind? No. That is more sheer speculation. This is Scotland and the weather will reduce the lifespan of the arrays quicker than in England, so they will put in more, lasting longer than 40 years.

Table 2 of the Planning Design and Access Statement is thus incorrect in several assertions of compliance: impact on dwellings; effect on landscape; impact on road traffic. And not a whisper of plans for site restoration. They speculate wildly around the end of the 'temporary' (sic) 'forty-year' lifespan but when it comes to decommissioning, they go silent. Guaranteed finance effectively to decommission? Not a word. Empty promises about how things will be in 40 years, until they need to put money where their proposal is. Nada. Zilch. Kicked into the long grass as not applicable. Not temporary, they mean.

The section 6 socio-economic benefits invented for the locality are speculative wishful thinking. Para 6.3.4 makes assertions (as does the rest of the proposal in its repetitive cut and paste) that their 'mitigation' will reduce the impact over time. This community and I beg to differ. And the paragraph ends with an implied threat - take this or you will get a wind farm, or worse. Which is disgracefully unprofessional. Acceptable type and scale? Not to us. Standoff distances? Totally inadequate. A few hedges as a long-term landscape plan? Totally inadequate. Then threats? Wow.

Para 6.5.2 - complete wishful thinking. Para 6.5.5 refers to 'sensitive storage of any soils displaced'. No details are given because this is fantasyland again. Who can safeguard at grade 2 or 3.1 a several ha. pile of farm topsoil for 40 years? Where? Guaranteed not to use, sell, after death and/or for profit? Evidence please: with examples? Impossible.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr George Shanks

Address: Newlands, Lownie Forfar,

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:5/5. Para 6.7.1 identifies the negative situation for this community and wider area. No fabrications by the developers around their paltry mitigations at 6.7.7 alter that. Negative impacts would certainly not decline over time. As with bullying: it is not for the perpetrator to determine the effect or impact and we say the impact is not tolerable. Either for the inhabitants, or thousands of Angus folk using the roads to go about their legitimate business, or tourists using the roads to access Angus's highlights.

Para 6.7.7's specious reference to 'mitigation' in the design, begs a quote from Mandy Rice Davies' - they would say that wouldn't they? They are wrong. Legitimate objections are dismissed or ignored by the developers in a proposal that is largely repetitious cut and paste of wishful thinking. Where their tables of compliance blatantly show demonstrable harm, its brushed aside by claiming 'mitigations' that are totally unproven because untrue. Have a look at their 'hedge' drawing. It is utterly disrespectful.

They assert that the profit for the landowner and a concrete block business to spend as they please (Tarmac at Dunbar are already 100% green) will benefit Lownie and Angus. It cannot. The 'meadows' are minuscule pockets of scrub. Hedges cannot screen much on sloping ground even after ten years, while Lownie gets surrounded by overbearing industrial black panels and fences, with cameras like Barlinnie. The pond and swales would turn to swamp and attract disease bearing insects. We have biodiversity aplenty already from Fotheringham to Rescobie and in our gardens. Angus already exports green electricity.

Putting an industrial power plant on these specific pieces of prime agricultural land, surrounded by busy roads, would be short sighted dereliction of obligations to the community and to food supply. The proposal does not meet any of the 'just transition' criteria or other requirements of NPF4 or other papers quoted by the developers and should be rejected.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: George Shanks

Address: Newlands Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:2/5. Para 1.2.1 says the plan would enable the landowner to 'withstand financial headwinds' which is not grounds for approval; nor reason to suppose the landowner would 'continue to produce food within their agricultural units'. They might or might not; or could die and their assets be sold for whatever. More developers' invention.

Para 1.2.2 is irrelevant.

Para 1.3.11 says all feedback has been addressed, but once again at para 3.10.1 Newlands is stated to be 180m from the site. It is in fact directly across the 9m B9128 road. Any actual viewing would have confirmed. Another example of the unprofessionally poor standard of this proposal: all desk-based cut and paste of their wish lists.

Para 2.1.5 refers to 'just transition'. This community gets nothing 'just' in this proposal given its acknowledged negative harmful impacts; see the Landscape and Visual Appraisal and Table 2.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs George Alexander Shanks

Address: Benview 34 Kingfisher Road Forfar DD8 3FR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My detailed opposition previously registered, along with so many others in the community, remains. Most of the objections raised on the basis of NPF4 remain unaddressed. The developers' responses in most cases are simply unsubstantiated assertions based on spurious grounds. Road safety, visual impact, alternative site assessment, misuse of high grade agricultural land and all the other grounds for objection are largely unaddressed.

The developers have the gall to blame the planning system for the paucity of their 'community benefit' (sic) when their meanness stands in bald contrast to the offer at Suttieside.

At heart: this is a proposal which does not benefit the wider community at all. Its sole beneficiaries will be one landowner and one privately owned group of companies. There might be possible (but not proven) benefit to the grid adding to exported electricity: not needed here. The locality will lose much needed high grade agricultural land and all of its local amenity.

Should this be nodded through in the teeth of local opposition, where no-one locally has indicated support, it will demonstrate to the electorate that local democracy is dead in the water.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Linda Smith

Address: 46 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Linda Smith

Address: 46 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 of 2 The alterations made to this application do not adequately address the adverse effects which the proposed development would have. I feel that there are many uncertainties in the applicant's responses to the public concerns raised.

I am puzzled by the applicant's statement -- in a technical note under 'Residential receptors' within the document 'LANDSCAPE AND VISUAL APPRAISAL (LVA) ADDENDUM' that 'The removal of the development in Field A would mean there would no longer be any impacts on the settlement of Kingsmuir.' This is most certainly not the case. The cabling will still be run through the village.

The reason for the field's removal can be seen below:

The covering letter states 'Following discussion Angus Council considered that the development of the northwest field (A) would not be supported on visual amenity grounds. It has been agreed to delete the field from the proposal on the basis that the applicant would like to work with the Council and wider community by doing everything we can to mitigate impacts.'

Surely panels in any of the fields would adversely affect the visual amenity.

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Linda Smith

Address: 46 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is proposed for an inappropriate site and the assertion that there is not a suitable alternative, on Laird's own land, should be more thoroughly investigated by someone chosen by Angus Council rather than taking the applicant's word for it.

There are many things wrong with this proposal that have been identified by members of the public both recently and after the original application was made. I stand by all the comments I made on 18th July last year and ask that they be considered more carefully.

Great emphasis seems to be placed on the generation of renewable energy at all costs without considering the harms that will be done. The NPF4 states 'we must ensure that 'the right development happens in the right place' and 'We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on.' It further states 'People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most.' The spoiling of a landscape and the adverse effect on those living nearest to these fields would certainly not be an improvement for our community.

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Miss Lauren Smith

Address: Belmar Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual Impact - Screening height - No height specified by Industria ("IND"), no clarification on margin butting private properties, IND noted they could be 10 metres from roadside verges but will be up to house boundaries? This will block rights of access and rights of way from their properties that they have been exercising for 20+ years. My property has Rights of Servitudes through this area which require access - no consideration.

Screening is to be hedgerows, but no maintenance plan involved. IND reps advised that they would plant hedgerows and screen plants "whenever they can" but no formal periods in place for planting. Is there any stipulation on when they must be in by? Why is the farmer not commencing this work this year as he owns the land and does not require planning? IND have simply stated that they will - there is no contract for this and they have no responsibility to carry this out and confirmed this at the meeting. IND confirmed at the consultation he is aware this will turn to weeds and become a neighbour issue.

IND couldn't confirm height of panel at any consultation even after googling their own sites. There's no clarity here - can AC allow an application to pass where there is nothing to evidence the height of these panels?

Panels set to be used are significantly larger panels compared to those shown in the Industria consultation. IND reps stated at the 2nd public consult. that they are "just a nice photo" - misled numerous attendees who thought they would be smaller than the fence line as shown in the consult. Docs.

IND reps noted panels are double sided but couldn't tell anyone for certain which angle or how high they would have to be to absorb light underneath? The angle means they are going to be standing taller and inevitably higher- is this accounted for in the proposal?

Who is liable for extra maintenance for screening, roadsides etc?

Significant loss of light in all seasons.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Lauren Smith

Address: Belmar Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: IND unable to confirm if CCTV cameras viewing into adjacent private properties and IND advised they will face inwards however this was a comment with no evidence. Prior to mature screening (10 years for a significant impact) they will see over boundaries and into our garden at all angles? No clarity on look/type of security fence. Consultation issues - consultations were not appropriate or meaningful. There were numerous issues with IND reps including:

not introducing themselves on both occasions

not taking comments and not responding to comments

stating that they had not undertaken site visits

laughing at local residents and their concerns and having to apologise for such

generally avoiding the attendees and not answering questions

giving different answers to different attendees based on their views

GDPR breaches - IND reps giving consultation attendees personal information of applicants family and neighbouring farmers who are on board, also their contacts with Lairds (including names and addresses of land owners). Making incorrect assumptions on what can go on the plan (ponds over septic tank soakaways, no access to rights of way etc)

Lack of meaningful proposal documents - more information on what solar is and pictures of other solar fields, than actual local information and guidance for local residents (very generic information). No project specific information given.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Miss Lauren Smith

Address: Belmar Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Access to field (site). Junction of Lownie Moor and B9128 is a known significant flood issue - why is this not showing on flooding reports?. Poorly lit area on the access proposed on B9128. B9128 has proven to be a hazard during the winter months due to ice on the above mentioned junction - how will this risk be mitigated? Access would mean large lorries and vehicles turning out of a junction on a sharp corner less than 150 yards away, and road is a 60mph speed limit towards the site accesses - how will this risk be mitigated? Access directly in front of private property - what will the restrictions on noise be for contractors compound? Why are Lairds not a co-applicant when they're set to gain the most? Why are they not contributing or being held accountable? Local residents are being told there is "nowhere else to go" - when IND have advised they considered 5+ locations. Where are the consideration notes? What other green targets are the applicants meeting? The upgraded plant will pollute the local area with one of the least eco friendly processes - what benefit of this will reach the local residents? What other community contributions are to come? No agenda for any access to Comm Fund - Who facilitates this? IND noted will be a site office, H&S office, contractors compound, toilets, kitchen facilities - Will there be structures such as portacabins and toilets for IND workers? How long will they be there without explicit permission? Why is the "site office" not on plan? IND noted that this solar farm will put the Lunanhead storage facility at its capacity - can they handle working at capacity? There is a cap on infrastructure here - will they need to expand this to handle it? AC's development plan - which % of land has been granted solar farms? IND noted the creation of 8 jobs will be seasonal, part time jobs. How many local agricultural businesses/jobs will this impact in the long lease period? IND note they're protecting 80 jobs - theres0 job security issues with lairds

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Case Officer: Ed Taylor

Customer Details

Name: Miss Lauren Smith

Address: Belmar Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road safety

Lownie Moor road not a road built for traffic build up and we have seen this with the recent constructions. The road is frequently covered in mud and is unsafe. There are only a few small passing places. Will the Council be responsible for the health and safety of the residents in terms of road use? Who is carrying out the risk assessments for the use of this road? Will the Council be liable for patching the road? The road is in a current state of minor disrepair which will require groundwork and retarring to bring this up to an acceptable standard - will this be carried out during the works?

It is not suitable for use as an access road and this has a detrimental impact on those using this road during the extended periods of construction and monitoring of the solar farm.

IND noted the need to close the roads - where will this be redirected? Who will be responsible for the road closures? There are public comments regarding the lack of trust in Tayside Contracts - can they manage a traffic management programme of this size?

Will road management end up an AC liability if IND farmer do not fulfil traffic management? Do AC have the capacity to deal with the amount of road diversions and closures?

7 accidents already on the B9128 road from December and August and previous fatal accidents have led the Council to change the road and remodel this.

School transport - how will this be impacted by constant diversions and closures in Kingsmuir?

What is AC's maximum budget to support road closures, diversions and potential infrastructure upgrades throughout the construction period?

Will AC or Police Scotland consult on changes to road speed limits and road safety?

Will AC consult on the generality of road safety based on recent accidents in the immediate area?

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Case Officer: Ed Taylor

Customer Details

Name: Lauren Smith

Address: Belmar Hillend of Lownie Forfar DD9 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have received the neighbour notification for the updated planning application however this notification is not valid as the map is showing the incorrect areas outlined in red. The plan received in the notification does not reflect the updated removal of field 1. Please reissue the notification with a valid and amended map of the relevant areas within the planning application.

Please note that the updated planning application does not address the issues raised in my previous objection comment and or the avoidance of doubt my previous objection still stands.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Ian Smith

Address: 46 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because

LOSS OF PRIME ARABLE LAND

-NPF4 "we will use our land wisely"

-loss of 23K tons of crops over 40 years

- Geo political food insecurity/costly imports

-loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

-Laird job security may be affected by outside factors

-2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

-Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")

-3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

-Webinar difficult to navigate, coupled with no broadband in the area, many people not online

-Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23)
- Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers
- No detail of liability for road repairs
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CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie
- Much less than other similar schemes

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Case Officer: Ed Taylor

Customer Details

Name: Mr Ian Smith

Address: 46 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The alterations made to this application do not adequately address the adverse effects which the proposed development would have. I feel that there are many uncertainties in the applicant's responses to the public concerns raised.

I am puzzled by the applicant's statement - in a technical note under 'Residential receptors' within the document 'LANDSCAPE AND VISUAL APPRAISAL (LVA) ADDENDUM' that 'The removal of the development in Field A would mean there would no longer be any impacts on the settlement of Kingsmuir.' This is most certainly not the case. Even if it were true, however, the fact that I personally might not be able to see a particular field of solar panels, would not change my mind that this development is proposed for an inappropriate site. I believe the assertion that there is not a suitable alternative, on Laird's own land, should be challenged.

There are many things wrong with this proposal, which have been identified by members of the public both recently and after the original application was made. Despite the amendments, I stand by all the comments I made on 18th July last year and respectfully ask that they be given more serious consideration.

I hope that those responsible for making the decision will stop so unwisely passing all these applications because the NPF4 says it is alright to use good farmland for producing solar power. The same document also states 'we must ensure that 'the right development happens in the right place' and 'We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on.'

It further states 'People care about their neighbourhoods and rightly and reasonably expect that

new development should improve their lives, rather than undermining what they value most.' The spoiling of a landscape and the adverse effect on those living nearest to these fields would certainly not be an improvement for our community.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Graham Southern

Address: Newlands Lownie Forfar DD8 2LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed solar farm project. It will set a precedent for Angus, where it will become known that good agricultural land can be used for industrial purposes.

It would be difficult to refuse planning permission for similar projects if this proposed plant is granted permission.

It is similar to building a low rise factory on good agricultural land then trying to offset this by planting a few trees and digging a hole for a drainage "pond".

This development is not suitable or appropriate in this very rural setting surrounded by other farmland and needs to be rejected for so many reasons. This is not just a few solar panels, it is an industrial scale plant that only has one beneficiary and great detriment to the local community and visitors.

The proposed long line of trees/shrubs are not native to these fields. There are many unintended ponds in this area without creating another one.

How can we be sure that the controls that are stated in the application will be adhered to once permission is granted?

If the construction takes longer than stated, or the number of lorries increases, or work carries on outside the stated times, or the overall results are not as stated, will the approval be withdrawn and the plant removed? Who is going to monitor these things?

Will the local Council be expected to maintain the roads in their current condition. A large area of this road has only just been restored and resurfaced. Will local Council tax payers have to foot the bill? Or will the road be left to deteriorate into a series of potholes and damage?

This is a small but very busy road. Increasing the traffic for industrial purposes will be detrimental and will increase risk.

If an industrial solar farm is necessary then there must be more favorable sites such as disused quarries, brownfield sites or other less useful land. Cable cost is not a reason for using this site. The whole plant could be sited elsewhere and connected to the grid.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Thelma Stodart

Address: Craigview Braidwood Road Crossford

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this project. As said by Tom Arthur MSP, in the NPF4 Ministerial foreword, "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most." As a frequent visitor to this lovely area, this project will undermine this community's most valued assets:

6 Qualities of Successful Places NPF4

. Healthy: food growing opportunities

. Pleasant :mitigating against noise, air, light pollution and undesirable features

. Enjoyment: enabling people to feel at ease, spend time outdoors and take inspiration from their surroundings.

NOT surrounded by fields of glass, plastic and steel.

This is a waste of best land as per NPF4 National Spatial Strategy - "...ensuring the right development happens in the right place" and "we will use our land wisely".

This project is purely for the benefit of a company which has a high carbon footprint. The stated "ambition" to be the first such company in Scotland to use 100% green energy has already been achieved by Tarmac at Dunbar in 2019 in partnership with Squeaky Clean ENERGY Ltd and Statkraft using wind power, without destroying the best arable land.

National Spatial Strategy states, "we will plan our future places in a way that improves local living..". Living next to an industrial power plant cannot improve local living.

The huge amount of diesel HGV journeys, 12 hour working 6 days a week involving intolerable noisy drilling and living adjacent to a building site where there used to be green fields is the opposite to what the NPF4 is stating.

Food security is as important as energy security but if we continue to lose good land, our carbon footprints will increase due to expensive imports and defeat the whole purpose of Net Zero.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Thelma Stodart

Address: Craigview 2 Braidwood Road Crossford ML8 5NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am disappointed that the applicant has felt the need to change their submission after almost a year, when changes could have been made earlier, if indeed they wanted to "work with the community".

Community engagement was and continues to be poor and the clumsy attempt to "answer community concerns" has had the opposite effect, leaving more questions than answers.

This development is the wrong one in the wrong place due to its size and scale. It is industrialisation of the countryside.

In a time of world wide tensions, it is folly to neglect our own food security. Solar can go in many places, our best land is finite.

Does Angus Council believe its own LDP when it says brownfield sites should be reused or redeveloped before using greenfield sites and so this application should not be approved as it flies in the face of policy

My previous objection points are as valid now as they were last year and I would ask that they are carefully considered.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Isobel Sword

Address: Blunt Neuk 21 The Den Forfar

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Letham & District Community Council supports wholeheartedly the Scottish Government's aim in National Planning Framework4 (NPF4) to achieve net zero carbon emissions by 2045. We do not discount the contribution solar energy can contribute but there are other better places where solar panels could be erected such as the south facing roofs of farm buildings, factories, and offices.

- Letham & District Community Council feels strongly that this is a wasteful use of good agricultural land.

- The intention for the electricity from this development is for it to be fed into battery storage units sited on the end user's own property, at considerable distance from the proposed solar farm. The creation of a cable link from the site all the way to Laird's premises several miles away will entail a great deal of disturbance and cost establishing the route. The energy generated being of no benefit to the wider community.

- The visual impact of this development will be a blot on our pleasant countryside.

- The development will further restrict the sight lines at junctions of small rural roads.

- The proposed development adjoins a busy junction where the local 'B' road from Forfar to Muirdrum and Carnoustie in one direction forks to Letham and Arbroath in the other. This area is already prone to flooding and the nature of this development will increase this danger.

- The Scottish Government encourage but cannot enforce a community benefit from the £6,000,000 megawatts estimated to be produced over the lifetime of the project. The small, one-off payment, of £1000 offered to our community council to compensate our community and our neighbors for the damage that this ill-conceived project will do to our environment has to be

questioned.

In summary we urge the Planning Committee to reject this application on all the grounds advanced and to consider the numerous objections advanced by our wider community and neighbors.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Vince Taylor

Address: The Old Shop North Quilkoe Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Angus Council, I am objecting to this application, for the following reasons

- 1) At least 5 months, or possibly longer, of heavy traffic from Mon. to Sat. 07:00-19:00 including other heavy works.
- 2) The siting of 73,700 x 3m high solar panels causing the loss of over 150 acres of much needed prime agricultural land.
- 3) Over 1,300 return journeys of very large HGV's causing irreparable damage. The application states "relatively low number of HGV's"
- 4) Major disruption to traffic flow due to roadworks, to dig channels for cabling.
- 5) The erection of a 2m high fence and multiple CCTV Cameras could cause an invasion of residents privacy
- 6) There are many discrepancies, inaccuracies and misinformation in this application so it should not be granted.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Vince Taylor

Address: North Quilkoe House, North Quilkoe, Forfar DD8 3RS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Angus Council, I am objecting to this application, for the following reasons

- 1) At least 5 months, or possibly longer, of heavy traffic from Mon. to Sat. 07:00-19:00 including other heavy works.
- 2) The siting of 73,700 x 3m high solar panels causing the loss of over 150 acres of much needed prime agricultural land.
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- 4) Major disruption to traffic flow due to roadworks, to dig channels for cabling.
- 5) The erection of a 2m high fence and multiple CCTV Cameras could cause an invasion of residents privacy
- 6) There are many discrepancies, inaccuracies and misinformation in this application so it should not be granted.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Irene Tipple

Address: 8 Ross Court Bannockburn Stirling

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor to family and friends in the Lownie area, I write to raise objection to the proposed solar power station at Lownie.

. Whilst solar energy has its place, the use of prime arable land for such a large industrial power production project is completely unjustified. This proposed development will have no community benefit to Lownie or its residents. It will not even contribute much to the grid but simply will benefit three businesses Lairds, Industria and Fairlie brothers.

. Solar arrays can be situated on ground that is less useful for food production such as 'brown field sites'. Food production is not as flexible and requires prime land.

. Industrial development in rural settings is contrary to NPF4. Visual amenity will be greatly affected as demonstrated by the Zone of theoretical visibility I attended Industria's poorly presented public consultations and noted that the references to screening by hedges and general token references to 'Biodiversity' lacked detail. The director present said that the detail would be in the application but it is not!

. Plans submitted by Wardell Armstrong are lacking in detail and erroneous in some facts presented. There are no references to back up statements made. A lack of local knowledge on flooding risk and visual restriction to the already dangerous B9128 is evident.

. Miles of two meter high fencing to protect the sites from theft in addition to cameras will only attract the attention of thieves. Local people are concerned as there are ongoing cases of theft

from local farms. Can the police cope with the potential increase in workload?

. Huge disruption during the proposed construction phase in Forfar, Kingsmuir and Lownie itself. The projected 5 month construction phase would seem optimistic when compared with similar projects in the UK.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Irene Tipple

Address: 8 Ross Court Stirling FK7 0QY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous objection, I write to renew my concerns that the latest changes, made by the developers, will have no significant effect on the intrusion that such a development would bring to this rural landscape.

Wardell Armstrongs responses are a vague list of answers to questions (selected by them) with no references to qualify their responses.

If the overall size of the site is to be reduced will the alternative options be revisited? Lairds own land would seem to be closer to the substation and would save the prime arable land that is proposed to be sacrificed.

I see no community benefit to my friends and relatives who live in the Lownie Area.

Mrs A I Tipple.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr James Tyrie

Address: 3A LOWNIE ROAD KINGSMUIR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal due to my concerns, which are as follows;

1) PLANNING APPLICATION;

- Lack of detail eg number of panels.
- Statements not referenced therefor anecdotal.
- No decommissioning details. Inaccurate information regarding Lairds employee numbers.
- No detail of liability for road repairs.
- No care management plan for wildflower meadow/pond.

2) LOSS OF ARABLE LAND;

- NPF4 "we will use our land wisely"
- Loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

3) COMMUNITY BENEFIT;

- Derisory Community Benefit going to communities other than Lownie
- Much less than other similar schemes

4) INVALID AIMS;

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021

5) THEFT;

- Known fact solar crime is rising
- Risk to nearby homes

6) POOR COMMUNITY ENGAGEMENT;

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online
- Inaccurate information at public consultation

7) HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock? Rowanburn entering/leaving their properties due to panel/fence height

8) NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

9) FIRE;

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl (Aug/22) indicates sharp rise in solar fires

10) VISUAL IMPACT;

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes")
- 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings (ALDP DS4 Amenity)

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Caroline Versluis

Address: The Westmost Cottage Canmore FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:PART 1 of 2

While I am fully supportive of the manufacture of environmentally sustainable energy, approving this application would remove good agricultural land from food production. For decades the fields concerned have grown excellent crops. Surely solar developments must be located on non-productive land, especially when 'food security' is as important an issue as 'energy security'. The correct balance must be chosen and something very valuable not sacrificed to this relatively inefficient way of producing electricity. To turn these fields, which have for years provided energy in the form of food for people, over to solar energy production, would be inefficient use of the land.

The Scottish Government's NPF4, by which local planning departments are guided, states that we must ensure "the right development happens in the right place" and 'We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on.'

Although it may not be their preferred site, Lairds own a considerable area of previously industrialised land not very far away where such a plant could be built. There, I believe, there would be no significant power transmission loss and it would avoid routing cable through the village.

This would be a development on an industrial scale, completely out of keeping in a rural setting. The Muir of Lownie Road in particular would be unable to cope with such traffic. The assertion that, following the months of construction work subsequent maintenance required would involve perhaps weekly visits using a van is not realistic. As solar technology becomes out of date very quickly it is certain that the panels will need to be replaced regularly within the projected 40 years.

There are over 20 applications for solar developments within a few miles of the current proposal. Angus could cease to be renowned for its quality farm produce and its agricultural economy would fall into decline.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Ms Caroline Versluis

Address: The Westmost Cottage Canmore FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:PART 2 of 2

The Ministerial foreword of the NPF4 states that "People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most" The residents of the affected area, many of whom are older and have lived there for many years, have chosen to live there for a particular rural lifestyle. Vast arrays of panels, security fencing and cameras would intrude on people's outside space. This solar plant would undermine without improving the way of life and landscape valued by the community affected. The many dangers associated with solar panels, storage batteries, roads and increased risk of crime are just some of my other concerns.

I have carefully read and agree with other points raised in the many objections submitted so far and strongly believe that granting planning permission for this development would not be in the best interest of the community and the surrounding environment.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Caroline Versluis

Address: The Westmost Cottage Canmore FORFAR DD8 1XG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The changes made to the application by the developer do not alter my objections which I made on 11 August last year. I hope that you will read these again and give them more serious consideration.

I feel that very few, if any, of the applicant responses adequately address the adverse impacts of this development about which many members of the public have expressed concern.

The one field removed makes very little difference and the fact that our Council seems to be approving every solar development that comes up is deeply distressing. Our beautiful landscape will soon be scarred beyond repair.

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Stanley Walla

Address: The Hedges Hillend of Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: LOSS OF PRIME ARABLE LAND

NPF4 "we will use our land wisely" loss of 23K tons of crops from prime arable land over 40 years

NPF4 Policy 5 "only supported if no other viable site": Lairds own land

Geo political food insecurity/costly imports

CUMULATIVE EFFECT

1515 acres/250K tons of crops lost in 40 years due to 10 of the numerous solar applications in Angus

Impact on employment: loss of farming skills over 2 generations

VISUAL IMPACT

Industrialisation of rural landscape-ALDP Strategy "maintain the quality of valued landscapes": 3m high panels/2m steel fence/70 CCTV alters the landscape vastly

Not in keeping with local surroundings- ALDP DS4 Amenity

NPF4 6 Qualities of Successful Places-Healthy/Pleasant: neither healthy nor pleasant

POOR COMMUNITY ENGAGEMENT

Inaccurate information at public consultation

Poor standard of presentation

Webinar difficult to navigate/many people not online

NOISE/LIGHT POLLUTION

Unreasonable working hours

Industrial lights in rural area

INVALID AIMS

Lairds stated objective to be first cement works to use 100% green energy -TARMAC Dunbar using 100% guaranteed green energy since 2021

Inaccuracy in staff numbers

HEALTH/SAFETY

Flooding on B9128

Increase in traffic on rural roads with no footpaths

THEFT

Known fact solar crime is rising (Farming.co.uk-15/2/23)

Risk to nearby homes

FIRE

No risk assessment/fire safety protocols noted

Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

Risk of fire in DC isolators/DC connectors/inverters and especially batteries

PLANNING APPLICATION

No decommissioning details

No detail of liability for road repairs

No care management plan for wildflower meadow/pond

No mention of Fire Safety Protocols in the planning application

Statements not referenced therefore anecdotal

COMMUNITY 'BENEFIT'

Derisory Community Benefit going to Communities other than Lownie/much less than other similar schemes

IMPACT OF CABLE LAYING

Major disruption due to roadworks

Adverse impact from construction

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr Stanley Walla

Address: The Hedges Hillend of Lownie Forfar DD8 2NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reading the new plans and the modifications made to the proposal by the developer they still do not address all my points. Therefore, my previous objections still stand. I continue to object, most strongly, about the misuse of prime agricultural land for this project when another site is potentially available. The additional loss of agricultural jobs and farming skills. In an ever increasing unstable world we should be growing more food not less. We value our countryside and our wildlife and their right to exist without interference. This area is rich in an array of wildlife. I believe that the existing habitat will still be at risk. The movement of these animals will be hugely impacted when their normal escape across the fields is blocked. There is still be the issue of the disturbance of nesting birds, loss of hunting ground for birds of prey. The addition of overhead lights will be detrimental to the wildlife. This alters the landscape vastly and is not in keeping with local surroundings. Developers concede that Field A, if developed, would constitute a visual scar on the landscape. How then can they justify pursuing permission for the field opposite, no amount of screening would hide these panels. There would be a loss of fantastic views of Lownie Moor, Fotheringham Hill and the Sidlaws beyond. There is still an issue of the increased traffic on our roads which have no footpaths and are already in a state of disrepair with you having to dodge potholes everywhere. These roads cannot support the extra heavy vehicles that there will inevitably be. Please consider this and my previous points

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Valerie Webb

Address: 5 Smugglers Brig Road Crossford Carluke

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object as a frequent visitor, to this development on the following grounds:

1. Not sited in an appropriate place. Misuse of prime arable land (National Spatial Strategy NPF4).
2. This development will negatively impact local communities (ALDP vision & outcomes, "Angus is a place where a first class quality of life can be enjoyed by all").
3. This scheme will not benefit local communities by way of cheaper energy bills as this is for use by Lairds Aggregates.
4. It is stated in the application that this scheme will help to secure 80 jobs and make 8 new jobs. Last financial statement submitted by "Laird Aggregates Ltd" for year ending March 2022, states the average monthly employee figure (including 2 directors), was 33. If, since then they have increased the employee level by 47, does this company need this scheme to secure jobs?
5. Huge visual impact of 1000s of solar panels surrounded by security fence on a road popular with tourists.
6. A span of 40 years is not temporary. It is worrying the amount of solar farms being allowed to be built in the NE, most on top quality soil. If these (this one being the exception) are all feeding the grid, how will the short fall in energy production in 40 years time when these all are supposed to come to an end be overcome? Probably by allowing it to continue.
7. It is very unfair if this plan is rejected, that the developers can appeal again and again whilst local people cannot. NPF4 "Cross-cutting Outcome and Policy Links: a Fair and Inclusive Planning System-"Planning authorities are required to respect, protect and fulfil human rights in accordance with the Human Rights Act 1998".
8. Top soil is to be removed and wildflowers planted and sheep to graze under panels. If anyone has ever seen a solar array, they would know that the ground underneath dries out and only the hardiest of weeds can grow.

9. Solar crime increasing and could affect neighbouring properties.

10. No mention on plans of fire hazard.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Valerie Webb

Address: 5 Smugglers Brig Rd Crossford Carluke

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this development because:

1. I feel its more important than ever for prime farm land to be used for crops and vegetables because of the Ukraine conflict and to reduce our imports from abroad.
2. This plan in no way benefits the local community or indeed the country as it is purely for the benefit of a local polluting company to make more profit and the farmer and company enabling this.
3. A rural farming and residential area is an unsuitable place to site this power plant, when there are better places to site it.(NPF4 national spatial strategy)
4. Despite the literature, I am unable to understand how 1280 max size HGV trips will go unnoticed. The increase in diesel particulate and noise from vehicles and generators surely goes against NPF4 policy 23.
5. This scheme is described as "temporary" -40 years. If i borrow £10 from a friend and told her it was a temporary loan and I'd pay her back in 40 years,she'd be incredulous! I cannot see any documentation regarding plans for decommissioning except a sentence that says this will be decided if planning permission is given. Surely there needs to be complete transparency,otherwise anything could be agreed and residents would have no come back(again NPF4 " we will plan our future places in a way that improves LOCAL living,so that we live in communities that are inclusive,empowered ...and safe..". If this scheme is approved,it will fly in the face of the content of this document which is at pains to stress the importance of Healthy and Pleasant.
6. As a regular visitor to friends,I have seen first hand the devastation on the B9128 due to flooding. The documentation glosses over this. Excess water in the fields must drain somewhere and,as the field is higher than the road,its not hard to see where it will go.
7. It is admitted that there will be adverse effects to local homes yet dismissed by saying the

effects will be less once plants grow- 10 yrs or more!

I hope,for human rights this will be rejected.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Valerie Webb

Address: 5 Smugglers Brig Road Crossford ML8 5SE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a frequent visitor to this area,I am concerned at the amount of solar/ battery applications being approved to the detriment of the beautiful Angus countryside and it's reputation as Scotland's bread basket. I believe the recipient of this 'green' energy has acres of brownfield which would make far more sense as it would be nearer from point of generation to point of use.

As the proposed site area has reduced in size this again makes sense to resite it here.

I am,however,sceptical that a business with a high energy usage such as this,will be able to avoid using energy from the grid in mid winter,which could have been generated using gas or coal.Also the highly polluting nature of this business will not be made any better by the building on prime arable land of a solar farm. This is just a case of greenwashing.

Scotland's emissions in the world are such a tiny fraction,yet our natural landscape is being assisted to be turned into an industrial wasteland,while coal mining and burning is ramped up abroad to satisfy our mania for solar panels,wind turbines and batteries.

I stand by my previous points of objection and ask that this matter be given very careful consideration.

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Lynsey Whitwell

Address: 10 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because -

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
- Laird job security may be affected by outside factors
- 2022 monthly average staff 33(inc 2 directors)not 80-Companies House

VISUAL IMPACT

- Industrialisation of rural landscape (ALDP Strategy "maintain the quality of valued landscapes") - 3m high panels/2m steel fences/70 CCTV changes the landscape and not in keeping with local surroundings(ALDP DS4 Amenity)

POOR COMMUNITY ENGAGEMENT

- Webinar difficult to navigate, coupled with no broadband in the area, many people not online - Inaccurate information at public consultation.

NOISE/LIGHT POLLUTION

- Unreasonable working hours
- Industrial lights in rural area
- NPF4 "6 Qualities Pleasant" difficult to enjoy outdoors next to a power plant

HEALTH/SAFETY

- Flooding on B9128 at Millpark
- No risk assessment for lost visibility to Millpark/Silverhillock/Rowanburn entering/leaving their properties due to panel/fence height

THEFT

- Known fact solar crime is rising(Farming.co.uk 15/2/23) -Risk to nearby homes

FIRE

- No risk assessment/fire safety protocols noted
- Recent study by Firetrace Intl(Aug/22) indicates sharp rise in solar fires

PLANNING APPLICATION

- Lack of detail eg number of panels
- Statements not referenced therefore anecdotal
- No decommissioning details
- inaccurate information eg Lairds employee numbers -No detail of liability for road repairs
- No care management plan for wildflower meadow/pond

CUMULATIVE EFFECT

- 1515 acres lost in just 10 of the many solar applications in Angus = 250K tons of crops lost in 40 years

COMMUNITY 'BENEFIT'

- Derisory Community Benefit going to Communities other than Lownie -Much less than other similar schemes

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Lynsey Whitwell

Address: 10 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans and they have not addressed my previous points of objection. Therefore my previous objection still stands.

Comments for Planning Application 23/00393/FULM

Application Summary

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Case Officer: Ed Taylor

Customer Details

Name: Mr Chris Whitwell

Address: 10 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because-

LOSS OF PRIME ARABLE LAND

- NPF4 "we will use our land wisely"
- loss of 23K tons of crops over 40 years
- Geo political food insecurity/costly imports
- loss of agricultural jobs/skills

INVALID AIMS

- Lairds stated objective to be first cement works to use 100% green energy. TARMAC Dunbar using 100% guaranteed green energy since 2021
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Case Officer: Ed Taylor

Customer Details

Name: Chris Whitwell

Address: 10 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the new plans and they have not addressed my previous points of objection. Therefore my previous objection still stands.

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mrs Katrina Wilkinson

Address: 15 Skene Street Strathmiglo Fife

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a frequent visitor to this area, I object to this proposal.

I am very concerned about the plethora of applications for solar plants in Angus and P& K, mostly on good arable land. Scotland's prime land is finite and we already overproduce renewable energy. In a time of crisis(Ukraine/Brexit),it is more important than ever to be as self sufficient in food as possible to avoid costly imports,high prices and increased carbon footprint.NPF4 Annex D 1. Healthy.

40 years can never be credibly described as "temporary". This is a 2 generation loss of crops, agricultural skills and jobs.1 in 10 Scottish jobs depends on agriculture so on this statistic alone, this plan should be rejected(ALDP policy PV9/NPF4 policy 11c)

This benefits a polluting company who will continue to do so.They own land much more suited to this development without disrupting residents daily lives and ruining the beautiful Angus countryside (NPF4 Policy 5B i)It will have no bearing on lowering the public's bills.

There appears to be no evidence of any credible plan for mitigation/ biodiversity gain or mention of any commitment to decommissioning including a bond (ADLP Policy PV9).

The roads are not suitable for the major impact of over a thousand HGV trips and site traffic and could cause a major incident if roadworks severely delay emergency vehicles.

Comments for Planning Application 23/00393/FULM

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Ms Katrina Wilkinson

Address: Shenval Cottage Bankfoot PH1 4DP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development belongs on a brownfield site, not on prime agricultural land.

Despite a reduction in acreage, its scale and nature is not in keeping with the rural landscape.

It will be impossible to offset the visual impact of such a site with some hedges, and wildflowers need poor soil to thrive not best quality.

The constant erosion of land through renewable projects, housing and flooding is worrying for our future farming sustainability and our ability to feed ourselves.

Please consider this and my previous objection and refuse this application.

Comments for Planning Application 23/00393/FULM

Application Summary

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Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr calum wilson

Address: 8 dunnichen road kingsmuir forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The overall application is very light technically. Can the following be provided

1. Details of the proposed trench through the village of Kingsmuir. The supplied trench detail omits this section, the most complex covers farmland. Drawing required to show where proposed trench is with respect to road, road crossing details, interaction with existing services, backfill, TOC depth etc. The estimated time given for construction seems optimistic with no back up given the complexity of this section.
2. The green credentials of the project have not been demonstrated in any depth. Can an embodied carbon estimate be provided for the development that takes into account all aspects of development (materials, transport, construction, disposal). This is standard in energy industry and shows the net gain in emissions reduction.
3. The statement that the length of cable is length constrained and therefore restricting location of site is simply nonsense as a basic understanding of electrical engineering will demonstrate.
4. A robust comparative assessment for the various options using demonstrable and referenced data is required rather than unsupported narrative. Again standard practice in energy industries.
5. The means of disposal of the panels at end of life has not been addressed.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Further to previous question can you please address the following related question.

With regard to document "alternative site assessment"

- 1/ There are many ex extraction sites in the area, with 1 to the west of Forfar golf course as an example. Section 4.1.2 discounts these due to undulating terrain. This is man made as a result of quarrying activity. Is it not expected that after these activities that the land "is returned to original condition" by the company carrying out such work ? The original planning application is not available to check if this was an original condition can the council planning department check.
- 2/ The above principle of returning land/ seabed to original condition is the current norm in other industries internationally and is often described as in layman terms as "who makes the mess tidies it up".
- 3/ It is noted that several of these sites nearer the final destination of the power.
- 4/ Section 4.4.3 discounts a site 3 as it is 2.2km from grid connection. As per previous comments there appears to be little substance to this claim.
- 5/ Section 5.1.2 states site 3 as best alternative but as it is class 3.1 and 3.2 land it is "less favourable for solar development than less than lower quality land". Surely it is more suitable ? Also this land is lower quality than the proposed favoured location.
- 6/ Overall this document is a poor qualitative rather than quantitative attempt at a comparative assessment. As per previous comment this level of detail is not appropriate for a development of this size and impact.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road Kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Further to previous comment/questions on green credentials. This submission expands on with the aim to assist the developer in providing planning details of the required quality to make the planning process meaningful. Referring to document "climate change assessment"

2.6.9 uses a figure for embodied carbon based on a study by Exude. It is noted that this is a commercial firm specialising in delivering sustainable buildings. Perhaps not impartial and certainly not academia or learned society. This figure 4 times less than other reference. The justification for using the more favourable figure was it was published 1 year later ! It is believed that the exude study is for the panels below and therefore is not the total embodied carbon of the scheme.

Using this generalised figure takes no account of the location of scheme, amount of building works etc. It also does not allow for replacement of components. Over 40 several, if not all panels will be replaced and the batteries (not included in Exude figure) several times. (Auto industry will only guarantee 8 years). Can the developer please provide more robust calculations for this specific development taking into account specific site factors, logistic distances, mean time to failure (replacement frequency), batteries and the source of the panels. The embodied carbon of the panel largely depends on the source of the power in their manufacture (paper by willmott dixon)

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning should not be granted on following grounds, amongst others documented elsewhere but not here as response being character restricted. 1/ Lack of engineering detail. That given typical of concept select phase of project and should be FEED status at this stage. No details of trench detail for section along road in Kingsmuir. Possible EMI with existing comms cables due to proximity, ignored in 3.3.5 "pre app consultation report". Exaggerated green credentials. Calculations for embodied carbon use optimistic generalized figure from a commercial party rather than recognized academic on institution. that does not account for cable, batteries, panel and battery replacement.

2. The wrong site has been selected as it is prime agricultural land. As per policy 5b of NP4 the use of prime agricultural land should only be supported if no other site. "Alternative site ass" doc acknowledges this but confines it search to 3km rad of plant and too readily without proper justification discounts brownfield sites. 5.1.7 gives main reason for site selection as landowner agreement. This factor not mentioned in +ve or -ve for any other site so appears to be the main reason for selection. Sec 5.1.3 states Site 3 was deemed best alternative and is lower quality than proposed site. (3.1 and 3.2) as opposed to (2 and 3.1 for prosed site). The reason for discounting is given as distance from Lairds. Distance on only estimated 200 m further and will not be any more significant trans mission loss and will avoid routing cable thru a village. Although immediate access via on small road site is near A90 so fleets of HGVs won't have to travel via Forfar/Kingsmuir. In summary, a more robust and detailed design and site selection process required which really considers using brownfield land as per Policy 9 of NP4.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As per BRE Guidance, development of ground mounted solar PV arrays should preferably utilise agriculture land of classification 3.2.

Planning guidelines published by UK government articular factors a local planning authority will need to consider include:"where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land"

Reference to the interactive agricultural maps published by the Hutton instate shows that grade 2 land (the most productive) only makes up approximately 15% of the 3km radius search area.

Claass 3.1 approximately 4% and class 3.2 60%. The rest is either urban or 4 and above. The proposed site now consists of approximately 50% class 2 and 50% class 3. The alternative site document identifies that site 1, 2 and 3 are of worse soil that the proposed site and site 4 perhaps comparable but exact figures for site 4 not given. I therefore, object to the proposed site as it uses better land than other identified sites. It is also not been demonstrated that sufficient effort has been put into identifying sites in the 60% of the search area that is class 3.2. It is also noted that the 3km radius of the search area is purely economic not technical (ref reply to comments no 43).

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the scheme on the grounds that there has not been clear evidence presented that the selected location is the best. The developers have considered a 3km radius from their battery storage site giving a total area of c28 sq km. Eliminating urban Forfar this gives a potential area of 23,500ha. The alternative site document does not give any rationale as to why potential sites only of a total area of 250ha are considered. The 3km radius is picked for economic reasons (reply 43). However, given the CAPEX (no of panels, BESS, other works including OPEX) it is doubtful if an increase in the 3km route will have any significant effect on NPV & DPI (or equivalent). Referring to the "alternative sites" document. Site 3 is eliminated on access grounds however the same road is being used for access to the recently approved solar scheme at Craignathro. Also given were the quality of the land (inferior to the proposed site), distance to grid (same as proposed site). Site 4, also eliminated on access, but also uses the approved road. Site 1, (closest grid connection and poorest land) discounted due to potential damage to listed buildings (location not given but offsite), and tree roots. The report also states little shading from same said trees. No damage is envisaged to the dwelling adjacent to proposed site so the reasons for eliminating this seem doubtful. Site 2 is eliminated, again one of the reasons is offsite monuments. Also stated was the high quality of farmland but this site about the worse. The use of brownfield land was discounted in a paragraph without proper justification.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development on the basis that the proposed BESS has not been demonstrated to be safe or meet current regulations. The requirement for BESS, after a campaign by Maria Millar demonstrated the dangers and incidents that have occurred (ref Hansard). Where planning permission is being sought for development of BESS of 1 MWh or over, applicants are encouraged to engage with the relevant local fire and rescue service before submitting an application to the local planning authority. This is so matters relating to the siting and location of systems in the event of an incident, prevention of the impact of thermal runaway, and emergency services access can be considered before an application is made. Applicants are also encouraged to consider guidance produced by the National Fire Chiefs Council when preparing the application. The location of such sites are of particular interest to fire and rescue services; who will seek to obtain details of the design, and firefighting access and facilities at these sites in their register of site specific risks that they maintain for the purposes of Section 7 of the Fire and Rescue Services Act 2004.

The proposed scheme has not followed this requirement introduced in 2023. The applicant in reply 23 states the BESS equipment will comply with all HSE requirements but this is not the case.

As BRE report "Fire and solar PV systems - recommendations for photovoltaic industry" published by UK government points out there are deficiencies in current engineering standards due to the industry evolving. These relate to the design, testing and maintenance and certification of the BESS systems. The developer merely states that design will use appropriate standards. The submitted documents do not state who will design and maintain the system and do not state what design, maintenance codes are proposed and if and how the scheme will be certified. It is deemed that sufficient technical details have been provided to demonstrate that the developer fully understands the requirements

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mr calum wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to scheme on the basis the sufficient information as to the cable route has not been presented. In the application. Response 61 did not address. The referred drawing does not give exact route but a 30m corridor. This does not tell you if cable under road, N or S verge. There are services to the properties that cross both verges that are less than the proposed cable depth. Therefore, if cable under verges the services will be disrupted. The distance from my house wall (not garden wall) to the verge of the road is only 2m so any trenching in this verge risks subsidence. Also concerns re EMI for communications. If cable under road this will disrupt traffic for extended period. This disruption not mentioned in transport statement nor was the disruption resulting from the underground crossing of the B9113 required for grid connection. The supplied documents the only rationale for cable route going through Kingsmuir was to avoid Auchterforfar bridge.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the scheme on the basis that the developer submitted documents are not of the required quality to demonstrate that the scheme has been adequately engineered. In over 30 years as a chartered engineer in the energy business the submitted documents are the worst I have seen. They are also clearly inferior to those submitted for similar schemes that can be accessed on the Angus council planning pages. The developer in his new submission has submitted some new documents but has failed to update the key documents to reflect the previous comments. The response document submitted largely ignores questions or does not adequately answer the question in many cases. Some examples include, 64 Laird energy usage, reply ignored question. This is key in establishing if the scheme is the appropriate size. The incomplete answer to question 60 could indicate that only 3MW required for lairds. (affects answer to questions 44 and 45). Other schemes detail on Angus planning site would suggest greater BESS capacity required if primary purpose of scheme is to power Lairds.

In addition I object to the title of the proposal where it states "and substantial landscape and biodiversity enhancements". This is the opinion of the developers but is presented as a fact.

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Case Officer: Ed Taylor

Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my objection of 4 April on the subject of BESS safety. As backup I refer you to paper Safety of Grid Scale Lithium-ion Battery Energy Storage Systems

Eurling Dr Edmund Fordham MA PhD CPhys CEng FInstP,

Fellow of the Institute of Physics

Dr Wade Allison MA DPhil

Professor of Physics, Fellow of Keble College, Oxford University

Professor Sir David Melville CBE FInstP

Professor of Physics, former Vice-Chancellor, University of Kent

5 June 2021. Regarding my comment on the deficiency of current standards this paper supports and in particular to conclusion 10 "We review engineering standards relating to Li-ion BESS and concur with other authorities that

these are inadequate to prevent the known hazard of "thermal runaway". We conclude that large-scale BESS should be COMAH establishments and regulated appropriately. We respectfully request evidence from the HSE that "mega-scale" BESS are not within the scope of COMAH. "

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Case Officer: Ed Taylor

Customer Details

Name: Mr calum wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to previous objection based on using prime land for this development. This is bad use of land and not good for food security. Brownfield and poor land a better solution.

According to Scottish Renewables, there is potential in Scotland for 11GW of roof-mounted solar PV to be installed across the country, providing nearly a third of Scotland's current electricity needs. Also in England it was found in report - Net zero emission energy scenarios and land use by UCL that the maximum England PV capacity in the Net Zero Energy Scenario that 83 GW is required and the urban technical potential of solar PV is estimated as 117 GW. Given the total existing capacity of 14 GW an additional 69 GW (83 - 14 GW) is required. The remaining urban potential of 111 GW leaves a potential urban surplus of 42 GW (111 - 69 GW).

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Case Officer: Ed Taylor

Customer Details

Name: Mr calum wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is recommended that the planning committee read report The impact of solar photovoltaic (PV) sites on agricultural soils and land

quality Date: March 2023 Report code: Work Package Three SPEP2021-22/03 produced by the Welsh government. This report contradicts many of the statements of the developers regarding soil compaction and recoverability of land in 40 years.

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Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Overhead lines are a source of two fields: the electric field (produced by the voltage) and the magnetic field (produced by the current). Underground cables should eliminate the electric field altogether as it is screened out by the sheath around the cable, but they still produce magnetic fields.

As the source of a magnetic field is approached the field gets higher. Overall, then, directly above the cable and for a small distance to the sides, the cable produces the larger field; but at larger distances to the sides, the cable produces a lower field than the overhead line. Can the developer give the exact location of the cable and the strength of the magnetic field vs distance from centreline. Also provide details of cable, CSA, screening, insulation type, operational voltage etc

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Customer Details

Name: Mr Calum Wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developer has made bold claims, without supporting references from reputable independent sources, that the development will improve the soil quality. Para 7.1.10 of the planning statement puts this down to "fallowing". Research from TNO, an independent statutory research org in the Netherlands states in paper by van Aken; Binani, Cesar "In 2017 Kok and co-workers raised concerns that densely packed solar parks deprive the soil of essential supplies of sunlight and water, which are both critical for the development of vegetation which in turn is crucial for the development of high soil quality." "Earlier this year, published on the present state of the biodiversity and soil quality in 25 solar parks in the Netherlands. It was concluded that only a few solar parks showed promising developments and that in most solar parks better green management could improve the current state significantly." Further" the development of soil quality over the economic lifetime of a solar park is closely related to irradiance and availability of water below and between the solar panel arrays. Soil quality depends on the continuous supply of organic matter and other nutrients from the vegetation. This occurs in multiple pathways, via root growth, fungi, micro-fauna and insects. As a consequence there is a direct competition between the solar park's performance and the amount of photosynthesis and therefore soil quality below and between panel arrays. For this reason, the ground irradiance between and below panels is directly linked to the soil quality and thus to the societal and economic value of the land. The Dutch solar industry association Holland Solar has drafted a code of conduct that includes the principle that after a PV project the land can return to its original function if a maximum ground coverage by solar panel arrays is agreed of 75% of the project. The developer has not considered this or stated the % soil irradiance but solar array drawing reveals only 58%

Comments for Planning Application 23/00393/FULM

Application Summary

Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr calum wilson

Address: 8 Dunnichen Road, Kingsmuir, FORFAR kingsmuir FORFAR DD82RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: From the sparse information given it would appear that the cable between the solar panel site and the BESS is rated for 33kV based on the transformer drawing. This appears to step down to 11kV for connection to lairds and grid. The scheme is stated as being rated for 30MW so the current in the 33kV section is c907A and c2700A in the 11kV section. The cable trench drawing suggests an individual multi-core cable. A search for suitable cables does not reveal a suitable standard cable as being available. Can the developer provide details of the selected cable and confirm if indeed 33kV is the proposed voltage, and if so provide calculations to show the suitability including thermal effects. For a 33kV buried cable there will be significant heating. To avoid this the developer may run parallel cables suitably spaced. This will make the cable trench significantly wider and cause greater disruption. As per previous comment the developer has not provided an exact cable route but merely a corridor. Can the developer provide details of how far from the buildings and buried infrastructure that the cable/s will be in Kingsmuir and also how the effects of soil heating on vegetation and hydraulic equilibrium of soil will be managed so there are no adverse effects. For the 11kV section of the route it is very unlikely that a single cable is feasible so can the developer outline their plans for this section of the route.

From: Pamela Hamilton [REDACTED]
Sent: Monday, January 29, 2024 7:33 AM
To: Ed Taylor <TaylorE@angus.gov.uk>
Subject: Lownie Power Plant Application

Good afternoon.

As it probably won't be long until the above application is decided, I am writing to you today on behalf of the community of Lownie and surrounding area to add information we feel is relevant to the decision.

Loss of Prime Agricultural Land: As you know, loss of prime agricultural land is of great concern to every person objecting to these applications, as it is our opinion that once it's gone, it's gone. Adding to the steady erosion of prime land are the demand for biofuel crops, wind farms and pylons, and diversification by farmers for holiday lets (there are many companies using social media to trawl for land to rent for these uses). It is noted that there have been applications made post decision to change the time limit conditions imposed. Watching Development Standards meetings, it is very apparent that Councillors do not share the view that land loss is accumulating with every application approved, which is both disappointing and worrying - "Prime agricultural land not an excuse to turn down applications", "I have no concerns", "this is the way to go".

In the Angus Food Growing Strategy 2020-2025, the Introduction states, "... Producing more food locally will play an important role in supporting our effort to reduce our carbon footprint of our food system, while providing fresh and nutritious produce for the citizens of Angus". Its Vision states, "[The Angus terroir with long hours of sunshine, Grade A fertile soils, and years of berry growing heritage, create the best quality crops in the world. Angus is known as the 'Birthplace of Scotland', where authenticity and provenance are at the heart of everything rural. This contribution to the culture and heritage of the area is worth £255 million to the area's economy and supports over 6,500 jobs in agriculture, fishing aquaculture and food manufacturing. Angus food production and processing on Grade class A soil, attribute their success to the ability to source raw materials locally, a skilled labour force and effective transport links to markets. As food security becomes a critical worldwide issue so the business development opportunities in this sector will grow](#)". It is felt that this application contradicts this document.

It also does not meet NPF4 Policies 5,8,11,29 and Productive Places (building community wealth).

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- . Protect and enhance our natural and built environment (as in NPF4)
- . Enable inclusive, empowered, resilient and safe communities across Angus

"Caring for our People"

- . Improve physical, mental health and wellbeing.
- this process has been extremely stressful for this community who feel the planning system is in need of reform to introduce more balance and fear their environment will be ruined if this application is successful.

Alternative Site: In this case, the Alternative Site Assessment document, page 1 "Search Parameters", 2.1.3. states, "Ideally alternative sites would be sought on lower quality agricultural land (Classes 3.2 - 7) or previously developed land". The alternate sites stated are of similar or lesser grade, no evidence is provided of flooding, and, in the case of Sites 3 and 4, the constraints of the single track road does not hold now as Craignathro Farm has had their application for Solar unanimously approved. Vehicular access will be from this same single track road.

4.1.2. Refers to a “quarry” but which one? Lairds have many infilled quarries, one in particular opposite Site 1, already has high fencing and mature screening. Some soil levelling would be required but much more cost effective than what is being proposed and without the major disruption to the public this scheme will undoubtedly cause. An underpass connects to the site under A932. Fledmyre quarry also available. According to Industria, Lairds do not want to use their own land, but surely this is not a valid reason to use valuable agricultural land?

“Temporary”: all solar applications use this word to appear to lessen the impact of losing hundreds of acres of prime land for what is effectively two generations and beyond. Forty years is not “temporary” as some approved applications have already sought and had approved permission to extend the lifespan of their schemes.

The manufacturers of the panels proposed claim a 30 year efficiency guarantee. It would be expected these panels would be replaced at that point, leaving a 10 year permission. As these new panels might have a longer lifespan than today's panels, is it wrong to assume there would be a further planning application made once these 10 years were passed so as to make the most of the remainder of the panels lifespan?

Proximity to the Grid: documentation states the site, “needs to be in close proximity to the grid connection”. I would ask you to read Mr Calum Wilson's remarks from 8/7/23. He is a subsea engineer so has very thorough knowledge of this subject. There is no truth to the statement about close proximity other than for maximum profit.

Other Energy Developments(Cumulative Impact): since the submission of the application documents, there have been two additional developments approved, Craignathro and Suttieside. It had been stated that there were no other developments nearby.

Conditions: I have visited the sites of operational Solar Power Plants at Padanaram, Pressock, Parkhill, Kinblethmont and Guynd.

Pressock: built in a flood plain. Required remedial work to avoid damage to panels due to subsidence. Head of Planning did not think these facts to be relevant when approving an application, again, to extend the lifespan of the installation. As you will be well aware, we have a significant problem at Lownie with flooding, and, despite expensive remedial works recently, the road has continued to flood.

Also at Pressock, planning conditions required mitigation to reduce the visual impact of this installation which had received 72 objections. As this plant has been operational since March 2017, it would be assumed that there should be substantial growth from the required planting. This is not the case. It would appear, this condition has been ignored as there is no vegetation at a level which helps to offset the appearance whatsoever.

Parkhill: it was claimed by the developer that, “biodiversity enhancements provide an overall biodiversity net gain of 89% for habitats and 202% for hedgerows”. A detailed description is also given about bird boxes, bat boxes, wildflower seedings, species rich grasses and that they will, “seek opportunities to encourage use by local apiarists”. This facility has been live since January 2018, so again would be expected to have substantial screening in place. This again is not true. There is no evidence of any boxes or beehives and ‘hedgerows’ are little more than half dead twigs encased in rabbit proof cases. This does not fulfil Condition 9 of the approval. Indeed, there was an application made to change the conditions re planting and ecological mitigation measures in 2020 which were approved! There has also been a change of owner which, again, seems to dilute the conditions applied.

At the decision meeting for Suttieside, Mr Hunter recommended approval based on conditions compliance. We would argue that conditions are not being adhered to.

The installations at Kinblethmont(on a slope) and Guynd do not have any screening to offset the appearance and are clearly visible from a distance.

The point we are making here, is developers are making all the right noises but are not adhering to conditions set by the Council, but also, it would appear that the Council are not policing these conditions either. It makes a mockery of the planning process and our fear is that this pattern will continue with Lownie. As there are two fields right next to the busy B9128, especially Field 3 or C, there will be a HUGE visual impact not only to begin with, but for the rest of time, as, based on previous sites, there is a lack of maintenance by other developers, and mitigating screening around these very large perimeters will not be maintained or policed(even that is only for 5 years).

Your colleague, Alan Hunter, at the decision meeting for Suttieside, admitted there would be a visual impact but that “mitigating planting” would help to lessen this impact. From what we have seen, this might not be the case and the community which objected strongly, will be left unsupported and forced to have to live with a broken promise. I have been in contact with Emma Griffith, Horticultural Educator at the Royal Caledonian Horticultural Society to ask about growing wildflowers which we would all agree are beautiful to look at and a rich environment for bees, butterflies and other insects, and a topic every solar application is keen to say that “wildflower meadows” will be part of their biodiversity strategy. The truth is as Ms Griffith states, “ wildflowers can be tricky to grow as many wildflowers require different soils from chalk to acid”. As none of the previously mentioned installations have any evidence of wildflower growth, we have no confidence that this will actually happen with this one, especially considering the extensive scale of the site and the management needed to achieve a wildflower meadow.

At the Suttieside hearing, a Councillor stated she had read an article in the New Scientist regarding sheep grazing amongst solar panels. She thought this was a good idea so the land was still being farmed. Most applications in the UK state this scenario but very few actually do. The article Cllr read, was written by Emma Kampherbeek who would appear to have links to the solar industry(Agrisolar Clearinghouse - LinkedIn). To have a balance, it would be advisable to research more studies not rely on one. Having been communicating with a former livestock farmer, he claims the main reason for this statement is so that it enables the landowner to continue to say that the land is being used for agriculture, and thus can claim taxation benefits especially “ agricultural property relief” relating to Inheritance Tax liability. Sheep are also a huge source of methane which is a destructive greenhouse gas so counters the statement of siting the arrays to achieve carbon neutral status. Also, sheep are not an alternative for arable crops such as wheat, potatoes or barley needed by Scottish whisky producers. People living in food poverty in Angus will not buy lamb but will rely on cheap bread and potatoes.

To return to the subject of wildflowers, these will flower at the same time as grass is at its best so would the sheep not eat the wildflowers too? Also, sheep would disturb any ground nesting birds. For all of these reasons, this application should be refused.

Misleading Images

In the application documentation, Baseline Panorama VP8 presents a CGI of what Field C or 3 will look like on completion. It has been taken from the B9128 at the western edge of Craichie looking down over the landscape. The image gives the impression that the panels do not extend as far as they will. Also, to the right of the white bungalow in the middle of the picture, there is a row of haybales(still there now), 2 rows of bales on the bottom and 1 row of bales on top. I regularly walk my dogs in this field and have measured these bales to be 2.1 m. As the panels are to be 3 m high, you shouldn't be able to see these haybales(the field is flat at that point), so this is misleading to suggest the panels will appear lower than they actually will be- again, a major visual impact. The image also gives the impression that the scale of panels will not be as massive as they will be, and being coloured purple, makes it look more like a field of lavender. I possess a professional photograph taken from the same place which gives a far better impression of the scale of field C or

3. Did the Councillors involved in Development Standards have a site visit to fully appreciate the scale of the proposal?

VP8 10 years after completion gives the impression of a mature tree line of deciduous trees(no cover for half the year), which again,clashes with the reality of existing installations mitigation.

ZTV: this makes the visual impact of this scheme very apparent. I have a photograph I took in Field C or 3 a few days ago and you can clearly see headlights coming down the hill on the B9128 after the Redford turn off,so a static sea of infrastructure would create a very bleak industrialised landscape not inkeeping with either the ALDP strategy or NPF4 6 qualities of successful places healthy/pleasant.This road is a major tourist route and this is not the image Angus should be presenting to tourists. Because of the gross visual impact this installation will cause,we feel it contravenes NPF4/ALDP policies and should be refused.

Support of Inverarity and Letham Community Councils: We feel the fact that two of the three CC's involved have overwhelmingly given us their support while Forfar is neutral,should be taken into consideration when deciding on this application.Community Councils have the view of the communities they represent.

Lack of Community Engagement: companies involved with this application have not engaged with the community in any meaningful way. They have been evasive with answers to questions at both public consultations and have given different answers to the same questions put to them by different people. It is appreciated that it is not considered to be a legitimate reason for objection to bring a company's reputation into question, however,in this case,the motives are highly questionable. Application 22/00329/EIA SCR on 9/5/22 in the Screening Request,Section 1 Proposed Development states, "The renewable energy produced by the solar farm would be transferred to the local distribution network", ie the Grid. There was no mention then of the involvement of Lairds. What changed? Were the companies involved advised to include a local business to give more weight to an inappropriate scheme?The apparent 8 jobs associated with this application are insignificant compared to farming skills and jobs which will be affected by loss of farming land,and appear to be another ploy to add weight to a project that proposes to be sited in the wrong location. We feel this is a cynical ploy to exploit the principles stated in the Scottish Government's document NPF4,specifically Policy 11 which pertains to development proposals for solar arrays. It seeks to prey on the intent of the Scottish Government to support electricity from low carbon and zero emission sources but conveniently neglects the intent of the policy to also protect the landscape and the local community who will see no benefit whatsoever from this development. It should,therefore,be refused.

The Planning (Scotland) Act 2019 Part 1ZA " Purpose of Planning" states:

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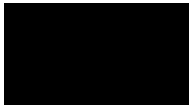
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Fair Hearing(Questionable): Having watched several Development Standards meetings and having noted the comments made by councillors which have been quoted in the press and meetings on Youtube for the world to see, it appears to be questionable whether we will have a fair hearing,as councillors opinions are obvious,yet they tell us they cannot have discussions with us,their constituents,lest it be deemed to be prejudicing the case. Also,Mr Hunter did appear to advise councillors about decisions based on the Berryhill case so some may have felt influenced to approve applications. Councillor Nicol at the Suttieside meeting asked if these developments will be automatically approved,which elicited a negative response from both Mr Hunter and Cllr Cheape,but it would certainly appear to be true.

We are following with great interest the Markethill, Coupar Angus appeal which Perth and Kinross planners twice recommended refusal and whose advice was taken by councillors. We are concerned that Angus Council's financial pressures could be a consideration in these decisions.

We realise the significance your decision will have on this application and appreciate it is no easy task. We, the local residents will suffer the impacts of an inappropriately sited industrial development for the rest of our lives for the benefit of 3 companies with negligible community benefit. To close, we would like to stress that we are not opposed to renewable energy, but it must be sited in appropriate places.

Kindest regards
Pam Hamilton



From: Pamela Hamilton [REDACTED]
Sent: Monday, January 29, 2024 9:08 AM
To: PLANNING <PLANNING@angus.gov.uk>
Subject: 23/00393/FULM Lownie Solar Power Plant

SPARE(Save and Protect Angus Rural Environment) Lownie, a community group set up to oppose the proposed development at Lownie, Forfar, object to this application because:

Loss of Prime Agricultural Land: As you know,loss of prime agricultural land is of great concern to every person objecting to these applications,as it is our opinion that once it's gone,it's gone. Adding to the steady erosion of prime land are the demand for biofuel crops,wind farms and pylons,and diversification by farmers for holiday lets(there are many companies using social media to trawl for land to rent for these uses). It is noted that there have been applications made post decision to change the time limit conditions imposed. Watching Development Standards meetings,it is very apparent that Councillors do not share the view that land loss is accumulating with every application approved,which is both disappointing and worrying- " Prime agricultural land not an excuse to turn down applications", " I have no concerns", "this is the way to go".

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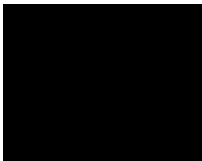
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Pam Hamilton on behalf of SPARE Lownie



Comments for Planning Application 23/00393/FULM

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Application Number: 23/00393/FULM

Address: Land At Cotton Of Lownie Hillend Of Lownie Forfar

Proposal: Construction of a solar farm together with battery energy storage system, underground cable, substation buildings, new access and access tracks, security measures, associated infrastructure and works, and substantial landscape and biodiversity enhancements.

Case Officer: Ed Taylor

Customer Details

Name: Mr GREG GRANT

Address: 2 Glenburn Crescent, Milton of Campsie Glasgow G668DW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developer needs to substantiate claims of "landscape and biodiversity enhancement" due to development activity with actual scientific evidence supporting it. As a landscape architect I know it's well founded that the construction of energy infrastructures requires extensive mitigation efforts, and even then, to claim these enhance the landscape or biodiversity is just perverse: from the construction itself to the EMF and visual impacts of the solar farm and substations and cables (which include noise, heat and reflected light), nothing is going to be enhanced and there will be significant biodiversity impacts no matter how many small saplings are planted, saplings that will take over a fifteen years to mature into anything remotely capable of screening visual impacts, and then, only during spring and summer.

So, if that claim is representative of the good faith of the developer that would already be sounding an alarm bell for me. The second aspect of this is that the loss of arable land to energy infrastructure is a serious problem that should be avoided, especially given the reality that Scotland's energy networks are at capacity and cannot cope with the abundant energy we already produce. Upgrades to this network are over a decade away, and in the meantime, developers are more keen to obtain subsidy for not producing energy via Constraint payments: you might argue battery storage will help resolve that but in actuality it doesn't because solar only generates energy during the day and it's obvious that as much energy is not required overnight when it is stored. So, developers are also getting constraint payments for not operating when there's too much energy, then selling the stored energy when they can to double-dip on profits and it costs tax payers money.

There's simply no moral or economic argument for this development and the industrialisation of

arable farm land, for its significant biodiversity and visual impacts, or for the adverse amenity impacts.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Gwyneth Greig

Address: Dunrobin 5 Dunnichen Road Kingsmuir Forfar DD8 2RQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A lose/lose proposal - sets a precedent for loss of valuable agricultural land that helps to build food security.

No additional capacity dedicated to the National Grid so no benefit to the local or wider community.

If it must go ahead it should be on a brownfield site or on land already lost to the local community, despoiled by Lairds' quarrying activity.

Sceptical that emergency services in current state can protect the site and adjacent properties from the risk of fire and especially vandalism for which it will be a target.

This proposal is Laird Bros burnishing their eco credentials and cutting production costs with no benefit in return.

Light pollution will impact wildlife movement at night/dawn - deer, hedgehogs, hares, red squirrels and owls all abundant. Also a negative for healthy human sleep.

The B928 through Kingsmuir is heavily used at peak times by lorries, tractor/trailers, buses and cars.

It also floods in heavy rain.

Many properties have driveways directly accessing onto the road.

A ban on pavement parking adds to the congestion factor. Roadside parking on South St. outside the shop and down the hill towards the town already causes congestion and near misses are common.

The B928 and surrounding lanes are heavily used by dog walkers, cyclists, families with pushchairs and occasionally horse riders. There are no pavements on the side roads.

Existing damage to the road surface will be exacerbated by an increase in heavy traffic.

Pollution from traffic noise and emissions will increase for people living on and walking along the proposed route.

The 20mph limit is universally ignored, amplifying the risk of accidents with the increase in traffic during construction.

All the traffic issues listed combine to pose a significant risk of disturbance and will be a hazard to anyone living on, or travelling through, the affected area.

This proposal is to the total detriment of Lownie and Kingsmuir with no mitigating benefits.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pam Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Could someone explain the purpose of the poor quality 'map' included with the neighbour notification which was only received on Monday 19th July, almost a week after the date stated on the application?

There are no points of reference, no legend and lacks clarity. It is completely uninformative and therefore useless.

Comments for Planning Application 23/00393/FULM

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Case Officer: Ed Taylor

Customer Details

Name: Mrs Pam Hamilton

Address: Silverhillock Lownie Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to comment on the submitted report from the Roads Department.

It is appalling that it deals only with plans to make it safer for SITE TRAFFIC emerging !!!!!!!

As plans stand, residents of Rowanburn, Silverhillock and Millpark will run the gauntlet of being in a collision simply by trying to access and leave our homes onto the B9128 because we will have no vision whatsoever of any oncoming traffic due to 3m high solar panels, 2m high industrial fencing which won't let deer wander freely and could therefore be mown down in the road causing more chaos, and (maybe) by 3m "screening". Will the Roads department be liable then for any loss or damage to life or property because, as it doesn't even warrant a mention, they obviously think it's safe?

Then there's the Muir of Lownie road with bridge and single track road. Will the much tended verges be completely destroyed with traffic not suitable for this road? How will the residents be able to carry out a normal life if their road is regularly blocked by inappropriately sized vehicles? And as for the 5 month time span, that is complete fantasy, when, by their own admission, the company involved with construction, don't even know the final amount of panels needed!!

Will someone from the Roads Dept come out to actually see the problems associated with these plans?

-----Original Message-----

From: Jurek Rzepecki [REDACTED]
Sent: 29 July 2023 15:22
To: PLANNING <PLANNING@angus.gov.uk>
Subject: Lownie Solar Farm

Given the fact that southern Europe is burning and is running out of water it is obvious that farmland in countries like UK is going to come under increasing pressure to produce more and more food.

It is therefore LUNACY to allow this and other solar farms covering hundreds of acres of arable land, no matter how many megaWatts they intend to produce. There are so many other ways to produce clean energy.

Having a small solar panel array in a non-productive corner of every farm would do the job, albeit with less profit for the developers, because that's what it's really about - profit, not environment.

And if Angus Council definitely want panels on their territory, then floating panels on the Backwater reservoir would work, and cut down on water evaporation at the same time.

Regards

Jerzy Rzepecki
8 Gilston Place
Broughty Ferry
Dundee DD5 3JB

Sent from my iPad