

Muirhead, Birkhill & Liff Community Council
 Objection to proposed solar array at Berryhill Farm.
 Planning number 21/00535/fulm

The Community Council supports the local residents in objecting to this proposal. The sheer size is of a scale which will have detrimental effect on the local area and population. This proposal will have a totally overbearing effect on the local communities. The amount of land to be covered with panels is in the extreme. The arable land lost at the Western Gateway plus the land proposed for this development, will have a negative bearing on the area for many years to come. This solar array should be sited on a brownfield site not arable land, which in Scotland only amounts to a single figure percentage of our land area. A loss on this scale is unacceptable. There have been reports in local newspaper, raising concerns, regarding the amount of arable land in Scotland being taken out of food production and given over to planting of trees this proposal will only exacerbate this situation. Many families moved into the area to have a rural lifestyle only to have it ruined by this development. One house in particular will be almost completely surrounded with panels ruining their enjoyment of their property. This could be in breach of human rights. This proposal is completely in the wrong place. To allow this proposal to go ahead could set a precedence. Angus council plans show that this area is a low suitability for solar power. This proposal does not satisfy policy (DS1) They should be small scale and directly related to rural business. (policy PV20) Fire risk. The planning department should contact Tayside Fire & Rescue Service about how they would deal with a major fire on a solar array of this scale. It is our understanding that you cannot stop panels from producing electricity as long as there is sun / light.

The Community Council have received a number (thirty six) letters of objection to the solar array proposed for Berryhill Farm Fowlis plus one supporting the proposal and one neutral:- The main concerns are the risk of increased flooding. The size and scale of the array. This is a commercial development in a rural area. The size of this development will be overbearing on some properties. This development if approved could have a negative effect on house prices. The access roads are unsuitable for the volume of large vehicles needed to construct/service the site. This development will drive the abundant wild life away from the area, including red squirrels. It will also destroy wild life corridors. The area selected is inappropriate for a solar array. The security fencing would be a danger to the wild deer which roam the area. Not good use of productive arable land. Noise will be increased in a quiet rural area. Glare from panels. Concern that mature trees may be felled. Contravenes Angus L.D.P. Culminative effect along with the many polly tunnels in the area.

Stuart Phillips (Planning Contact MBLCC) On behalf of MBLCC

Town Planning Consultants
Millars House, Studio 2, 41a Gray Street,
Broughty Ferry DD5 3BF



Ref: 21/0037
Date: 29th July 2021

Ms Cowey
Angus House
Planning Service
Orchardbank Business Park
Forfar
DD8 1AN

Dear Ms Cowey,

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, AS AMENDED (THE "ACT")
Planning Application Reference: 21/00535/FULM - Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure at Farm House Berry Hill Farm Invergowrie Dundee DD2 5LN

We write on behalf of a local group of residents, many of whom immediately adjoin the site. A plan is attached in Appendix 1 illustrating the location of the residents concerned. The resident's group, SPARE (Save and Protect the Angus Rural Environment), comprise 30 local residents who strongly object to the above proposal in this location.

SUMMARY OVERVIEW

SPARE is extremely concerned over this proposal for development on their doorstep and have developed a website and posters (attached as Appendix 2) summarising their objection to the proposal as follows:

Landscape & Visual Impact & Impact on Amenity

- *"Site would cover area approx 250-300 football pitches*
- *Located on a sloping site that will be extremely difficult to hide the panels using hedging and planting*
- *Solar panels will reach up to 3 metres high*
- *Site surrounded by high security fence & CCTV*
- *Glint and glare from solar panels*



- *Site would be active for 30-40 years”;*
- *“The proposed solar site is out of scale and character for our local landscape. It will be clearly visible from the A90 and over the water in Fife. Local residents are concerned about the effect of glint and glare from 152,000 solar panels. The panels won’t be fully screened as proposal is to locate them on an exposed sloping hilly site.”*

Lack of Energy Generation Benefit

- *“A shocking statistic on a Scottish Government website is that solar panels have a load factor of 11% which means 89% inefficiency rate. This prime arable land would be covered with solar panels and according to the statistics it will generate an average of 11%, offshore windfarms generate on average 40% so that’s nearly 3 times more than solar.”*

Inappropriate Location and Loss of Prime Agricultural Land

- *“Locating on prime arable land in one of the best arable areas of Scotland is wrong, there are more suitable brownfield sites or rooftops that can be utilised.*
- *We should be retaining prime arable land for growing crops, following the impact of Brexit reduced supplies to supermarkets and decline in UK farming food production.*
- *If we keep losing farmland to support renewable energy, then we will have to ship food from Europe/Overseas using fossil fuels thereby creating a bigger carbon footprint!*
- *This farm has produced crops for many years employing and contracting farm workers, in addition there’s a threat to the wider farming economy if land is covered in solar panels.”*

Highway Safety

- *“Dangerous congestion on narrow roads”*

Flood Risk

Impact on Wildlife

SPARE and neighbouring properties will be directly and adversely affected by the proposal. We would request a refusal of the Planning Application and provide the following planning supporting justification in support of their objection.

CONFLICT WITH THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Section 25 of the Town and Country Planning Act 1997 as amended provides that an application for planning permission shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant Development Plan context is provided by the TAYplan Strategic Development Plan (TSDP), 2017 and the Angus Local Development Plan (ALDP), 2016, including the ALDP 2016 Renewable and Low Carbon Energy Development Supplementary Guidance, 2017. Other material considerations include:

- Scottish Government Planning Advice on Large Photovoltaic Arrays;
- Angus Council: Tayside Landscape Character Assessment;
- The supporting information submitted in respect of this application;
- Scottish Government: National Planning Framework for Scotland 3 (NPF3) and Scottish Planning Policy (SPP).

THE DEVELOPMENT PLAN

TAYplan Strategic Development Plan (TSDP), 2017

SPARE recognise that Policy 7: Energy, Waste and Resources of the TSDP supports the principle of delivering a low/zero carbon future to contribute to meeting Scottish Government energy and waste targets and prudent resource consumption objectives.

SPARE support this policy objective, but object to the principle of the location proposed as this location will result in the adverse environmental impacts referred to in this Policy.

Policy 9: Managing Tayplan's assets requires the protection of prime agricultural land or land of lesser quality that is locally important. The policy also seeks to safeguard the integrity of natural and historic assets.

SPARE consider this proposal conflicts with these strategic planning policy objectives for the reasons provided below in relation to the more detailed policies contained in the ALDP.

It is considered that the proposal conflicts with the following provisions of the ALDP and with other material considerations for the following reasons.

Angus Local Development Plan (ALDP), 2016

ALDP Strategy

The strategy of the ALDP is based on 2 key components, firstly a presumption in favour of sustainable development and secondly a strategy to direct the 'right development to the right places'. Of relevance the strategy states "... *The Council will take a positive approach when considering development proposals and will work proactively with applicants to find solutions which mean that proposals that will, on balance, improve the economic, social and environmental conditions in the area can be supported....In the rural area outwith the towns, TAYplan SDP sets out an approach which balances the importance of sustaining the rural economy with the need to protect the countryside.*"

SPARE consider that the proposal fails to comply with both elements of the strategy. Firstly, the only leading positive factor behind the proposal is the provision of renewable energy. Whilst this is clearly a positive planning objective, due to the scale of the proposal and the impact on adjoining neighbours, it is considered that the site is in an inappropriate location and fails to balance the equal considerations of contributing to other environmental and

social objectives. In addition, the proposal fails to protect the environment of the countryside.

Policy DS1 : Development Boundaries and Priorities

This policy requires *“All proposals will be expected to support delivery of the Development Strategy.”* For the reasons stated above, the proposal fails to comply with Policy DS1.

Policy DS1 is clear that *“Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.”*

SPARE consider that the development of 300 acres of prime agricultural land with 152,000 solar panels is of a scale and nature which is inappropriate to this rural location which is visible in the landscape from residential properties immediately adjacent and to those in the wider area.

Policy DS1 also confirms *“Development of greenfield sites ... will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.”*

SPARE consider that the Applicant does not appear to have demonstrated compliance with the requirements of this policy, noting that there are existing brownfield sites in Angus, not least former Airfields.

The Planning Statement submitted with the Application seeks to justify the sites location by stating *“By their nature solar developments are best suited to land in the countryside”* and as there are no *“adverse impacts”* associated with the proposal, it complies with Policy DS1.

SPARE consider that the response from the Applicant fails to recognise the entirety of the requirements of Policy DS1, whilst a countryside location may be suitable to the Policy, locational criteria clearly requires evidence that no other suitable brownfield sites are available. In addition, this site is inappropriate due to its scale, nature and location adjacent to residential properties.

The proposal fails to comply with Policy DS1 : Development Boundaries and Priorities

Policy DS2 : Accessible Development

Policy DS2 requires inter alia that *“Development proposals will require to demonstrate, according to scale, type and location, that they ... are located where there is adequate local road network capacity or where capacity can be made available.”*

SPARE is extremely concerned over road congestion and safety during the construction period.

The submitted outline Traffic Management Plan identifies that *“It would be agreed with Angus Council and Perth & Kinross Council prior to the commencement of construction work. The proposed route to site is shown in Figure 10.1 of the SEI Report and will be confirmed with both Angus and Perth & Kinross Councils post consent.”*

SPARE is not aware of this Figure or other figures and Appendices associated with the SEI Report being available on-line and would wish to comment further upon their availability.

Paragraph 10.3 of the Supporting Environmental Information (SEI) Report confirms that *“It is unclear where the primary origin of construction traffic will be as a contractor has not yet been appointed...”* and that *the approach is yet to be agreed with the relevant authorities.*

SPARE is concerned that there is a lack of clarity associated with this issue and pending clarity, SPARE remain very concerned over highway safety, considering that the local road network is inadequate and that the proposal therefore conflicts with Policy DS2: Accessible Development.

Within the above context, SPARE is aware that at least 3 housing applications for Berryhill Road have been refused in the past and each one Included poor state of roads or such like, given that nothing has changed since these refusals, there does not appear to be a justification from Roads at Angus Council to allow further traffic from this proposal on the same roads which they considered could not accommodate minor residential traffic.

Policy DS3: Design Quality and Placemaking

Policy DS3 requires proposals to deliver a high design standard and draw upon aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. The proposal therefore fails to comply with the detailed criteria of Policy DS3 as follows:

- Distinct in Character and Identity: The development will result in the loss of important existing landscape features;
- Safe and Pleasant: The proposal results in the loss of open countryside and impacts on both landscape and visual amenity. The Landscape and Visual Appraisal, undertaken by the Applicant, already acknowledges that there will be adverse impacts in close proximity to the site;
- Well Connected: SPARE is concerned over congestion on the local road network during construction and highway safety;
- Adaptable: SPARE is concerned that the life-span of the proposal fails to provide adaptability during this extremely long life-span;
- Resource Efficient: SPARE’s research has indicated, as stated above *“A shocking statistic on a Scottish Government website is that solar panels have a load factor of*

11%. This prime arable land would be covered with solar panels and according to the statistics it will generate an average of 11%, offshore windfarms generate on average 30-35% so that's nearly 3 times more than solar." The proposal does not appear to contribute with this objective, given the large scale of development compared with the energy produced, the proposal is not considered to be sustainable.

SPARE disagree with the Applicant's response that the above criteria does not generally comply with commercial developments and therefore the relevant parts of this policy do not apply to this proposal for a solar farm. The Policy clearly relates to all development proposals.

The proposal therefore conflicts with Policy DS3: Design Quality and Placemaking.

Policy DS4: Amenity

Policy DS4 states that proposals must have full regard to opportunities for maintaining and improving environmental quality, that is, to protect amenity. The Policy states that *"...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"*.

Appendix 5: Residential Visual Amenity provides an Assessment of the amenity impact on four houses and the group of five cottages at Binns Cottages identifying the following impacts, prior to planting a hedge, which will take some time to grow:

- North Binn: Magnitude of Change – Substantial/Moderate and Level of effect – Major/Moderate;
- Grange of Berryhill: Magnitude of Change – Slight/Negligible and Level of effect – Moderate/Minor;
- Binns Farm Cottage: Magnitude of Change – Moderate/Slight and Level of effect – Moderate;
- Binns Farmhouse: Magnitude of Change – Moderate and Level of effect – Major/Moderate;
- Binns Cottages: Magnitude of Change – Substantial and Level of effect – Major;

The Assessment concludes *"Detailed assessment of these properties identifies that they would experience a large-scale change to views from northern elevations although primary views to the south and from garden areas would be unaffected by the proposed development."*

SPARE disagrees with the Applicant's assessment of this policy, stating " *The proposed Development will have no significant impacts on the integrity of the environment or amenity and complies with Policy PV6 and meets the test set out within Policy DS4.*"

The proposal will conflict with Policy DS4 and the Applicant's own assessment undertaken as referred to above will result in "... an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties".

The proposal therefore conflicts with Policy DS4: Amenity.

Policy PV5: Protected Species

Policy PV5 states that *"...Development proposals which are likely to affect protected species will be assessed to ensure compatibility with the appropriate regulatory regime... Development proposals that would be likely to have an unacceptable adverse effect on protected species unless justified in accordance with relevant species legislation (Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992) subject to any consequent amendment or replacement."*

The Ecology Assessment submitted with the Application confirms, in relation to badgers that *"With the arrays fenced-off, areas of potential foraging habitat to the north of the setting habitat will be lost to the local badger clan; however, this represents a relatively small component of the wider area likely to be utilised for foraging."* Table 7: Evaluation of Ecological Features Summary Table confirms that in terms of the Significance of Residual Effects and the conclusion of "Beneficial/Adverse", the impacts on badgers will be "Adverse".

Whilst the Applicant's Planning Statement fails to address this policy SPARE consider that based on the Applicant's Ecological Assessment the proposal fails to comply with Policy PV5: Protected Species

Policy PV6: Development in the Landscape

Policy PV6 states *"Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks. Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, any formal designations and special landscape areas to be identified within Angus... Development which has an adverse effect on landscape will only be permitted where:*

- *The site selected is capable of accommodating the proposed development;*
- *The siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;*
- *Potential cumulative effects with any other relevant proposal are considered to be acceptable; and*
- *Mitigation measures and/or reinstatement are proposed where appropriate."*

The Landscape and Visual Appraisal (LVA) undertaken by the Applicant, provides a summary of effects in Table 6.2, as follows:

Table 6.2 Summary of Effects

Only effects of greater than Negligible magnitude and/or Negligible significance are included in the summary table.

Receptor	Description	Sensitivity	Magnitude	Significance	Beneficial / Neutral / Adverse
Landscape Character					
Tay 8 - Igneous Hills	Short-term and Long-term effects on the LCT	Medium	Moderate-Slight	Moderate-Minor	Adverse
Visual Receptor Groups					
Core Paths and recreational routes within and immediately surrounding the site	Short-term and long term effects on the group	High-Medium	Substantial	Major-Moderate	Adverse
Dispersed rural settlement to the south	Long-term and short term within 500m and west of Balruddery Farm.	High-Medium	Substantial-Moderate	Major-Moderate	Adverse
	Short-term within 500m and east of Balruddery Farm.		Moderate-Slight	Moderate	
	Long-term within 500m and east of Balruddery Farm.		Slight	Moderate-Minor	
	Beyond 500m		Negligible	Minor-Negligible	
Piperdam	Short-term and long term effects on the group	High-Medium	Negligible	Minor-Negligible	Adverse
Fowlis	Short-term and long term effects on the group	High-Medium	Slight	Moderate-Minor	Adverse
Liff	Short-term and long term effects on the group	High-Medium	Negligible	Minor	Adverse
Key Routes					
A90	Short-term and long term effects on users	Low	Slight	Minor	Adverse
Specific Viewpoints					
None affected					
Landscape Designations					
None affected					

All "Beneficial/Neutral/Adverse" effects are all described as 'Adverse'.

There will therefore be an adverse effect on the landscape with the proposal failing to comply with Policy PV6. SPARE therefore disagree with the Applicant's assessment of this Policy.

In addition, SPARE do not support the cumulative assessment undertaken by the Applicant. Figure 5 of the Strategic Landscape Capacity Assessment for Solar Energy in Angus illustrates consented solar farms within the landscape character area, which SPARE considers should have been taken into account in the cumulative assessment, together with any current planning applications yet to be determined.

The proposal therefore conflicts with Policy PV6: Development in the Landscape

Policy PV9: Renewable and Low Carbon Energy Development

Policy PV9 states "*Proposals for renewable and low carbon energy development will be supported in principle where they meet the following criteria...*"

SPARE consider that the proposal fails to comply with the stated criteria, identified in *italics*, for the following reasons:

“The location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency”

SPARE comment: for the reasons referred to above the proposal fails to comply. In addition, the materials chosen will result in glint and glare. Section 14 of the SEI Report addresses the results of a technical study which SPARE is unable to view on-line and would therefore reserve comment. This section does identify that moderate impacts have been predicted for 32 dwellings, with screening mitigation proposed for 14 of the dwellings. As a result there will be short term impacts on these dwellings as a result of glint and glare.

It is also noted that an assessment is not recommended for local roads. SPARE consider that this should be undertaken and the results of the existing Technical Study provided. There is currently an identified issue for the houses concerned and a lack of information on road users and aviation safety.

“Access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape;”

SPARE comment:

As stated above, SPARE consider that insufficient assessment has been undertaken on this issue to ensure policy compliance and remain concerned over road safety issues.

“There will be no unacceptable impact on existing or proposed aviation, defence, seismological or telecommunications facilities;”

SPARE comment:

SPARE supports the objection lodged by Dundee Airport stating:

“This development lies within the safeguarding zone for Dundee Airport and could impact the safeguarding criteria for the airport.

Solar PV can result in glint or glare causing pilot distraction on take-off, landing or flight circuit. The planning statement makes reference to a glint and glare assessment having been carried out, with no significant impacts for aviation receptors predicted. However, Highlands and Islands and Islands Airports require evidence of this assessment in order to determine the impact on aviation safety.

Therefore, Highlands and Islands Airports Limited must currently object to this proposal. The proposal will be reassessed on receipt of this assessment.”

“There will be no unacceptable adverse impact individually or cumulatively with other existing or proposed development on:

- *Landscape character, setting within the immediate and wider landscape (including cross boundary or regional features and landscapes), sensitive viewpoints and public access routes;*
- *Sites designated for natural heritage (including birds), scientific, historic, cultural or archaeological reasons;*
- *Any populations of protected species; and*
- *The amenity of communities or individual dwellings including visual impact, noise, shadow flicker.”*

SPARE comment:

For the reasons stated above SPARE consider there is a conflict with the proposal in relation to these issues.

“During construction, operation and decommissioning of the energy plant there will be no unacceptable impacts on:

- *Groundwater;*
- *Surface water resources; or*
- *Carbon rich soils, deep peat and priority peatland habitat or geodiversity.”*

SPARE comment:

For the reasons stated below SPARE consider there is a conflict with the proposal in relation to these issues.

“Where appropriate mitigation measures must be supported by commitment to a bond commensurate with site restoration requirements.

Consideration may be given to additional factors such as contribution to targets for energy generation and emissions, and/or local socio-economic economic impact...”

SPARE comment:

The Planning Statement does not appear to address this part of the policy requirement relating to a commitment to a bond. Whilst a socio-economic assessment has been undertaken, this fails to identify the baseline socio-economics associated with retaining the land in agricultural use. In addition, whilst the benefits are noted, the balance of the proposal fails to comply with the three pillars of achieving sustainability sought by the ALDP strategy and Policy DS1, underpinned by Scottish Planning Policy (SPP) referred to below.

The proposal therefore conflicts with Policy PV9: Renewable and Low Carbon Energy Development

Policy PV12 Managing Flood Risk

Policy PV12 requires that *“Development in areas known or suspected to be at the upper end of low to medium risk or of medium to high flood risk may be required to undertake a flood risk assessment”*.

SPARE note that the SEI Report refers to a Flood Risk Assessment being contained in Appendix E. This does not appear to be available on-line and SPARE would request an extension in time to comment on this further, as they remain concerned over flood risk issues to local homes. In addition, SPARE note that pending the Planning Authority receiving a consultation response from SEPA there can be no confidence that the proposal complies with Policy PV12.

MATERIAL PLANNING CONSIDERATIONS

The following material planning considerations are considered relevant to the consideration of the proposal

Scottish Government (2011) Planning Advice Note (PAN) on Large Photovoltaic Arrays

The PAN identifies, of relevance to this proposal, typical planning considerations in determining planning applications for large PV arrays, SPARE share the following Scottish Government advice on the potential conflicts of solar farms with planning objectives as they relate to this site. SPARE would comment as follows (in blue) in relation to the PAN's advice on potential issues:

Landscape / Visual Impact:

“Large PV arrays of sited in open sensitive landscapes have the potential to create significant visual impact by virtue of their number, site coverage or layout, the effect they have on the colour of the landscape and degree of reflection, together with access tracks, security fencing and ancillary components such as substations and power lines. The ability of the landscape to absorb development often depends on the inherent characteristics of the landscape such as landform, ridges and vegetation.”

Given the scale of this proposal, as one of the largest proposed solar farms in Scotland to date, SPARE consider for the reasons provided that the proposal will create a significant visual impact.

Ecological Impacts:

“Fields of large PV arrays of have the capacity for both positive and negative effects on the natural environment. ... there is also the potential for negative environmental effects, with possible loss of or damage to valuable habitat resulting from construction of the poles to mount PV units and the change in land management associated with a change of use to PVs, together with access tracks and other works.”

SPARE is concerned over the ecological impact of the proposal, not least on badger setts, protected birds and animals including red squirrels, bats, owls, swifts, raptors and geese.

Impact on Communities:

"Although such impacts are expected to be rare, there is the potential for glint and glare to impact on communities. If ground mounted PV become a more frequent land use, there might also be socio-economic implications of fields being lost from traditional land uses."

SPARE is concerned over the impact on adjoining residential properties and highway safety as a result of glint and glare. SPARE also consider, in terms of socio-economics, that the loss of agricultural land compared with the proposed land use has not been addressed or quantified by the Applicant and that there will be a detrimental impact on their community as a result of this proposal.

Glint and Glare Impacts & Aviation Matters:

"Large PV arrays of have the potential to cause reflection and glare which could have implications for aircraft navigation"

SPARE note Dundee Airport's objection which they share.

Decommissioning:

"This should be considered in conditions and/or legal agreements accompanying the consent with decommissioning triggered by the expiry of a specified period."

SPARE is concerned that this proposal has a 40 year life-span before decommissioning. The impacts of the proposal have a longevity/ permanent impact on the environment.

Tayside Landscape Character Assessment (TLCA)

SPARE considers that the proposal fails to adhere to the following advice:

"Development on uneven ground could mask the underlying landscape character and could create an incongruous feature in the landscape (particularly where they do not follow contours)." The indicative site layout appears to show panels running against the site's natural contours on many parts of the site.

"Solar PV development on flat ground is typically less widely visible in views than development on sloping sites. Conversely, development on a hillside can increase visibility. Avoid development on profoundly sloping landforms..." The site is sloping and development on this site should be avoided in accordance with this advice.

"Typically, views from the west, through south to east would be towards the reflective face of the panels. Views from other directions would view the rear elevation of panels and

supporting structures.” Three of the residential viewpoints assessed were taken from the south and included 8 no. residential homes. As advised these properties views will be of the reflective panels and the Applicant’s assessment concludes there will be an adverse impact.

The supporting information submitted in respect of this application

Section 5.1 of ALDP’s Supplementary Guidance (SG) on Renewable and Low Carbon Technology requires Planning Applications to provide certain supporting information when applying for solar/photovoltaics proposals.

SPARE consider that the proposal fails to comply with the requirements of the SG, failing to properly address cumulative impacts and what provision has been made for future energy storage/district heating opportunities. SPARE would also question whether supporting information has been provided on a Pipeline Corridor review. In addition, the economic benefit of the proposal compared with its existing agricultural use does not appear to have been addressed.

Scottish Government: National Planning Framework for Scotland 3 (NPF3) & Scottish Planning Policy (SPP)

Both NPF3 and SPP support the transformational change to a low carbon economy, consistent with national objectives and targets and achieving ‘A Low Carbon Place’.

SPARE clearly supports this objective, however, SPARE consider that the proposal is in an inappropriate location which conflicts with the ALDP, not only in terms of its strategy and principles for the location of development, but also with specified environmental policies.

Critically, SPP introduces a presumption in favour of sustainable development, with paragraph 28 of SPP being updated in 2020 to confirm the following national planning policy:

“The planning system should support economically, environmentally and socially sustainable term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.”

SPARE considers that the proposal does not support all three of the above stated pillars of sustainability. In addition, SPARE does not consider that the Applicant has proved that the benefits of the solar farm outweigh its disbenefits.



Summary

SPARE consider that there are significant planning disbenefits associated with this Application, some of which have not properly been addressed by the Applicant. In addition, there is supporting information referred to by the Applicant which SPARE cannot currently access on-line and would request that Angus Council reject this Planning Application.

SPARE consider that the application should be refused as the proposal does not achieve the “right development in the right place” as required by SPP and the strategy of the ALDP, endorsed by Policy DS1.

Having regard to S25 of the Act, the proposal is considered to conflict with Policies DS1, DS2, DS3, DS4, PS5, PV6, PV9, and PV11 of the ALDP. There are further material considerations in further support of refusal of Planning Application Ref: 20/00535/FULM for the reasons stated.

SPARE consider that approval of this Planning Application would result in an environmental and social cost to the community.

Having regard to the above, we would be grateful if this Planning Application is refused by Angus Council.

Yours sincerely,



Emelda Maclean MRTPI
About Planning Ltd














APPENDIX 1

BERRYHILL SOLAR

FIGURE 4a
Landscape Mitigation Plan

KEY

-  Proposed Site Boundary
-  Proposed Fencing
-  Proposed Solar Panels
-  Proposed Mitigation Hedgerow Planting
-  Proposed Mitigation Individual Tree Planting
-  Proposed Wildflower Seeding
-  Proposed Improved Grassland
-  Temporary Compound
-  Core Path 215

MITIGATION PLANTING:

Mixed native hedgerows:
Hawthorn based mix comprising the following indicative species –
Crataegus monogyna (60%), *Prunus spinosa* (15%), *Carpinus betulus* (5%), *Corylus avellana* (5%), *Ilex aquifolium* (5%), *Viburnum opulus* (5%), *Rosa canina* (5%).

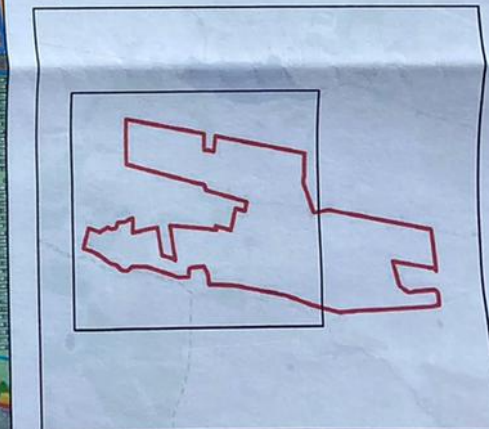
Hedgerow trees/individual trees:

Standard trees planted within hedgerows - random spacing between 5-15m at a rate of 10 trees per 100m. Individual trees planted in groups of 3 or 5 at 5-10m centres.

Indicative species to include – *Fagus sylvatica* (50%), *Tilia cordata* (40%), *Quercus robur* (10%), *Carpinus betulus* (10%).

Mixed native woodland:

Indicative species to include - *Quercus robur* (20%), *Betula pubescens* (20%), *Alnus glutinosa* (20%), *Corylus avellana* (15%), *Pinus sylvestris* (10%), *Carpinus betulus* (5%), *Sorbus aucuparia* (5%), *Ilex aquifolium* (5%).

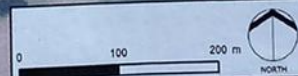


Projected Coordinate System: British National Grid

DATE	BY	PAPER	SCALE	ME	QA	REV
JUL 2021	RF/MP	A3	1:5,000			

Proposed native hedgerows enclosing access to North Binn maintained at 2m with hedgerow tree planting helps screen views from house and access.

Open area for ecological enhancement. Scattered tree groups help break up potential views of panels from North Binn.





APPENDIX 2

SAY NO TO SOLAR 2

SPARE

**Save & Protect Angus
Rural Environment**

www.spareberryhill.co.uk



WARNING

Did you know an **industrial sized solar energy plant** of approx **300 football pitches** is being planned for Berryhill and Fowlis?

DON'T LOSE YOUR BEAUTIFUL COUNTRYSIDE

TAKE ACTION NOW. HAVE YOUR SAY. IT COULD BE YOU NEXT.



FROM THIS




TO THIS

SOLAR 2 LTD ARE SEEKING PLANNING PERMISSION FOR SCOTLAND'S LARGEST SOLAR ENERGY PLANT AT NORTH BINNS / BINNS / BERRYHILL & FOWLIS.

Serious concerns have been raised about a whole range of issues including:

- Flood risk to homes in area
- Glint and glare from 152,000 solar panels
- Dangerous congestion on narrow country roads
- Loss of prime arable land
- Security fences & CCTV
- Damaging precedent set for local area
- Wildlife at risk

TO OPPOSE

- Let your Community Council know you oppose by emailing: community@spareberryhill.co.uk
- Object by 3rd August via the planning website by searching berryhill at: <https://planning.angus.gov.uk/online-applications>
- For more information and how to object visit: www.spareberryhill.co.uk
 www.facebook.com/SPAREberryhill

JOIN US TO

**SPARE
BERRYHILL**

SAVE YOUR COUNTRYSIDE

SPARE

SAVE & PROTECT ANGUS RURAL ENVIRONMENT



VIEW FROM NORTH BINNS - PRIME AGRICULTURAL LAND AT RISK.



BERRYHILL ROAD IS ALREADY KNOWN AS A FLOOD RISK.



300+ ARTICULATED LORRIES AND ADDITIONAL VEHICLES WILL MAKE WAY ALONG NARROW COUNTRY LANES DURING SITE DEVELOPMENT.



PROPOSED ROUTE TO THE SITE VIA LONGFORGAN ROUNDABOUT TOWARDS KNAPP, TURNING AT MILLHILL AND DRON ROAD UP TO BINNS FARM.

SOLAR POWER IS NOT AS GREEN AS IT SEEMS

THIS PLANNING APPLICATION SETS A DANGEROUS PRECEDENT THREATENING FARMLAND ACROSS SCOTLAND.

A FARMER IN FOWLIS WHO OWNS LAND IN LIFF HAS STATED AT A PUBLIC MEETING HE IS INTERESTED IN SOLAR.

If approved, this land will be lost to a solar power station for 30-40 years

- According to Scottish Govt Statistics the average load factor for solar is 11% compared with wind averaging at 30% - **an 89% inefficiency rate.**
- At 49.9MW this would be Scotland's largest solar plant in a remote rural location. There has to be alternative locations better suited eg brownfield sites, rooftops on buildings.
- We should be retaining prime arable land for growing crops, following the impact of Brexit reduced supplies to supermarkets and decline in UK farming food production.
- If we keep losing farmland to support renewable energy, then we will have to ship food from Europe/Overseas using fossil fuels thereby creating a bigger carbon footprint!
- This farm has produced crops for many years employing and contracting farm workers. In addition there's a threat to the wider farming economy if land is covered in solar panels.

ACT NOW IF YOU OPPOSE PLANNING APPLICATION Deadline - 3rd August 2021

Online: <https://planning.angus.gov.uk/online-applications/search berryhill>, *select ref below and press make a comment*

In correspondence by email or post - quote planning ref : 21/00535/FULM
(Installation of a Solar Photovoltaic Array (PV) Berryhill)

By email : planning@angus.gov.uk **by Post :** contact Planning Dept 0345 277 7778

Guidance for objecting via Angus Council website. When making a representation, please set out your reasons, it is not enough to simply state that you object to or support the proposal.

Points which **may be considered** to form a valid planning representation include:

- compliance or non-compliance with the local development plan or national guidance
- impact on adjacent property and the local area
- noise, nuisance and smell
- privacy and amenity
- visual appearance and compatibility
- impact on traffic movements
- road safety and access
- parking issues
- effect on pedestrians and cyclists

Points **which are not considered** to form a valid planning representation include:

- issues covered by other legislation such as licensing, building standards, health and safety
- private property rights such as boundary or access disputes
- the developer's motives, record or reputation
- perceived impact on property values
- competition between businesses
- the impact on a private view over someone else's land
- inconvenience caused by construction works

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Amy Kerr

Address: 14A Bruce Road Glasgow G41 5EJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal of filling the fields near Fowlis village with solar panels because they will be a scar on the beautiful landscape. They will be visually incompatible with the natural beauty of this area. It is also valuable arable land which has been used to grow necessary crops for many years. Crops which provide food for the UK population as opposed to importing from other countries and causing a higher carbon footprint. The installation of these solar panels will replace the crop farming land and negatively impact the landscape, the local community and the environment by being ugly, damaging to the natural habitat of wildlife and inefficient in their output of energy. It is a massive sacrifice of beautiful landscape for something which is reported to have only an 11% efficiency rate. People in the local community have chosen to live in this area due to its natural beauty. If this proposal is granted this natural beauty will be destroyed and what was once a haven of nature will become an industrialised short sighted venture done under the pretence of being environmentally friendly.

From: [REDACTED]
To: [PLANNING](#)
Subject: Planning ref 21/00535/FULM
Date: 29 July 2021 14:14:13

Hello Angus Planning

My name is Andrew Elliott, I live at burnside cottage, Binns farm, dd2 5ll, my house is situated 6.3mtrs from the boundary of the proposed industrial solar site.

I wish to object to the proposed solar installation at Berryhill/ Binns.

I live in rural Angus, as it is a beautiful & peaceful place. This application would change the landscape and disrupt this completely. The Tay Plan of 2020 talks of :

improving health & wellbeing of people
enhancing local economy
protecting environmental assets that contribute to quality of life
reducing carbon footprint

I cannot envisage such a huge installation of panels can in any way improve the health & wellbeing of people who live in areas surrounding the installation, and more likely to detrimentally affect health of those affected.

Losing such large areas of arable farm land is detrimental to local economy. These fields currently are full of vegetables which will be harvested and sold locally. Since Brexit, I believe it is more important than ever to produce as much food in Scotland as it is possible, this installation removes large areas of land currently providing vegetable produce.

The local wildlife here should I believe be protected. We have a wide variety of birds and owls, deer, red squirrels and game birds, all seen regularly. Removal of vital pastures will impact widely upon the delicate balance of wildlife by driving them away, affecting the biodiversity of nature.

With regards the carbon footprint, I cannot see that the transport needs & traffic necessary for installing this colossal installation would be at all beneficial.

In fact The Scottish Coalition state that farming is "so much more than just food production; agriculture is important for its impact on water quality, biodiversity, flood alleviation, carbon storage, animal welfare, landscape and recreation".

The document "Strategic Landscape Capacity Assessment for Solar Energy in Angus" 2016, advises to:

"avoid development on profoundly sloping landforms/ hill tops, as ideally these are less suitable for solar PV on high ground" and the proposed fields are sloped, and can be seen from several miles away.

With regards landscape & visual impact, ideally solar installations occur on flat ground which is not specifically seen by people living in surrounding areas. As these fields are high in landscape and steep, even with the proposed 3 metre fencing and hedging at perimeters they will still be highly visible, and detrimentally impact visually on the countryside.

In Angus we are keen to encourage tourism into the area, in fact 2 houses on Binns farm track are frequently rented to "staycation holidaymakers". I would anticipate that were this installation to go ahead, these tourists, along side many others will go to a more picturesque environment, thus reducing local economic income.

The proposed financial returns of a solar installation, may seem to very attractive to the council, however in reality the monetary returns are likely to be far less than anticipated, as maximum levels of income are based upon flat installations in warmer, more southerly areas of the country, not the north of Scotland.

I Live along the Binns farm track, this road currently floods with water sitting on road, and running down the track with any heavy rain showers. Currently the fields absorb some of this rain, which would not be the case

were solar panels to cover these fields. The flood risk would be escalated considerably, despite the mitigation of drainage channels proposed, causing greater flood risks. As my front door is at track level, and less than 6.5 metres from the bottom of one of these sloping fields, this is of major concern to me.

The rural roads are narrow, and although can accommodate 2 cars in some areas, they were not designed for the volume or size of machinery and traffic the installation of the proposed Solar installation would entail, and were not designed for heavy vehicles. The noise, congestion and potential property damage is also an issue, as many tight bends exist along these roads.

The glint & glare cannot be reduced sufficiently also, due to the field placements on the landscape. This impacts both locally, and visibly for several miles, and will be visible from five, and could I believe be detrimental to the A90 traffic further down the valley.

I am not "anti Solar Power", however I believe that we need to protect and preserve the countryside here in Angus. I would suggest there are far more suitable sites for such an immense project, perhaps in more remote areas further south, where installations would have better financial returns, less impact upon the wildlife, countryside and people living here in Angus.

Sent from my iPad
Andrew Elliott

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Anne Blaylock

Address: 6 West Road Liff Dundee Dd25sr

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will have a severe impact on the local wildlife, agriculture, jobs, roads and the overall landscape of the area.

From: [REDACTED]
To: [PLANNING](#)
Subject: objection to 21/00535/FULM
Date: 27 July 2021 17:49:15

Hello Angus Planning

I wish to object to the proposed solar installation at Berryhill/ Binns.

I live in rural Angus, as it is a beautiful & peaceful place. This application would change the landscape and disrupt this completely. The Tay Plan of 2020 talks of :

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enhancing local economy
protecting environmental assets that contribute to quality of life
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The local wildlife here should I believe be protected. We have a wide variety of birds and owls, deer, red squirrels and game birds, all seen regularly. Removal of vital pastures will impact widely upon the delicate balance of wildlife by driving them away, affecting the biodiversity of nature.

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Anne Elliott
Burnside Cottage
Binns
DD2 5LL

From: I SIMPSON [REDACTED]
Sent: 03 August 2021 17:31
To: Ruari Kelly
Subject: Application Summary Application Summary Application Number: 21/00535/FULM
Address: Field 300M West Of Grange Of Berryhill Invergowrie Proposal: Installation
of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW
and associat...

I object strongly to the proposal for the following reasons :

Non -compliance with the Local Development Plan

- The Strategic Landscape Capacity Assessment for Solar Energy in Angus policy states that certain issues will be recognised as a material consideration in the determination of planning applications for solar energy proposals. Therefore , I have highlighted a number of these in my objection

Size and Scale / Visual appearance and compatibility

Negative impact on adjacent property and the local area

Angus Council's own policy The Strategic Landscape Capacity Assessment for Solar Energy in Angus states that material consideration in the determination of planning applications for solar energy proposals are

Cumulative Landscape & Visual Effects

Solar PV development in open landscapes, or on sloping landform; hill tops and ridges are likely to increase the potential for cumulative effects on both landscape character and views.

The size and scale of this proposal is excessive and not in keeping with the rural location. An area covering the equivalent of 300 football pitches is excessive. It is too close to the village of Fowlis and residences in Berryhill and the Binns . It would actually surround one house. There are noise risks associated with solar arrays as well as possible health and fire risks. These are countryside locations and I would consider this to be over development. This is prime arable land, which has been used for a variety of crops. Only very recently, have sheep been introduced to the land,
The Strategic Landscape Capacity Assessment for Solar Energy in Angus states :

Similarly, other man-made structures including electricity pylons and wind turbines can increase the developed character of a landscape and when considered with solar PV development can cumulatively increase the developed character and sometimes introduce visual clutter.

This site is on a slope and will be widely visible from surrounding areas and even across the water in Fife. The area also has many poly tunnels and this proposal would create a negative and cumulative effect. This proposal would have a negative and damaging effect on the local landscape for decades and an adverse effect on the local community.

The Strategic Landscape Capacity Assessment for Solar Energy in Angus General Guidance in Relation to Landscape Capacity for Solar PV Development defines landscape character effects :

Rectilinear blocks of solar arrays are more likely to fit within lowland landscapes where there is an existing strong pattern of rectilinear fields. Lowland arable landscapes typically have different cropping from field to field emphasising the field pattern

This development would be huge blocks of arrays on a sloping site. The glint and glare from such a large array would be clearly visible even from Fife. Angus Council have also defined the area in general as of Low suitability for solar arrays

The Angus Local Development Plan states

Avoid unacceptable significant effects upon sensitive visual receptors such as promoted recreation paths and areas noted for their scenic qualities. These could include Core Paths, path networks, Country Parks, hilltops, viewpoints and settlements

The Check Bar Road is a Core Path and is a well-used path for recreation, as is Dron Hill. This massive array will be widely visible from both these areas as well as from Fowlis and Berryhill, which are known for their scenic qualities. The area has proved very popular during the pandemic with walkers and cyclists and has obviously contributed to people's health and mental wellbeing in line with government policy.

The construction of high security fences and tracks will have a negative effect on wildlife. There are red squirrels, raptors and badgers living in the area as well as a thriving deer, bat and bird population

Flood risk

The Angus Local Development Plan states that Renewable energy/development should have no impact on " groundwater and surface water' The area of Berryhill and Fowlis is designated as high risk for flooding by Sepa. Road signs at Berryhill Road in Fowlis and at the Binns state that the area has a risk of flooding

Fowlis and Berryhill continue to suffer flooding each winter, as water piles down from Piperdam , and the high ground above these areas which continues to be built on for commercial development , without , it seems any means of managing flood water or water run off except to send it downhill towards Fowlis Burn. The road network is often impacted and roads are impassible and closed due to the amount of water running off saturated fieds and countryside .The impact that this proposed development will have, given the high flood risk is of great concern. There would be the requirement for more foundations to be dug for the numerous tracks, buildings and fences required for this massive project thus compacting the ground. This could intercept field drains and produce further problems. The hydrologist from Solar 2 indicated that the flood risk study they had done, was a computer generated one. She also admitted that she wouldn't like to live next door to this solar plant, This takes no

cognizance of the field drains that will be in the land or local knowledge. At a meeting of residents in Fowlis Church (20/3/18) Walter Scott Interim Service Manager from the road Department in Angus Council suggested we take measures to protect our homes because of the rising water table. Local Councillors attended this meeting. Solar 2 propose to mitigate the flood risk although they initially denied there was any flood risk in their "Consultation" in Fowlis Hall , by planting. This planting which Solar 2 propose, will take years to establish. Meanwhile residents' homes and roads will be at risk. Given the known risk of flooding, will Angus Council take liability should flooding occur? This proposal would have a detrimental effect on both surface water and ground water. During the lifetime of the development, the site will become compacted further by service vehicles and grazing animals.

Safety and traffic

The Angus Local development Plan states that solar arrays will be allowed, provided that

- access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape

Has a traffic survey been carried out? The roads around Fowlis are narrow and quite often flooded in heavy rain. We have an increasing amount of traffic using these roads as " rat runs ", as well as very large agricultural vehicles, which go at speed. The fact that 20-mile per hour zones were created shows that there is a problem. Although the developer has suggested a route, coming up from Longforan , these roads are equally unsuitable and who would make sure that massive articulated lorries for the project would not make their way through Liff and Fowlis , should the project be allowed ? The roads are totally unsuitable for such large-scale construction work. Road safety would be compromised unacceptably contrary to the Angus Development Plan.

Setting of Precedence

Should this proposal go ahead, there will be long term detriment to the rural landscape, the countryside environment, wildlife and the amenity of individual properties and the wider area. An unacceptable precedent will be set which will entice other local landowners to follow the same course and glazed panels could surround rural villages in the Carse. This will provide no socio economic benefit to the communities. Instead, it will cause unacceptable risks. Angus Council's Local Development Plan talks of "*Directing the right development to the right place*". Solar power is needed but there are surely brown field sites elsewhere. This is the wrong place to build one of the largest

solar plants in the UK. Surely it is unacceptable to jeopardize the countryside and amenity of the area for a speculative development, which , we were told by Solar 2 would most likely be sold off to the highest bidder?

Mrs Audrey Simpson

11 Benvie Road

Fowlis

DD2 5SA

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Bernadette McCluskey

Address: 27 Millhall Crescent Jim Dundee DD2 1TN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this proposal. We have little enough areas of scenic beauty. I was just over that way today and the views are stunning. This would be a disaster.

*10 Benvie Road
Fowlis
By DUNDEE
DD2 5SA
28 July 2021*

Angus Council
Planning Department
Angus House
Orchardbank
Forfar
DD8 1AN

Dear Sir/Madam

**PLANNING APPLICATION – 21/00535/FULM
BERRYHILL SOLAR FARM, FOWLIS**

I refer to the above planning application.

Whilst we acknowledge and support the need for renewable energy and a mixed supply of such, we submit the following objections to this application:

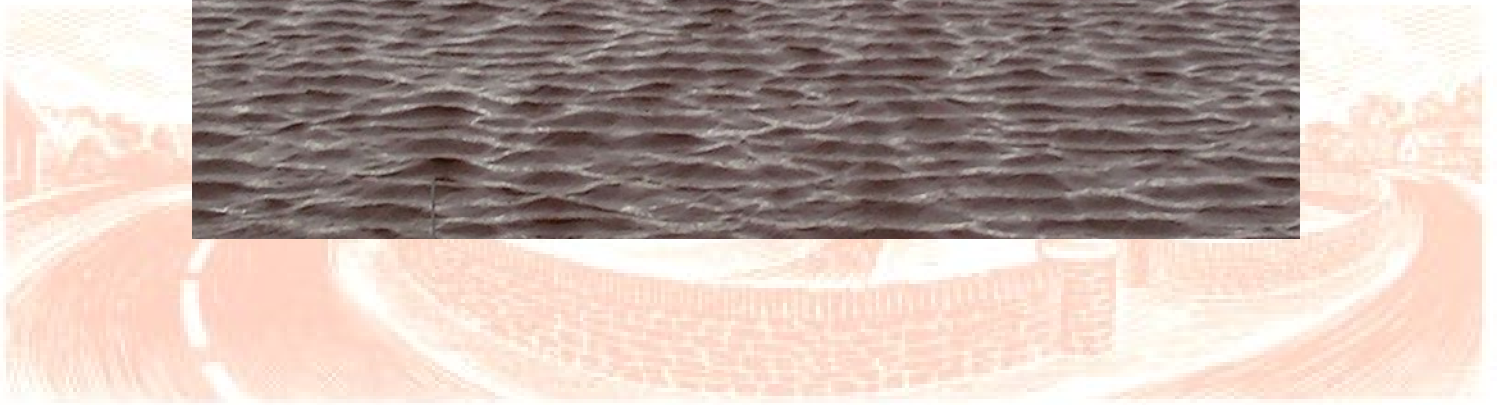
1. It is in the wrong place. This is good quality arable land which has been in constant food production over the past 20 years we have resided in the area. Given global climate issues we need to produce as much food as possible in this country and preferably local to reduce food miles.
2. We are very concerned about the risk of increased flooding. You will note the high risk of river and surface flooding to the location of our property according to SEPA's flood map for the area. Indeed, the field immediately to the north of our property (i.e., other side of our boundary), regularly floods. This is caused by water from the Binn Burn regularly overflowing during periods of heavy or prolonged rain when it enters the culvert at the far end of the field behind us. Planning application 04/01651/FUL (BRIAN SMYTH) refers. Soon after we experienced the first episode of flooding after moving here, we were informed by long standing residents that there was a long history of such flooding. This was obviously known to the farmer who sold the land and the developer. Angus Council must have been aware of this too, yet they granted planning approval. Hopefully Angus Council will not make the same mistake again. A significant proportion of the proposed solar panels will be sited on land which slopes into Binn Burn. Climate change is resulting in increased episodes of heavy and prolonged periods of rain. Indeed, over the past 18 months we contend we have experienced as many flood episodes in the field as we have during the previous 18 years. Logic tells us that if the

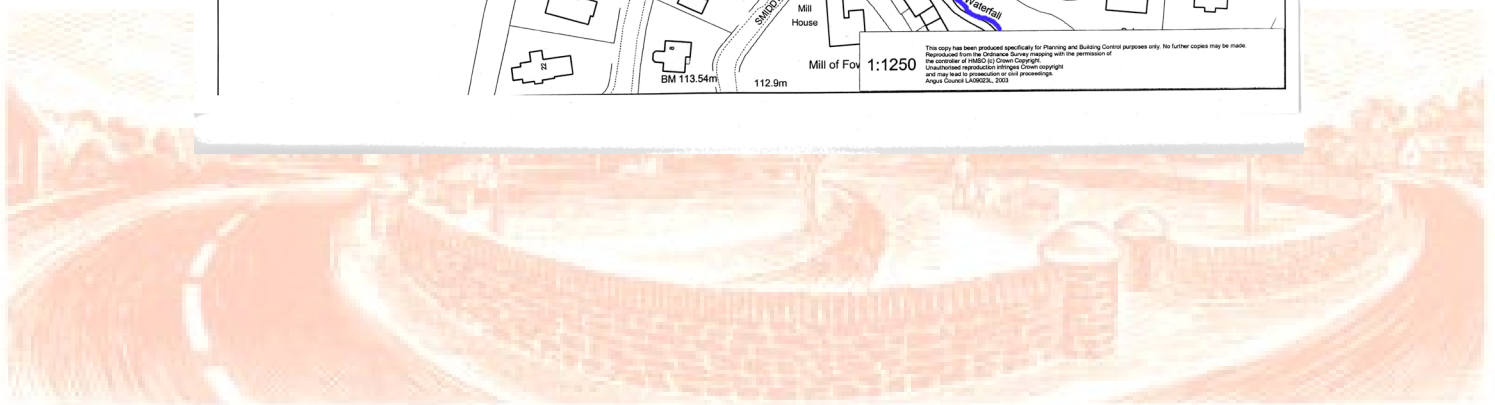
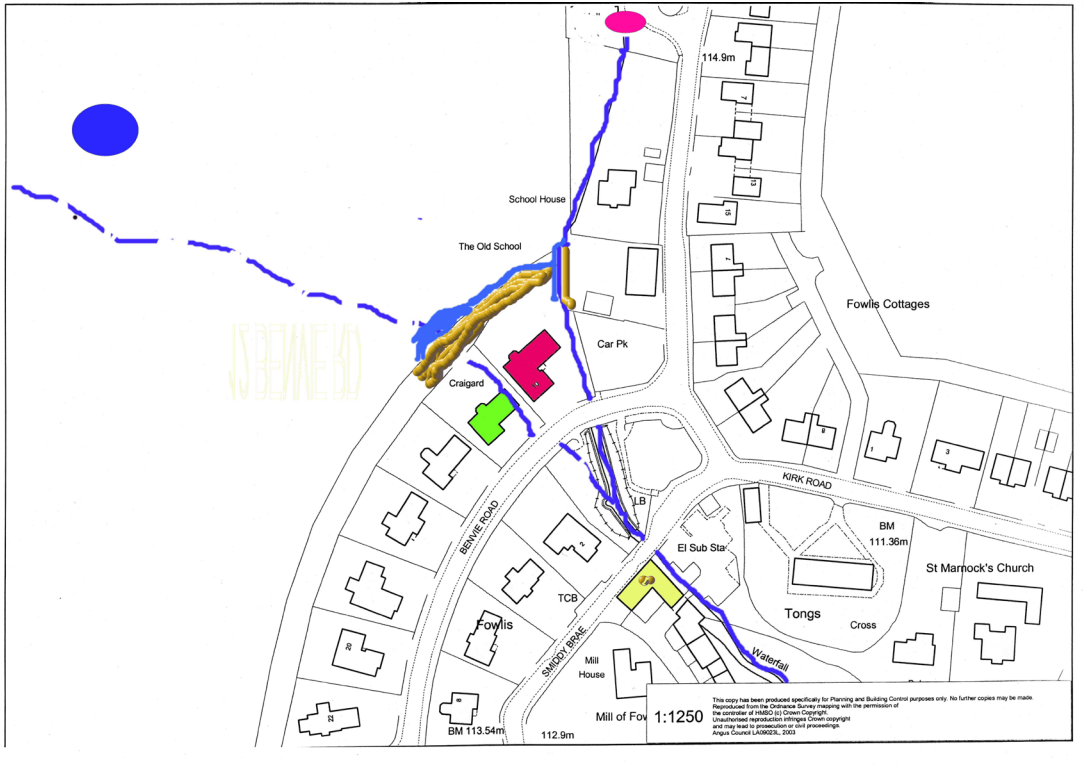
proposed area is covered by 152,000 solar panels, then during such episodes of heavy and prolonged rain, the rain runs off the panels into concentrated areas of ground which will be unable to absorb rain water in the same way as an open field. The result will be significant increase of rain run off into Binn Burn with increased overflow of the culvert and flooding in the direction of this property. It will also increase the volume of water diverted into Fowlis Burn which forms the east boundary of our property, resulting in increased damage to the burn banking and erosion of the bottom of the burn. This will cause more repair work to be undertaken and paid for by ourselves. This is in addition to the £5000 already spent on flood alleviation. We understand that as a result of the ever-developing Piperdam leisure resort there has been increased run off of rain water into the Fowlis Burn over time. The solar farm project, if approved, will only exacerbate this. I enclose two photos of what overflow of the culvert looks like from the rear of our property and a location plan of our property showing the course of the culverted Binn Burn (broken line) and Fowlis Burn, all of which formed part of the presentation I made re application 04/01651/FUL (BRIAN SMYTH). We understand the applicant proposes to improve drainage on the site but we do not believe it will be able to cope with the increased episodes of heavy and prolonged rain running off the panels.

3. According to Angus Council's Solar Array map – "Underlying Landscape Capacity by Landscape Character Types and Area", the proposed solar farm will be located in an area designated **Low Capacity**.
4. We are concerned that approval of this application will create a dangerous precedent for this area of high-quality agricultural land. It is understood that another farmer very close by and who has land around the village has declared a very close interest in this application. This causes us grave concern.

Yours sincerely

Brian and Sheila Smyth







Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Brian Austin

Address: 16 Berryhill Invergowrie DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above proposal as I believe this will have a detrimental impact on the local wildlife population. I also feel this will bring a lot of noise and traffic pollution in the local area. Adjacent roads are used by pedestrians of all types and the use of extra heavy good vehicles on these roads put people in unnecessary danger.



Subject:
Date:



Planning Ref: 21/00535/FULM (Installation of a Solar Photovoltaic Array (PV) berryhill
01 August 2021 22:00:10

1 Fowlis Cottages
Benvie Road
Fowlis
Angus
DD2 5SE

Dear Sir/Madam,

I am writing to strongly object to the above planning application for the following reasons:

Site considerations:

- a) The Berryhill site was not deemed to be viable for a solar installation as a result of a previous development proposal by solar energy company Lightsource BP in 2019. The site is the same so the unsuitability of the site will logically be the same.
- b) The Berryhill site is fertile agricultural land vital for local food production and provision. This is particularly pertinent given the transportation and importation challenges of food faced as a result Covid19 and Brexit.
- c) The land is sloping meaning that the panels will be elevated and will have to be specifically positioned at a variety of angles as well as being much more visible than if sited on flat land.
- d) The site is also excessively and significantly large , to mitigate the shockingly low efficiency of solar panel generated power, which is poor at only approximately 12%.
- e) The site is next to Fowlis, a Conservation Village built on a Medieval settlement of significant historical value. The whole area around the village is also a magnet and haven for walkers and cyclists. A massive industrial solar installation will destroy the rural character and visual amenity of the area.
- f) The area within and around the site is a known flood risk area which will be exacerbated with the construction of such a large installation of panels and supports. Who will be liable for any damage to affected private property?
- g) The granting of planning of such a massive industrial sized solar installation would set a dangerous precedent to other local farmers who would wish to cash their land in for quick and lucrative financial gain, at the catastrophic expense of the destruction and loss of thousands of acres of vital agricultural land.
- h) Due to the elevation of the solar panels on the sloped fields they would be visible from Dundee, the A90 and even from the Wormit area of Fife. The impact of 'Glint and Glare' from the panels on these areas and nearby Dundee Airport must be assessed much more robustly and thoroughly.
- i) The value of properties adjacent to the solar panels will inevitably be negatively impacted.

Set up costs:

Whilst the costs of the setup of proposed solar installation at Berryhill has not been disclosed, a similar albeit larger Solar Installation of 1000 acre site at Cleeve Hill, Kent is due to cost £450 million to setup. By extrapolation, for a 300 acre site as proposed for Berryhill , the cost of the Berryhill site could be estimated to be in the region of £135 million. More conservative published estimates are in the region of £600,000 to £1 million per MW generated which would estimate the potential cost of the Berryhill installation as £30 to £50 million pounds.

Interestingly, donation to community funds as part of the Cleeve Hill solar installation are in the region of £1 million per year. By contrast the 'recompense' offered to the local community by Solar2 is in the region of £25,000 per annum or percentage of, depending on actual power output. Again, extrapolation would suggest that this amount should be more in the region of £66,000 to £300,000 per annum.

However, the 'profits' are much more likely to be siphoned off to the developer, farmer and Angus Council rather than directly benefit the affected community.

This project is all about a small number of interested parties making a lot of money and has little to do with saving the planet, reducing carbon footprints, tackling Climate Change or Global Warming or even benefiting the local community. The idea that the local community will directly benefit from the production of cheaper electricity generated by this installation is ludicrous. The electricity which will be diverted to the National Grid will be sold off to the highest bidder.

Ethical and Health & Safety considerations:

The 152,000 panels are most likely to be sourced in China and there are concerns of them potentially being manufactured within forced labour camps. The Carbon Footprint for the manufacture and transportation of these panels will also be significant.

Converting sand into high grade silicon comes at a high cost and is an energy intensive process. Production of solar panels can use aluminium, copper, silver and nitrogen trifluoride and sulphur hexafluoride (harmful greenhouse gases) not to mention the use of cadmium (carcinogen) and lead (impairs brain development in children). These heavy metals can leech out into groundwater and soil. The chemical make up of solar panels also means that they are not easily or safely recycled or disposed of after their limited timespan.

There are also concerns of fire risks associated with solar installations involving the panels, inverter stations and field transformers.

Solar2 are merely an acquisition company and will not be involved post planning. They will sell to the highest bidder likely to be a large faceless, possibly international, financial institution who will have no interest in or connection with the local community.

It appears that harnessing light energy may leave the world in a much darker place.

Wildlife considerations:

The fencing off, with 3 metre high fencing and CCTV probably with motion sensor lighting, of 300 acres of agricultural land to protect the solar panels from potential theft, will inevitably block the natural passage and foraging opportunity for many protected wildlife species spotted in the area including badgers, foxes, deer, red squirrels, hares, rodents as well as birds, bats and insects also disrupting the natural predator-prey dynamic.

The high temperatures reached on the surface of the solar panels could cause burns and even death to birds that may attempt to land on or fly into the panels believing that the panels are a body of water.

Employment considerations:

Whilst the setup of the solar installation will take 4 to 6 months and may possibly provide temporary employment for some local people, if external contractors are not utilised, how will this be offset by the loss of employment opportunity by the farming community due to the reduction in 300 acres of farmland?. The 'post set up' maintenance of the solar panels is unlikely to employ more than one or two people since the monitoring of the panels will apparently be carried out electronically and mostly remotely. Guano on the solar panels, affecting their efficiency even further, will have to be removed periodically, manually by a small number of employees.

Construction considerations:

The roads on the proposed route for the HGVs transporting the 152,000 panels are narrow and completely unsuitable. The risk of a serious accident occurring with incoming motorists and/or walkers is high.

The route for the cabling to transfer the generated electricity to the substation near Asda Myrekirk is far from direct and will negatively impact further prime agricultural land in the area.

Consideration must also be given to the decommissioning costs of the site during or after the 40 year lease from the farmer, as well as identifying who will be liable if the management company and/or the farmer pulls out of the contract at

any time.

Kind Regards

Celia Dyke



Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Christina Pearson

Address: 5 Berryhill Invergowrie Dundee DD25JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Arable land is short in UK, we already are unable to feed our population.

This land has had many different crops in the last 15 years. potatoes, carrots, brassicas, peas, oil seed rape, wheat, barley and oats and other vegetables.

Wildlife including endangered species such as brown hares, grey partridge, skylark will be affected during construction and may never return.

Roads are one track and subject to flooding .

Disruption of further arable land putting in cables connecting to sub- station at Gourdie.

The Scottish Government recommends flat land and no pylons for solar farms ,this land has pylons and is sloping.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Christopher Black

Address: 2 Balruddery Cottages Berryhill Rd Dundee DD2 5LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the concept of renewable energy but not in this location of arable and fertile land. Our house and those of our three neighbours, directly face onto the site. There has not been a satisfactory amount of consultation with residents by Solar2 with only a few leaflets through the door. I then attended a final "information event" at Fowlis hall and was quite disappointed with the representatives' lack of enthusiasm for the ecological reasons for renewables - I distinctly got the idea that the main thrust here was financial.

I absolutely object to this development - the idea of the beautiful hillside and surrounding fields, visible for miles around, being covered in panels will seriously detract from the beauty of this area. The many walks to be enjoyed here will also be compromised.

More importantly however, I am gravely concerned about habitat degradation and harm to local wildlife. The vast area of land needed will have a huge impact on these. Many animals, whose species have existed here for eras will be displaced and the local ecosystem will be less able to support these animals and plants which have adapted to the specific conditions of Berryhill. There are also some alarming studies of the effect of solar farms on bird life, which is abundant in this area, including many buzzards.

The huge area of beautiful countryside needed, along with the inevitable impact on the local ecosystem are surely reasons alone why this development cannot take place.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Craig Cameron

Address: Burnside cottage Cruden bay Ab420nj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Plenty space at sea rather than destroy the country side with this

From: [REDACTED]
To: [PLANNING](#)
Subject: Fwd: Installation of Solar Photovoltaic Array (PV) Berryhill 21/00535/FULM
Date: 27 July 2021 07:53:16

>>>> Good Morning,

>

>>>> I am emailing to register my opposition to the proposed Solar 2 power station proposed for the Berryhill site.

>>>>

>>>> My wife, daughter and I have lived in Fowlis for the past 5 years and one of the things that drew us to this area was the peace and beauty of the countryside. The proposed solar site threatens this along with the issues surrounding road safety and access, wildlife and potential flooding.

>>>>

>>>> The road that will be used for access to the site is often enjoyed by pedestrians and cyclists, often accompanied by young children. Therefore, it is hard to ignore the potential impact this site will have on the safety of pedestrians/cyclists in the area, particularly during construction. These roads are not adequate for the type of HGV's required to build such a site. Furthermore, the vast range of wildlife that relies on these fields will be devastated with the impact.

>>>>

>>>> Of course, renewable energy is important and there are targets to be met. However, there are areas in Scotland that could be used that would have less of an impact on the surrounding community and the safety of those who live there.

>>>>

>>>> Many thanks

>>>>

>>>> Craig MacLeod

>>>> 7 Kirk Road

>>>> Fowlis

>>>> DD2 5SB

Craig McKay
18A Berryhill
Invergowrie
DD2 5JH

Angus Council
Planning Service
Orchardbank Business Park
Forfar
DD8 1AN

31 July 2021

Dear Sirs,

Planning Application Reference: 21/00535/FULM – Installation of Photovoltaic Array at Berryhill Farm

With reference to the above planning application, I am writing to note my objections for the undernoted reasons.

Non-compliance with the local development plan and national guidance

I am of the opinion that the proposal is contrary to the Angus Council Local Development Plan, TAYplan Strategic Development Plan, Scottish Government (2011) Planning Advice Note on large Photovoltaic Arrays and Scottish Government: National Planning Framework for Scotland 3 & Scottish Planning Policy.

TAYplan Policy 9 requires the protection of prime agricultural land which the proposed development clearly contravenes.

ALDP strategy aims to have the right development in the right place. The proposed use of sloping, food producing agricultural land is at odds with this statement. The aim to protect the environment and countryside would fail if this development proposal were to be granted. The balance of sustainable energy provision is far outweighed by the detrimental effect the development would have on social and environmental issues and the protection of the countryside.

Reference will be made further in the following comments.

Impact on adjacent property and the local area

The proposed development will have significant impact with this regard.

Private dwellings are located directly adjacent to the proposed boundaries and, if the proposal were to go ahead, will be “hemmed” in by vast area of “glass panels” as well as the screening

treatment at the actual boundaries. Due to the sloping nature of the proposed site, boundary screening will not be able to prevent the scale of the proposal from being visible.

Notwithstanding the thousands of panels, the proposal also requires several new buildings to be constructed in areas that currently have none detracting further from the rural environment.

Within the proposed area lies parts of the Angus Core Path Network. These paths will also become "corridors" due to the boundary fencing and screening proposals. The opportunity to freely walk across the fields, for recreational or dog walking purposes for example, when fallow / set aside will be lost to the local community.

Local wildlife will be significantly affected. The proposed ground forms part of the habitat for a number of species including deer, foxes and hares which will be prevented from using the land for habitat and foraging for example. The proposed perimeter deer fencing will restrict the free movement and potentially force these large mammals to use the roads in the area more creating more opportunity for incidents / accidents with the road users.

Migratory geese are regular visitors to the area. The RSPB state they have concerns that a large area of reflective surface (150,000+ PV panels) can be mistaken for the surface of water and birds have been known to be confused and attempt to land on the artificial surface resulting in injury or death to the bird.

Noise and nuisance

The construction of this facility will create significant noise within this quiet rural area. Even once complete, additional noise will be a constant addition. Some of the new buildings will contain invertors, battery storage facilities etc which are known to hum or buzz during their operation.

Amenity

Policy DS4 states that developments will not be permitted if there is an adverse impact on the surrounding area and environment or amenity of existing or future occupiers of adjoining properties.

The development conflicts with the policy intent in this regard. The proximity of the vast number of panels including the boundary treatment of fences / screening to North Binn and Binns Cottages especially hugely impacts upon the amenity of the environment and surroundings that they currently benefit from. Other nearby properties (Berryhill development, Berryhill Cottage, Balruddery Cottages and dwellings on the north of Fowlis village) will witness the massive change to their surrounding area / environment as a result of the proposal.

Visual appearance and compatibility

Being on sloping ground and of the scale proposed, the site does not comply with the Scottish Government (2011) Planning Advice Note regarding PV arrays nor the Tayside Land Charter Assessment.

ALDP Policy DS6 is not met as the development will have an adverse effect on the landscape.

Due to the topography of the proposed site, the development will be visible for miles. On some of the highest ground to the north of the Tay, this area is visible from across the river on the northern banks of Fife.

The installation of 150,000+ solar panels will drastically change the landscape and appearance of the area from an agricultural, open vista into a vast industrial complex complete with hundreds of metres, if not kilometres, of high perimeter “security” fencing. This will never be able to be obscured or absorbed into the natural landscape and irrevocably change the character of the area.

Combined with the number of polytunnels already in existence in the area, the cumulative effect would swathe the landscape with artificial materials creating an industrial environment.

A major concern is planning precedent. Another farmer within approximately 1.5 to 2.0km of this proposed development has openly stated that he has desires to install panels on his farm, creating an even larger coverage and industrialisation of the countryside.

The proposed use of agricultural land for this installation is not only contrary to the ALDP (2016), policy PV20, but would be a grave loss of food producing facilities. At a time when the food needs of a growing population are rising, the removal of agricultural land creates the need for importing more food stuff to compensate. The increased requirement for transportation methods will only create more greenhouse gasses and carbon emissions which is clearly contrary to the whole idea of green energy production. The huge and horrendous inefficiency of solar arrays, 89% plus inefficient as per the Scottish Government website, further compounds the loss of food producing land and the valuable benefits resulting.

It would seem that there has been no attempt made to source and utilise more suitable land (Policy DS1). There are other areas that are flat, semi-industrial already or scrub land that would more in line with the guidance and policy for PV arrays. Dis-used airfields or brown field sites which are flat and can be more readily and successfully screened as examples.

Dundee Airport has also raised concerns about the visibility of the proposal and the effects of glint and glare that will result from these panels. An effect that will undoubtedly be felt by road users, pedestrians and residents in the local area and further afield.

Impact on traffic movements

As previously mentioned, the effects of glint and glare from the panels could have adverse and possibly dangerous consequences for traffic. As the proposed development is within the safeguarding zone for Dundee Airport and they have raised concerns about the potential for dazzle and distraction to pilots from the panels. Road users on the A90, from where the panels would be clearly visible, may also be distracted by the existence of such a large area of panels on the hillside. This effect would surely be increased by the reflection from the panels.

Road safety and the effect on pedestrians, cyclists, horse riders

The roads within this area are narrow with a large quantity being single track and not capable of taking two cars side by side. They certainly are not suitable for the large volume of heavy / large goods vehicles stated as being required during the construction phase as well as an increase in traffic volume by vans and the like for the workforce during and after construction.

The proposed route for these large vehicles is highly unsuitable and wholly unsafe. It is my belief that the proposal has not conducted a realistic assessment of the route (Policy DS2) and has merely picked the route from the map. A very large proportion of the route is narrow, single track with very few opportunities for cars to pass each other. A section of approximately 1.6km is a steep incline with several tight turns and, again, very little opportunities for cars to pass. The risk of damage to the roads themselves and the verges will be significantly increased by the size and number of vehicles stated as being required.

The roads suggested for the access route are walking, cycling and equestrian friendly. Passing these users in cars currently requires great care due to the limited road widths. The volume and size of the vehicles greatly increases the possibility for accidents / incidents to occur with potential serious consequences.

In summary, I believe that the above comments demonstrate the proposed development is not "the right development in the right place" as required by SPP and ALDP.

Therefore, the recommendation from Angus Council should be to reject the Application.

Yours Faithfully

A solid black rectangular redaction box covering the signature area.

Craig McKay

21/00535/FULM | Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure | Field 300M West of Grange of Berryhill, Invergowrie - Planning Objection by Denis Speedie, Fowlis

28th July 2021

With reference to application 21/00535/FULM received on Thursday 8 July 2021 and registered on Monday 12 July 2021, I would object to this application for the following reasons.

1. Development Plan and national energy policy considerations in respect of planning application

The development is contrary to the provisions of the approved development plan, supporting policies and guidance.

The document is contrary to the current approved development plan in that this area is not allocated for development. The development plan is the planning authority's account of its intention for and in the area, and, once approved, the public/community should have confidence that the plan will be adhered to. This proposed development fails that test in a number of respects in that it is contrary to the policies in the plan, specifically:

The site lies outwith but contiguous with the development boundary for Piperdam and therefore Policy DS1 is relevant. The policy indicates that proposals for sites outwith but contiguous with a development boundary will only be acceptable where it is in the public interest, and social, economic, environmental or operational considerations confirm that there is a need for the proposed development that cannot be met within a development boundary (Policy DS1).

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area, or on the environment or amenity of existing or future occupiers of adjoining or nearby properties. It is incumbent upon Angus Council to consider the impacts of a proposed development (Policy DS4)

According to the Strategic Landscape Assessment for Solar Energy Development in Angus, the proposed development would fall within an area identified as being of 'low capacity' for solar arrays. This is shown in a diagram Fig.3 'Underlying Landscape Capacity by Landscape Character Types and Areas'. This is clearly not such a small development, as Angus Council has identified the proposal to install a solar array on the site at Berryhill Farm to the west of Fowlis as a major development.

In term of national policy, the proposed development fails to meet the requirements of Scottish Government guidance for solar energy development in terms of landscape, visual amenity and

impact on neighbouring communities. One may cite Scottish policies to support renewable energy development, but this does not afford developers with carte blanche; developments must still be reasonable in terms of siting and on the effects on the community.

Precedent – The grant of consent, contrary to the development plan, would set of precedent and leave the Planning Authority in a position of being unable to resist similar developments of this type, having set aside the clear guidance of its own Strategic Landscape Assessment for Solar Energy Development in Angus. Major development could seek justification on the grounds of a consent in this case, with the landscape assessment effectively overruled.

2. Observations in respect of Policy DS4, Amenity

The proposal would have a detrimental effect on the amenity of the area, including road safety.

Inevitably, there will be extended periods in the day when houses directly adjacent to the proposed development would experience noise and vibration during the construction phase. This disturbance would be impossible to mitigate. There would also be a post-construction issue of ongoing noise from the inverter kiosks of which there would be a considerable number.

A major development of this nature will inevitably raise dust, odors and fumes during the construction phase. Again, it would be impossible to mitigate these issues.

Noise and vibration levels resulting from HGV traffic movement to, from and within the proposed site would also compromise the safety and amenity of residents at and along the proposed route to the site. So too, would excessive levels of odours, fumes, dust and, occasionally, mud. The designated route to and from the site impacts significantly to the amenity for residents in houses along with route as well as users of the route.

Several residential properties on the south perimeter of the proposed development would be adversely affected in terms of visual amenity. These properties in an area called The Binns would face directly towards the solar array across a very narrow roadway. Mitigation measures are proposed by the company applying for planning consent, but these measures are, in themselves, intrusive. They would alter residents' outlook quite significantly and, in all likelihood cause overshadowing and loss of light. There is one property in particular, however, which stands to lose hugely in terms of amenity. The residents of North Binns Cottage on the northern perimeter of the proposed development would be seriously compromised both in the construction phase, by noise, dust and fumes, and in the operational phase by proposed mitigation measures attempting to rescue the family's visual amenity. An angular corridor directly to the south of the property left free of PV panels would be fenced on either side and screened with hedging, creating a 'shoe-box' environment. It is also proposed that the narrow track which gives access to and from the property would be fenced and screened with high hedgerows creating a tunnel effect for those accessing the property.

3. Soils, Geodiversity and Agricultural Land

The proposal would result in a large area of prime and sub-prime agricultural land.

The local policy states that developments on prime agricultural land will only be supported where they support delivery of the development strategy and policies in this local plan that are SMALL SCALE and directly related to a rural business or to mineral extrication (Policy PV20). The proposed development at 121 hectares is not small scale and is not related to a rural business or to mineral extraction.

The site proposed for development comprises class 3.1 (Prime) and class 3.2 (Sub-prime) agricultural land. The development is most certainly not of a small scale. Angus Council classes the development of a solar array in excess of 20MW as being a major development. With an optimum output of 49.9MW, this installation would match the largest solar array in Scotland which unlike this proposal is located on a brownfield site. It has the potential to exceed what was the entire megawatt capacity of all community and locally owned solar installations in 2017 which at that time was 45MW.

The proposed development is, de facto, a change of use of prime quality land in an area of high-quality landscape to an industrial installation. It is a power station. There has been little or no livestock farming on this land for many years. The introduction of sheep-grazing on parts of the proposed site was evident for the first time late last year and early this year since I became a resident of Fowlis sixteen years ago. Currently, the land is being used to cultivate a variety of crops: barley; wheat; root vegetables; peas; and broccoli. It is wholly unacceptable to reduce availability of agricultural land in Scotland to the tune of 300 acres at a time when local food production should be at least maintained, if not increased. Difficulties in transporting/delivering food resulting from political and economic changes associated with Brexit should make local and domestic food production a priority.

4. The Visual Impact of the Proposed Development

The proposed development would have a significant, enduring visual impact in an area of high quality.

The site forms the eastern end of an attractive landscape along the north side of the River Tay, comprising steep to moderate south-facing sloping land above the Carse of Gowrie. The proposal to site up to 152,000 PV panels on south-sloping farmland at Berryhill is, by any standard, a major industrial installation and would create a significant visual impact by virtue of the site topography, their number and the extensive 300acre site. The council's 'Strategic Landscape Assessment for Solar Energy Development in Angus' sets out clear advice on the matter of the site's suitability for development. The area is designated as 'Landscape with Occasional Solar PV'. The assessment also provides tests for siting details, which the proposal fails to meet, thus:

“The presence of solar PV development may increase the perceived human influence on the landscape; therefore **avoid areas where lower perceived human influence is part of the landscape character.**”

“Solar PV development on flat ground is typically less widely visible in views than development on sloping sites. Conversely, development on a hillside can increase visibility. **Avoid development on profoundly sloping landforms, hill-tops and escarpments or the areas above them**” and

“Existing woodland, forestry, tree lines and hedges can all increase the capacity of a landscape to accept solar PV development. However, **avoid siting development in areas which would be affected by shade from trees.**”

(My bold highlights)

The scale of the proposed development is substantially larger than the nearby communities of Fowlis, Berryhill and other nearby settlements. Consequently, it has the potential to overwhelm these communities.

In May 2006, an appeal to construct one house on Berryhill Road was rejected by Mr. A. Anderson, Director of Planning and Transportation (Planning Appeal Decision, Balloch, Berryhill Road, Fowlis) In his deliberations on this matter, Mr. Anderson stated as part of his rationale for rejecting the applicant’s appeal, the following:

“Also, I have already concluded that the proposal would have adverse implications for the character, appearance and setting for this part of Fowlis.”

I would contend that the proposed installation of a 300-acre solar array in the same location would have considerably more adverse implications for the character, appearance and setting of the area than would one house!

The installation would have a major effect on the colour of the landscape and the degree of reflection. The presence of mature trees is an important part of this landscape. The development would result a loss of such trees from the site, to remove overshadowing of the panels. This will also adversely affect wildlife habitats (discussed below). Further visual impact would result from access tracks, security fencing and ancillary components such as inverter kiosks. By virtue of its location on a series of south-sloping fields, the site is visible from the A90 approach to Dundee. There is also an acknowledgement by the applicants that glint and glare would impact some nearby properties. I suspect that, given its proposed location on a south-facing hillside, the installation would also pose a glint and glare hazard to traffic using the unclassified roads serving the villages of Fowlis and Berryhill. There also appears to be a possibility that air traffic in the area could be adversely affected by glint and glare from PV panels on this scale, and I have been made aware of there having been representations made by the airport authority on this subject.

Cumulative effects must also be considered. There would be a cumulative effect alongside the significant number of polytunnels for growing fruit which have been erected by farmers along the Carse of Gowrie and in the areas north and west of the proposed site. However, unlike this proposal, polytunnels are seasonal and not permanent.

5. Effects on Wildlife

The proposed development would have a significant, adverse impact on the natural environment, in terms of habitats and wildlife.

The site contains a number of mature trees, both in belts and single specimens. The presence of these trees is incompatible with the proposal, as these would overshadow and hence reduce light to the panels, lowering their efficiency and output. The development would inevitably lead to the loss of these trees. This loss of woodland habitat would remove the red squirrel population – a species at risk and afforded protection under the Wildlife and Countryside (Scotland) Act 1981, where:

“It is an offence to intentionally or recklessly:

... damage, destroy or obstruct access to a drey or any other structure or place which a red squirrel uses for shelter or protection.”

The development would also impact on other species. Large mammals such as Roe deer, foxes and hares, as well as ground-hugging birds such as pheasants roam freely over the area and would consequently be affected by security fences and large areas of PV panels. The area contains an important colony of red squirrels of which there are regular reported sightings. RSPB believes that there could be a risk to birds from the associated infrastructure, as there are many raptors foraging in the area proposed for development. These, along with the red squirrels, are protected species. The developer has taken little account of the wildlife in the area which does not fall into this protected category, but I am not convinced they have even taken sufficient account of and provided mitigation measures for the red squirrel and raptor population.

6. Services and infrastructure

The proposed development would have an adverse impact on the area in terms of traffic, road safety and flooding.

In terms of traffic, the proposed route is extremely narrow and, at times, quite tortuous. There are a number of houses very close to the carriageway. There would also be an impact on road safety in that it would be quite impossible for vehicles travelling in the opposite directions to pass each other safely. The route is regularly used by walkers and cyclists. There would be a significant increase in safety risk for these road users as a result of increased HGV traffic.

In terms of flood risk, creating a very large extensive area of hard surface (the panels) create a risk of rapid runoff of rainwater from within the site. The natural drainage of the site is by way of the Fowlis Burn, a small watercourse leading east- and southward through the village of Fowlis.

This lacks the capacity to deal with such runoff, resulting in flooding. There have been incidents of bad flooding in Fowlis in recent years, some of which were contributed to by the Binns burn. The area behind Fowlis village car park and nearby houses were amongst those worst affected. This was successfully addressed by land re-engineering around some properties in Fowlis at significant expense to property owners. SEPA identifies certain properties in the village as being at high risk of flooding from water courses and from surface water, and that these areas, with the current level of development, have a 10% chance of flooding every year. If, however, in very wet weather, there is a chance of excessive run-off from solar panels into this burn, there is a concern that the new drainage system may not be able to cope. In addition, climate change in Scotland is giving rise to more frequent, and more severe weather events. These include heavy rainfall.

The village of Berryhill experienced significant flooding issues last winter and water was pumped from land to the south of the proposed development into tankers. I am not at all convinced that mitigating measures proposed by Solar 2 would address additional water run-off in severe weather and this raises the issue of who would assume liability, should there be problems associated with flooding.

Water usage is another issue both during the construction phase and thereafter for panel washing during operation. An article published in November 2015 entitled [‘Solar Energy Isn’t Always as Green as You Think’](#) states:

“Utility-scale projects in the 230-550 megawatt range can require up to 1.5 billion litres of water for dust during construction and another 26 million litres annually for panel washing during operation.”

If once scales down these figures by one eleventh to represent an installation with an optimum output of 49.9Mw, water consumption during the construction phase could be in excess of 136 million litres and then 2.3 million litres annually thereafter for panel washing to remove windborne dust and debris. A representative of Solar 2 stated on being asked to comment on these figures, surmised that these might apply in countries where dust pollution was a greater issue. He also stated that there would be a “diarised” programme for panel washing. It remains to be seen whether such high volumes of water would or would not be required for the construction and ongoing maintenance of the proposed installation and how significantly this issue would add to the flood possibility associated with rainwater run-off.

7. Site Decommissioning and Restoration

The process of decommissioning such a large industrial installation and disposing of 150,000 PV panels at the end of their operational life would be challenging. Solar waste is a big burden on the environment. Recycling technology for reusing silicon from solar cells is not yet in place, and although we may assume that this issue will be overcome by the end of the operational life of the proposed installation, there is likely to be a huge competing demand for decommissioning resources if the scale of this proposed development is indicative of future expansion into solar

power arrays. Returning the area to arable farming would be complex, time-consuming and, in all likelihood, very costly and result in an absolute loss of high-quality agricultural land. Decommissioning would, almost inevitably, have a significant negative impact on local communities in 35-40 years' time, and I do not believe that we would be entitled to impose this on these communities.

8. Contribution to Energy Generation Targets and Local Socio-Economic Impact

The energy contribution of the proposed development cannot compensate for its potential environmental damage.

While the Scottish Government has a policy of promoting renewable and cutting greenhouse gas emissions, this is clearly not intended to be at any cost. By way of explanation, appeals for renewable developments have consistently been dismissed, where environmental considerations outweigh national policy on renewables.

The amount of energy which this solar array would generate is modest in comparison to its size. UK government figures on the average load factor of renewable energies for 2019 by source, published by Statista, show that solar PV arrays in the UK were only, on average, 11.2% efficient. This figure was actually slightly lower than that of the previous year. In addition, the amount of solar energy available reduces south to north in the UK, with a fall of around 15% between south-west England and this site. These figures indicate that the proposed solar installation comprising over 150,000 PV panels and covering an area of 300 acres of agricultural land, with an export capacity of 49.9MW would, at best, export approximately 5.6MW of power to the grid. The load factor for onshore wind, by comparison, is 26.4%, and for offshore wind is 40.1%, almost four times more efficient than solar power generation. This, in my opinion, is an extremely poor return for an industrial installation which would take up a large area of good quality farmland, and which would compromise the amenity of local communities in so many ways, not to mention the visual impact far beyond the local area. I am of the belief that Scotland should play to its strengths and concentrate on developing the most efficient alternative energy resources. Scotland has very limited areas of good arable land. This should be preserved and worked for the good of its community.

There would be little benefit to the local community in terms of employment should the proposed development be permitted. Any future job creation during the construction and operational phases would essentially be offset by a loss of work and crops associated with arable farming. Value to the Scottish economy would be negligible, as panels and other components would be sourced internationally, almost certainly from China (the applicant was questioned on this and failed to reveal such sources) which produced 71% of all panels in 2019.

9. Summary

The area proposed for this large industrial installation is an area of natural beauty with an abundance of wildlife. It is enjoyed by many as a place to live and as an area for recreation. Great care has been taken over the years by developers and by the local planning authorities to build and expand the villages of Fowlis and Berryhill sympathetically and to a high standard of design, and these settlements sit comfortably and unobtrusively in their rural environment. Locating a solar power array of this magnitude in this location would overwhelm these village settlements, and those in and around the Binns. It would be hugely detrimental to the amenity of the resident owners of North Binns Cottage quite irrespective of any mitigation measures which may be attempted. The loss of amenity for local residents would be significant and unacceptable. These, along with the adverse environmental impacts which I've outlined in this submission, far outweigh any perceived gain from the proposed development. I would therefore asked that planning consent be refused in this case.

The verb "to mitigate" and its noun "mitigation" have been used frequently by the company in its submissions both during the public consultation process and the planning application process. The Oxford Languages definition of the verb "to mitigate" is:

"To make (something bad) less severe, serious or painful."

If there is a need to mitigate something, there is a presumption that the starting point is a negative creation or situation.

Denis Speedie, 18. Benvie Road, Fowlis, Angus DD2 5SA.
28 July 2021.

Subject: 21/00535/FULM (Installation of a Solar Photovoltaic Array (PV) Berryhill)

Attachments: Deleted Attachment.txt

Angus Council
Planning Department
Angus House
Orchardbank
Forfar
DD8 1AN

1st August 2021

Dear Sir/Madam

Re: 21/00535/FULM (Installation of a Solar Photovoltaic Array (PV) Berryhill)

I understand that this country needs a mix of energy sources and that these will include solar arrays.

However, our house is beside Fowlis Burn which is the receiving water body for a significant part of the site. We are concerned about the drainage and flooding consequences of installing this extensive solar photovoltaic array.

The solar panels are, of course, impermeable and their presence will dramatically reduce the soil area available for infiltration. Run off will be concentrated at the lower edge of each panel and consequently the surface flow into the watercourses will be more concentrated into flood events.

We already suffer extreme events. Here is the summer flow in the burn at our garden:



Here is a winter flood:



Video:

The recent report on climate change published by the Met Office (<https://rmets.onlinelibrary.wiley.com/doi/full/10.1002/joc.7285>) highlights the increase in rainfall and storm events predicted for this country. You can see from the above photos and video that Fowlis Burn is already close to maximum capacity.

We are now threatened with the double jeopardy extra rainfall and reduced infiltration.

After installation of the array and the exacerbation of runoff peaks, who will be liable if a flooding event occurs which damages our house? Who will provide ongoing flood insurance after such an event?

As a graduate engineering geologist (MSc Dunelm) my concern is that the predicted extra rainfall and consequent runoff peaks will not be adequately managed by vegetation measures. I understand that a paper study on modifying runoff peaks through planting has been carried out. If the planting measures prove to be inadequate the authors, the project promoters and you, the planners, can put it down to experience. Our loss would be life-changing.

I suggest that engineering measures are required. Balancing and attenuation ponds are typically used where infiltration is reduced, (<http://www.fieldandcivilengineering.co.uk/what-are-balancing-ponds-and-why-are-they-important/>).



I expect that there will be a requirement for these included in any planning permission that is granted.

Yours sincerely,

Desmond and Susan McWilliam
The Old School
6 Benvie Road
Fowlis
Dundee DD2 5SA
UK



This comment **opposes** planning application 21/00535/FULM to construct a 75,400 m² solar PV power plant on elevated arable land near Berryhill, Fowlis and Blacklaw Hill.

The application should be rejected on the following grounds:

Non-compliance with development plan

- The **Strategic Landscape Capacity Assessment for Solar Energy in Angus (SLCASEA)** provides material guidance on (in)appropriate locations for solar PV in Angus. The proposed location is Landscape Character “Tay8, Igneous Hills”, assessed as “Low Capacity” for Solar PV (as opposed to Medium or High). Solar2 envisages 152,000 panels across 75.4 hectares, organised as an amalgamation of at least twelve (12) PV developments of more typical size. **It is an obvious contradiction to locate such a massive installation in an “Low Capacity” area.**
- The SLCASEA also sets out Limits to Development. **The proposed site is outside the “Landscape with Solar PV” area that permits consideration of large PV plants.**
- Instead, the location is at a boundary from “Landscape with Occasional Solar PV” to “Landscape with no Solar PV”. It is reasonably understood, from §5 of the ADLP Renewable and Low Carbon Energy Development Supplementary Guidance and the SLCASEA, that the **“Occasional Solar PV” category exists to allow a restricted limited amount of low-impact development, specifically “domestic arrays” and “roof mounted” panels on “large agricultural buildings”.** “Occasional Solar PV” also functions as a transition into “no solar PV” areas, and carries an expectation that land at higher elevations, in the vicinity of “no solar PV” areas, or otherwise similar to “no solar PV” areas (all of which apply to Solar2) **is increasingly unsuitable for development.** Solar2 breaches these fundamental stipulations of the ALDP.

Visibility, visual appearance and incompatibility

- The proposed development is in an **area of significant natural and scenic beauty.** The area between Fowlis, Binn Farm and the summit of Blacklaw hill is rightly noted for its picturesque rural countryside and accessible open green spaces. Blacklaw Hill is a major local landmark, and its southern and eastern slopes are the visually defining feature for the surrounding area. Berryhill Road is frequently used for outdoor exercise, e.g. walking, running, cycling and horse riding, and it forms part of longer routes including Angus Core Path 215 (the Check Bar Road), which also crosses the proposed site. Numerous viewpoints admire this scenery from above and below. The landscape value includes tranquility, scenic beauty, cultural associations, low perceived human impact and consensus on value (evident in widespread strong local feeling against Solar2). **This land is prominent and valued by local communities and visitors who come for outdoor exercise, green space, scenery and rural character. Its character and visual amenity deserve protecting.**
- **The visibility fundamentals of the proposed site are exceptionally poor. The site is elevated (it extends up to 750 ft, virtually to the summit of Blacklaw Hill, the highest point in the area). It is profoundly sloped. And it is overlooked by the popular viewpoint from Blacklaw Hill.** The SLCASEA General Guidance in Relation to Landscape Capacity for Solar PV Development states explicitly that solar PV arrays should avoid “development on a hillside”, “profoundly sloping landforms” and “sites which are over-looked from higher ground, particularly within 2km” for reasons of Visual Amenity. Solar2 breaches this material guidance.
- **Construction in this area has been carefully regulated to preserve its rural character and minimize perceived human influence on the landscape.** Buildings are of traditional

materials such sandstone, slate roofs and traditional harling. Field boundaries are mostly dry-stone walls. New build is rare and always restricted to low lying sites that are screened by existing landscape features, to preserve the low perceived human influence on the landscape. By contrast, Solar 2 disregards explicit SLCASEA guidance that solar PV should “avoid areas where lower perceived human influence is part of the landscape character”.

- **The proposal to insert giant walls of glass, aluminium and steel into this landscape, on its most prominent slopes, invites incredulity. The materials are dissonantly incompatible with the setting.** They particularly invoke city financial districts, and clash with the rural character and natural landforms of the area.
- The applicant’s photomontage from viewpoints 2A and 2B indicate the physical scale of just one corner of the PV plant. **Already jarring, the montages underrepresent the full extent of the incompatibility by rendering panels as black pixels instead of modelling reflections of the sky.** SLCASEA General Guidance states that “views from the west, through south to east, would be towards the reflective faces of the panels”. Local experience of a 16-panel ground-mounted domestic array at Grange of Berryhill confirms that visible PV arrays are incongruous in this landscape.
- **The visual impacts – already severe due to the elevation and profound slope of the site – are compounded by the colossal scale of the proposed development.**
- **Visual amalgamation of homogeneous panels** breaches SLCASEA requirements that where development is permitted, it should “avoid visual amalgamation of fields” and instead “reinforce existing field patterns”.
- SLCASEA General Guidance also stipulates that **developers should avoid imposing rectilinear arrays on undulating topography which will “create an incongruous feature in the landscape”.**
- Loss of visual amenity is further heightened by the presence of “**sensitive visual receptors such as promoted recreation paths and areas noted for their scenic qualities**”. The SLCASEA definition of sensitive visual receptors specifically includes “Core paths, path networks, Country Parks, hilltops, viewpoints and settlements”. Examples of these types are directly impacted by Solar2, e.g. Angus Core Path 215 (Berryhill Road and the Check Bar Road), Blacklaw Hill, Piperdam Country Park, viewpoints from Angus Core Path 232 (Backmuir Wood and Drovers’ Road), and views from Liff, Fowlis and residences to the south of the proposed site. The proposed Solar2 site and its surroundings are certainly “an area noted for their scenic qualities.”

Change of use

- **The proposed site is highly productive arable farmland of excellent quality.** Section §5 of the ADLP Renewable and Low Carbon Energy Development Supplementary Guidance and various national planning policies make clear that soil quality and farm viability are planning considerations when considering solar PV.
- The James Hutton Institute’s map of Land Capability for Agriculture in Scotland awards the area the **coveted Class 2 status, the second highest of 13 agricultural classifications. Farmland of this important and desirable quality is scarce** – only a tiny fraction of Scotland’s land holds Class 1 or 2 status.
- The fields indeed the produce a wide range of cereal and vegetable crops, consistent with Class 2 status. Regular crops in the last few years have included wheat, peas, potatoes, carrots and cauliflowers, among others. Each field produces multiple harvests per year. The scarcity of Class 1 and 2 land, especially land suited to growing vegetables, means that all such farmland has a valuable role securing Scotland’s food security. **The facts that “we have a finite amount of land and are making increasing demands on it” and that “we**

must continue to produce high quality food” are strongly emphasised in the Scottish Government’s 2021 Update to the Climate Change Plan (CPP). Preserving arable land is 100% compatible with transitioning from intensive to more sustainable farming methods.

- Furthermore, any argument about carbon emissions must factor in the emissions associated with importing displaced food, and shifting consumption away from plant based food towards higher-carbon livestock produce. There are also options to use the land for energy that is greener than solar PV and has far lower visual impacts, such as cropping for biomass with carbon capture and storage (a negative carbon technology).
- **The ADLP sentence that “Solar farms may be located on good quality agricultural land” should therefore be taken in context that land can be Poor (Classes 6 & 7), Fair (Class 5), Good (Class 4), Very Good (Class 3) and Excellent (Classes 1 & 2). For Class 1, 2 and 3, there should be strong presumption against change of use.**
- This principle is firmly embedded in the National Planning Policy Framework (NPPF) and BRE Planning Guidance for the Development of Large Scale Ground Mounted Solar Arrays. **The BRE Planning Guidance explicitly states that “National Planning Policy would not normally support development on the best agricultural land”, “the best quality land should be used for agricultural purposes” and “ground mounted large scale arrays should utilise previously developed land, brownfield land, contaminated land, industrial land or agricultural land preferably of classification 3b, 4 or 5... [for] ground mounted large scale PV arrays on sites classified agricultural 1, 2 and 3a... it is unlikely that planning permission will be granted.”**

Missing and incomplete documentation

- **Information about route to grid connection was missing during consultation and is described as merely “indicative” in the application.** I am concerned by the route indicated, which passes immediately adjacent to houses at the settlement at Berryhill and other residential properties. **No commitment seems to have been made in the planning statement to bury cables, despite legacy pylons already having a large impact on the landscape, and there being an obvious compounding of visual impacts if pylons are added to the visual damage of the plant itself.**
- Professional assessment of reflectivity, glint and glare was missing during consultation and questions about the topic were disdainfully deflected with poor appreciation of the issues. **The last-minute glint and glare study (dated July 2021) fails to address issues including impacts on Air Ambulance flights to/from Ninewells Hospital.**
- **It is not clear in the planning application how roads, especially narrow single track will be upgraded to provide site access for 300+ HGVs, or how road closures would be avoided and disruption minimised while constructing the plant and grid connection.** It is a standard expectation that measures such as road widening and building passing places are considered before applying for planning, and a comprehensive strategy is provided for minimizing traffic disruption.

Renewable energy outlook and Scottish Government Update to the Climate Change Plan

- Given that relevant sections of Angus planning guidance are dated 2016-17, and renewable energy technology is a rapidly changing field, it is pertinent that there have been major changes in renewables technology and policy. These comments are also merited in response to §6 of the Planning Statement, and in light of this year’s Scottish Government Update to the Climate Change Plan (2018-2032).
- **Large ground-mounted solar PV arrays, of the type proposed, have become obsolescent, especially on agricultural land.** As a technology, solar PV suffers from extremely low power

output per square metre of land use, a poor load factor and slow rates of technological progress that have led to it being overtaken by better renewables. **For all its 152,000 panels, occupation of 75,400 m² of arable land and major detriments to local communities, the output from Solar2 is comparable to just one single new-generation offshore wind turbine. Ground-mounted solar PV plants also suffer from being “dirtier”** than other energy technologies, due to: embedded carbon from mining, manufacturing and transporting the required large number of panels; annual emissions accounting for displacement of food production from locally grown to imported sources and/or displacement consumption from plant based to livestock food products; and environmental problems such as fragmentation of habitat. The Scottish Government signalled the desire to move away from solar PV plants as early as 2017 by removing subsidies.

- **In context, Solar2 offers insignificant energy generation from environmentally-poor obsolete technology.** In 2019, existing renewable schemes generated 30.5 TWh, equivalent to more than three times the number of Scottish homes. In 2021, the first round ScotWind auctioned leases for new offshore wind capacity that doubles capacity to more than 15 million homes (six times the number of homes in Scotland).
- **There is now a clear policy shift away from “any green, any cost” to an expectation of selecting better technologies with lower detriments. While there remains room for commercial solar PV developments on naturally screened vacant and derelict land (e.g. former airfields like Milltown Airfield) these should only be sited where there is broad community support and they must exhibit exemplary planning practice.**
- The Scottish Government Update to the Climate Change Plan (CCP) sets out the country’s vision for its energy future. **The updated CCP advocates an “inclusive energy transition” that “has people at its centre” and “involves people and communities so everyone can benefit from the widespread positive changes”.** It especially emphasises a “place-based approach”, “working closely with communities”, in which “planning can focus of places and people” to “prioritise quality of life” and “maintain positive behaviours” like accessing outdoor green space to foster a “Wellbeing Economy”. **The “community-opposed” Solar2 plant violates all aspects of this approach.**
- Sections of the CCP on electricity generation provide a roadmap in which increases are “particularly through new offshore and onshore wind capacity” with the remainder a mix of microgeneration, tidal, wave and biomass with carbon capture and storage (a carbon negative technology). The strong preference for maritime energy is amplified by the recent Offshore Wind Policy Statement, the Sectorial Marine Plan and ScotWind leasing rounds. **Solar PV is conspicuously absent from the CPP – it is deliberately sidelined with zero provision for large arrays such as Solar2.** In 255 pages, solar is only mentioned to point out its current cheapness, UK CfD eligibility, ambitions for hydrogen, and solar’s continuing role supporting microgeneration to support households to make maximum use of self-generated electricity. **The Scottish Government clearly agree that Solar2 has no place in Scotland’s Energy Future.**

In conclusion, Solar2 is a poorly conceived notion with exceptionally bad planning fundamentals. It is non-compliant with the Angus Local Development Plan, the Scottish Government Climate Change Plan, industry good practice, common precedent, and general common sense. Fortunately, Scotland’s energy future is far better than Solar2’s monumental folly.

Yours faithfully,
Dr Alexander Russell, Berryhill

From: [Fiona Russell \(Staff\)](#)
To: [PLANNING](#)
Cc: [REDACTED]
[REDACTED] 21/00535/FULM (Installation of a Solar Photovoltaic Array (PV) Berryhill)
Date: 02 August 2021 16:45:07

Please see my objection below:

The transition to zero carbon is an important challenge that I support. As part of this, it is essential to protect the reputation of renewable technology by rejecting ill-conceived and environmentally damaging proposals such as this one. For comparison, the whole solar power station proposed is comparable in output to just one of the newest generation offshore wind turbines, which have none of the drawbacks I and others are concerned about. As I'm sure many people are pointing out, approving this proposal would set a dangerous precedent for destroying valuable farm land, which provides many people with enjoyment and amenity (and lower food miles food), to replace it with an inefficient, raw material-intensive energy production. If a solar energy quota needs reached, there are brownfield sites, or industrial sites, where solar PV installations could be sited without destroying the countryside

With regard to relevant "key issues in the determination of the planning application" mentioned in the Proposal of Application Notice:

- Soil quality and farm viability

There would be a loss of productive arable land (classified 3.1 and 3.2) with a long history of producing a variety of vegetables e.g. peas, potatoes, carrots and cereal crops. Only a small percentage of Scotland's land is suitable for this purpose and should be protected. In terms of employment, the fields are currently farmed by contract farmers who would lose economic opportunity and would potentially have to make redundancies. Even if the land were returned to farming at the end of the project, there are the unknown long-term effects of compaction of soil due to heavy machinery driving over it, the effect of the foundations of the panels and leeching of contaminants into agricultural land to be considered. It seems unlikely that the land would still be of the same quality.

- Landscape and visual impact

The visual impact of such a vast solar power station covering a large area of countryside will be immense.

- Impact on amenity, including residential and recreational amenity

The site incorporates Blacklaw hill, which is visible from large parts of the

surrounding area so there will be a huge visual impact. It also surrounds the Check Bar Road – part of the Sidlaw path network. These areas, in addition to Berryhill Road which borders a lot of the site, are widely used by the local and wider community; walkers, cyclists and horse riders all enjoy the amenity value of open **green** space and the change from rural to homogenous built landscape of metal and glass with little variation would be a huge blow to all these people.

- Impacts on infrastructure, including public road network and pipelines
The proposed access route is along single track roads with limited (i.e. far spaced) passing places. (The size of the roads can be seen on google maps, if you aren't a regular user of these roads). Not only will it be extremely difficult to pass articulated lorries on these roads due to the width of the road, even at passing places, but the unprecedented load on these roads will cause significant wear and tear on the infrastructure. In addition, roads in this area have been designated "walking and cycling friendly" in keeping with it being a rural area enjoyed recreationally by many people. The presence of lorries delivering the materials for the solar power station will not be conducive to this.

The proposal frequently mentions the return to the community of £500 per MW per year. This is a miserly sum which nowhere near compensates the community for the loss of amenity and will, in fact, be smaller than advertised, due to the effects of inflation. In comparison to community benefits offered by wind farms, it is tiny (1/10 according to a source who works in the wind energy industry).

I have contacted the developer with a number of questions (regarding: the foundation type for the panels – piles, screw piles or concrete, as the choice would have environmental consequences; details of the grid connection point and route and whether it would be overhead or buried; and a few other questions). I did not receive any response to my queries – a standard email came back saying to look at their FAQs (which did not cover my questions) and that other queries would be forwarded to technical staff, but I have not had any follow-up on that. I think this illustrates the developers' attitude to interaction with the community and does not bode well for their taking community views into account, should their application be successful.

Regards,

Dr Fiona Russell



Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr G Mills

Address: honeyberry house dundee DD2 5NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to the planning application for this damaging, inefficient, poorly thought-out solar array.

1. Run-off water increasing food risk to homes and roads in the area which is already at heightened risk of flooding - why has SEPA not been involved? Why has a formal environmental impact assessment not been requested by Angus Council?
2. Glint and glare affecting residential areas, roads and air traffic which would negatively impact road and air safety - why have further assessments of this real risk not been done?
3. Loss of a vast area of prime arable land - no evidence of brownfield sites/industrial areas having been considered first. This would equate to a big loss of food production when UK already low on production.
4. Traffic concerns along small country roads during construction/deconstruction phase
5. Loss of wildlife habitat and broken animal crossings with high fences. Direct risk to birds via collisions and burns with protected bird species living in the area.
6. Possible health risks posed by EMF radiation from such a huge site near to homes- what is the risk? why has Solar 2 not provided us with further information on this?
7. Detriment to amenity and quality of life for many local residents who use the green open spaces and trails for recreation.

8. Human rights breach regarding the poor family whose home will be completely surrounded by panels

9. Damaging precedent set which could pose a threat to similar arable, hilly, unsuitable sites across Scotland.

10. Poor efficiency rate compared with other forms of renewable energy - not a fair trade off in this huge prime arable area, especially as Scotland is almost powered entirely by renewable energy already.

11. I think it is disturbingly unethical and beggars belief that in the United Kingdom in 2021, Solar2 is offering a monetary bribe to the local community.

12. Negative socioeconomic impact on neighbouring farms whose flexibility to add polytunnels could be hampered

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Joy Olver

Address: Berryhill House Invergowrie Dundee DD2 5LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: See below material considerations under headings;

Location

Angus Council guidance for solar energy, part the ALDP, states that solar power developments on a hillside increase visibility and should be avoided. A development of such size on sloping ground can't be hidden using planting and hedging.

Soil quality/ farm viability

The arable farmland that would be used for the solar panels is of high quality and would be lost for the duration of the project. It is a significant area of over 300 acres. Scottish prime arable land is at a premium.

Amenity

The Angus council solar energy guidance says that developments should be avoided in areas noted for scenic qualities and where there is a recreational path network. This area has a Core Path running through it. Not only locals but many visitors come to this area for walking/biking

Ecology

There is the likelihood of disturbance to local wildlife that includes deer and red squirrels

Infrastructure

The developers estimate approx 320 artic lorry movements would be required to bring components to the site. This would be a safety hazard on a local network of very narrow roads

Flood risk

Berryhill Road is already liable to flooding (as indicated by road signage), as well as Berryhill properties- water run-off from a solar farm is likely to worsen this

Glint/glare

Glint and glare from such a large solar development on elevated ground would have an impact on local residents, drivers on local roads incl. A90, airport

Energy target

97% of Scottish electricity demand was provided by renewables in 2020. The 100% target will be met with projects that are already in the pipeline, so this development is not needed

The ALDP says proposals will only be supported 'where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP'. These proposals have not met either

Note that BP Lightsource concluded a few years ago that Berryhill was not a suitable site for solar

Dr Petra Kliempt
Professor Philip James
5 Balruddery Meadows
Invergowrie DD2 5LJ

Angus Council
Planning department

Ref: 21/00535/FULM
Installation of a Solar Photovoltaic Array (PV) Berryhill

02.08.2021

Dear Madam or Sir

We strongly oppose this planning application. The proposed site is not suitable for a development on such a large scale because of the impact on the local area and adjacent properties.

All the access roads are narrow and the increase in people driving larger vehicles as well as Courier services in small vans makes it already difficult to navigate and dangerous for cyclists and pedestrians on small country roads with very few passing places. Adding large construction vehicles would cause major disruptions.

Moreover, it is prime arable land and turning this fertile land into a solar energy plant will result in loss of habitat for wildlife and reduction in biodiversity. Brexit and the Covid crisis have already shown that food shortages can occur and it is important to increase not decrease UK farming food production. Importing food from other countries will increase the carbon footprint and the consumer will have to carry the extra cost and is forced to buy less nutritious food.

The risk of flooding will be increased for the adjacent properties. Looking at locations in other countries, solar plants tend to be installed on, for example, old military airfields, areas far away from residential areas.

The proximity to houses will have a major impact on the safety and health of people cycling and walking on those countryside roads. Some people come from further away to enjoy the beautiful countryside which will improve their wellbeing.

More and more old and new build houses are now installing solar panels and feeding surplus electricity into the grid which should over time make such large scale solar panel plants redundant. Solar energy is weather dependent and we do not get much sunshine in Scotland for many months of the year, solar energy storage is expensive and although less pollution is associated with solar energy, transportation and installation have been associated with the emission of green house gases and some toxic materials as well as hazardous products being produced during the manufacturing process.

Yours sincerely,

Petra Kliempt

Philip James

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Louise Stanley

Address: 9 Neddertoun View Liff Dundee DD2 5RU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose to this planning application. I am a supporter of renewable energy- it is imperative for the future of the world. However, renewable energy sources need to be planned carefully and done in the appropriate location. This is NOT an appropriate location. The proposed location is as stated on arable land, whilst this maybe in "abundance" in Angus, this is not a suitable justification for building on such land. We will need this suitable land for feeding the population as we are at real risk of not being able to feed our population-evidenced by the level of funding the government puts into food security research each year. I do not believe that the environmental impacts have been considered appropriately nor has there been suitable consultation with the community. Has risk and benefit analysis been carried out? If so where can this be found.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Naveena Thomas

Address: Flocklones House Dundee Dd25le

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above proposal as

compliance or non-compliance with the local development plan or national guidance

1. There will be a negative impact on adjacent property and the local area
2. There will be detriment to the visual appearance and compatibility
3. I am concerned about the effect on the ,oval animal and plant population
4. There is poor evidence for the energy efficacy and true carbon savings of this endeavour

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Richard Olver

Address: 13 Queens Gardens Fife St Andrews KY16 9TA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this massive solar panel array on the basis that it is unnecessary, (Scotland's most productive and efficient renewable energy source is wind), involves the loss of quality arable land and will have a substantial visual impact, being visible from as far away as the Lomond Hills. The planned mitigations will have only limited impact.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Richard Olver

Address: 13 Queens Gardens Fife St Andrews KY16 9TA

Comment Details


Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this massive solar panel array on the grounds that it is unnecessary - Scotland is approaching renewable energy self-sufficiency and its most efficient and productive source is wind; it involves loss of quality arable land and wildlife habitats and will have a very substantial visual impact (visible from the Lomond Hills) which cannot be mitigated. In short, it is the wrong development in the wrong place.

Dr. S.K. Hillman
11 The Logan
Liff
Angus
DD2 5PJ
30 July 2021



Planning Ref: 21/00535/FULM (Installation of a solar photovoltaic array at Berryhill)

Dear Sir/Madam,

I wish to object strongly to the proposed solar-plant scheme at Berryhill.

My main objection is to the loss of a huge area of good agricultural land. It would be extremely negligent and show complete disregard for future food supplies to take good agricultural land out of production. While the proposed site might not be considered by some as prime agricultural land, a recent walk around the site by me showed that a wide range of very healthy-looking crops is being grown there this year (I speak as a plant scientist by training). The UK is a small island with a large and increasing population that is dependent on other countries for much of its food. Moreover, with £2+ trillion of national debt the UK does not actually have the money to procure food from abroad except by more borrowing (food miles are also a consideration here). It is vital that as much food as possible is produced in the UK and that our capacity to do so should not be put at risk. Do we need to be reminded of the recent scenes in UK supermarkets when food supplies were interrupted and of the riots in India when the price of onions, a staple food, was increased? Civil unrest is only a few days away from a food shortage! Solar farms should always be built on brownfield sites, rooftops, and on other non-productive land, e.g., adjacent to existing wind farms where the required infrastructure has already been installed.

As a second objection, the planned site is accessed by narrow, winding country roads that will likely need to be completely resurfaced when the project is completed. In the meantime, the lorries transporting the panels would make the roads extremely dangerous for normal local traffic (pedestrians, cyclists, and car drivers) vastly increasing the likelihood of accidents and death. The noise and inconvenience for those living in the area would be intolerable during the construction period (years?).

Solar panels are not very efficient at producing electricity (only 11%), less so than wind power (30%). When the long- and short-term costs of this proposed scheme are considered, it is clear that it is not as environmentally friendly or green as it purports to be. The proposal should be firmly rejected, to do otherwise would be a dereliction of duty and would set a bad precedent for future applications.

Yours faithfully,

Dr. Sandra K. Hillman

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr Steven Kydd

Address: 11 Kirk Road Fowlis DD25SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No sensible person can be against renewable energy, but this particular proposal is ill-advised. I oppose for these reasons:

These panels will dominate this landscape for miles around, with acres of valuable arable land replaced by ugly black panels. Miles of security fencing will surround the project, ruining the outlook further. Due to the site's elevation and the project's ludicrous scale when so close to housing, no amount of hedging will ever disguise it.

The extensive path network, well used by cyclists and walkers, will be irretrievably eroded - historic drovers' roads, hills, woods - Fowlis is an ancient, picturesque settlement (recently promoted by Angus Council as one of the top nature walks in the county). All this beauty and history blighted by brutal industrial panelling is a risible proposition.

Natural wildlife corridors used for centuries by animals will be blocked and cordoned off by the security fencing. Red squirrels and bats are abundant around Berryhill/Fowlis: this alone should automatically rule the development out as these are legally protected species.

Angus Council are well aware of the drainage and flooding issues in the area around Fowlis, Berryhill, and Balruddery - any sort of industrial structural work on this immense scale will inevitably affect that. Replacing acres of crops which soak up tons of water with acres of solar panels, which do not, will doubtless exacerbate the problem.

While Scotland has an abundance of land, only a small proportion of it is prime arable land and we should not be abandoning this resource when recent Brexit-led disruptions to the supply chain

suggest that we will become more dependent on home-grown supplies in future. In terms of its green credentials, the proposal lacks clout for this reason as it actively encourages additional air miles from imported food. We send the dangerous message to other farmers in Angus that easy money can be made by ditching arable farmland - what a precedent to set!

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Dr William Olver

Address: Berryhill House Invergowrie Dundee DD2 5LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Points under headings below;

Location

Angus Council guidance for solar energy, part the ALDP, states that solar power developments on a hillside increase visibility and should be avoided. A development of such size on sloping ground will very difficult to hide using planting and hedging

Soil quality/ farm viability

The arable farmland that would be used for the solar panels is of high quality and would be lost for the duration of the project. It is a significant area of over 300 acres. Scottish prime arable land is at a premium

Amenity

The Angus council solar energy guidance says that developments should be avoided in areas noted for scenic qualities and where there is a recreational path network. This area has a Core Path running through it. Not only locals but many visitors come to this area for walking/biking

Ecology

There is the likelihood of disturbance to local wildlife that includes deer and red squirrels

Infrastructure

The developers estimate approx 320 artic lorry movements would required to bring components to the site. This would be a safety hazard on a local network of very narrow roads

Flood risk

Berryhill Road is already liable to flooding (as indicated by road signage). In addition, some properties and common ground on the northern edge of the Berryhill complex itself are at risk of flooding. The run-off of water from a solar farm is likely to worsen this

Glint/glare

Glint and glare from such a large solar development on elevated ground would have an impact on local residents, drivers on local roads as well as the A90

Energy target

97% of Scottish electricity demand was provided by renewables in 2020. The 100% target will be met with projects that are already in the pipeline, so this development is not needed

The ALDP says proposals will only be supported 'where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP'. These proposals have not met either condition

21/00535/FULM | Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure | Field 300M West of Grange of Berryhill, Invergowrie - Planning Objection by Denis Speedie, Fowlis

28th July 2021

With reference to application 21/00535/FULM received on Thursday 8 July 2021 and registered on Monday 12 July 2021, I would object to this application for the following reasons.

1. Development Plan and national energy policy considerations in respect of planning application

The development is contrary to the provisions of the approved development plan, supporting policies and guidance.

The document is contrary to the current approved development plan in that this area is not allocated for development. The development plan is the planning authority's account of its intention for and in the area, and, once approved, the public/community should have confidence that the plan will be adhered to. This proposed development fails that test in a number of respects in that it is contrary to the policies in the plan, specifically:

The site lies outwith but contiguous with the development boundary for Piperdam and therefore Policy DS1 is relevant. The policy indicates that proposals for sites outwith but contiguous with a development boundary will only be acceptable where it is in the public interest, and social, economic, environmental or operational considerations confirm that there is a need for the proposed development that cannot be met within a development boundary (Policy DS1).

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area, or on the environment or amenity of existing or future occupiers of adjoining or nearby properties. It is incumbent upon Angus Council to consider the impacts of a proposed development (Policy DS4)

According to the Strategic Landscape Assessment for Solar Energy Development in Angus, the proposed development would fall within an area identified as being of 'low capacity' for solar arrays. This is shown in a diagram Fig.3 'Underlying Landscape Capacity by Landscape Character Types and Areas'. This is clearly not such a small development, as Angus Council has identified the proposal to install a solar array on the site at Berryhill Farm to the west of Fowlis as a major development.

In term of national policy, the proposed development fails to meet the requirements of Scottish Government guidance for solar energy development in terms of landscape, visual amenity and

impact on neighbouring communities. One may cite Scottish policies to support renewable energy development, but this does not afford developers with carte blanche; developments must still be reasonable in terms of siting and on the effects on the community.

Precedent – The grant of consent, contrary to the development plan, would set of precedent and leave the Planning Authority in a position of being unable to resist similar developments of this type, having set aside the clear guidance of its own Strategic Landscape Assessment for Solar Energy Development in Angus. Major development could seek justification on the grounds of a consent in this case, with the landscape assessment effectively overruled.

2. Observations in respect of Policy DS4, Amenity

The proposal would have a detrimental effect on the amenity of the area, including road safety.

Inevitably, there will be extended periods in the day when houses directly adjacent to the proposed development would experience noise and vibration during the construction phase. This disturbance would be impossible to mitigate. There would also be a post-construction issue of ongoing noise from the inverter kiosks of which there would be a considerable number.

A major development of this nature will inevitably raise dust, odors and fumes during the construction phase. Again, it would be impossible to mitigate these issues.

Noise and vibration levels resulting from HGV traffic movement to, from and within the proposed site would also compromise the safety and amenity of residents at and along the proposed route to the site. So too, would excessive levels of odours, fumes, dust and, occasionally, mud. The designated route to and from the site impacts significantly to the amenity for residents in houses along with route as well as users of the route.

Several residential properties on the south perimeter of the proposed development would be adversely affected in terms of visual amenity. These properties in an area called The Binns would face directly towards the solar array across a very narrow roadway. Mitigation measures are proposed by the company applying for planning consent, but these measures are, in themselves, intrusive. They would alter residents' outlook quite significantly and, in all likelihood cause overshadowing and loss of light. There is one property in particular, however, which stands to lose hugely in terms of amenity. The residents of North Binns Cottage on the northern perimeter of the proposed development would be seriously compromised both in the construction phase, by noise, dust and fumes, and in the operational phase by proposed mitigation measures attempting to rescue the family's visual amenity. An angular corridor directly to the south of the property left free of PV panels would be fenced on either side and screened with hedging, creating a 'shoe-box' environment. It is also proposed that the narrow track which gives access to and from the property would be fenced and screened with high hedgerows creating a tunnel effect for those accessing the property.

3. Soils, Geodiversity and Agricultural Land

The proposal would result in a large area of prime and sub-prime agricultural land.

The local policy states that developments on prime agricultural land will only be supported where they support delivery of the development strategy and policies in this local plan that are SMALL SCALE and directly related to a rural business or to mineral extrication (Policy PV20). The proposed development at 121 hectares is not small scale and is not related to a rural business or to mineral extraction.

The site proposed for development comprises class 3.1 (Prime) and class 3.2 (Sub-prime) agricultural land. The development is most certainly not of a small scale. Angus Council classes the development of a solar array in excess of 20MW as being a major development. With an optimum output of 49.9MW, this installation would match the largest solar array in Scotland which unlike this proposal is located on a brownfield site. It has the potential to exceed what was the entire megawatt capacity of all community and locally owned solar installations in 2017 which at that time was 45MW.

The proposed development is, de facto, a change of use of prime quality land in an area of high-quality landscape to an industrial installation. It is a power station. There has been little or no livestock farming on this land for many years. The introduction of sheep-grazing on parts of the proposed site was evident for the first time late last year and early this year since I became a resident of Fowlis sixteen years ago. Currently, the land is being used to cultivate a variety of crops: barley; wheat; root vegetables; peas; and broccoli. It is wholly unacceptable to reduce availability of agricultural land in Scotland to the tune of 300 acres at a time when local food production should be at least maintained, if not increased. Difficulties in transporting/delivering food resulting from political and economic changes associated with Brexit should make local and domestic food production a priority.

4. The Visual Impact of the Proposed Development

The proposed development would have a significant, enduring visual impact in an area of high quality.

The site forms the eastern end of an attractive landscape along the north side of the River Tay, comprising steep to moderate south-facing sloping land above the Carse of Gowrie. The proposal to site up to 152,000 PV panels on south-sloping farmland at Berryhill is, by any standard, a major industrial installation and would create a significant visual impact by virtue of the site topography, their number and the extensive 300acre site. The council's 'Strategic Landscape Assessment for Solar Energy Development in Angus' sets out clear advice on the matter of the site's suitability for development. The area is designated as 'Landscape with Occasional Solar PV'. The assessment also provides tests for siting details, which the proposal fails to meet, thus:

“The presence of solar PV development may increase the perceived human influence on the landscape; therefore **avoid areas where lower perceived human influence is part of the landscape character.**”

“Solar PV development on flat ground is typically less widely visible in views than development on sloping sites. Conversely, development on a hillside can increase visibility. **Avoid development on profoundly sloping landforms, hill-tops and escarpments or the areas above them**” and

“Existing woodland, forestry, tree lines and hedges can all increase the capacity of a landscape to accept solar PV development. However, **avoid siting development in areas which would be affected by shade from trees.**”

(My bold highlights)

The scale of the proposed development is substantially larger than the nearby communities of Fowlis, Berryhill and other nearby settlements. Consequently, it has the potential to overwhelm these communities.

In May 2006, an appeal to construct one house on Berryhill Road was rejected by Mr. A. Anderson, Director of Planning and Transportation (Planning Appeal Decision, Balloch, Berryhill Road, Fowlis) In his deliberations on this matter, Mr. Anderson stated as part of his rationale for rejecting the applicant’s appeal, the following:

“Also, I have already concluded that the proposal would have adverse implications for the character, appearance and setting for this part of Fowlis.”

I would contend that the proposed installation of a 300-acre solar array in the same location would have considerably more adverse implications for the character, appearance and setting of the area than would one house!

The installation would have a major effect on the colour of the landscape and the degree of reflection. The presence of mature trees is an important part of this landscape. The development would result a loss of such trees from the site, to remove overshadowing of the panels. This will also adversely affect wildlife habitats (discussed below). Further visual impact would result from access tracks, security fencing and ancillary components such as inverter kiosks. By virtue of its location on a series of south-sloping fields, the site is visible from the A90 approach to Dundee. There is also an acknowledgement by the applicants that glint and glare would impact some nearby properties. I suspect that, given its proposed location on a south-facing hillside, the installation would also pose a glint and glare hazard to traffic using the unclassified roads serving the villages of Fowlis and Berryhill. There also appears to be a possibility that air traffic in the area could be adversely affected by glint and glare from PV panels on this scale, and I have been made aware of there having been representations made by the airport authority on this subject.

Cumulative effects must also be considered. There would be a cumulative effect alongside the significant number of polytunnels for growing fruit which have been erected by farmers along the Carse of Gowrie and in the areas north and west of the proposed site. However, unlike this proposal, polytunnels are seasonal and not permanent.

5. Effects on Wildlife

The proposed development would have a significant, adverse impact on the natural environment, in terms of habitats and wildlife.

The site contains a number of mature trees, both in belts and single specimens. The presence of these trees is incompatible with the proposal, as these would overshadow and hence reduce light to the panels, lowering their efficiency and output. The development would inevitably lead to the loss of these trees. This loss of woodland habitat would remove the red squirrel population – a species at risk and afforded protection under the Wildlife and Countryside (Scotland) Act 1981, where:

“It is an offence to intentionally or recklessly:

... damage, destroy or obstruct access to a drey or any other structure or place which a red squirrel uses for shelter or protection.”

The development would also impact on other species. Large mammals such as Roe deer, foxes and hares, as well as ground-hugging birds such as pheasants roam freely over the area and would consequently be affected by security fences and large areas of PV panels. The area contains an important colony of red squirrels of which there are regular reported sightings. RSPB believes that there could be a risk to birds from the associated infrastructure, as there are many raptors foraging in the area proposed for development. These, along with the red squirrels, are protected species. The developer has taken little account of the wildlife in the area which does not fall into this protected category, but I am not convinced they have even taken sufficient account of and provided mitigation measures for the red squirrel and raptor population.

6. Services and infrastructure

The proposed development would have an adverse impact on the area in terms of traffic, road safety and flooding.

In terms of traffic, the proposed route is extremely narrow and, at times, quite tortuous. There are a number of houses very close to the carriageway. There would also be an impact on road safety in that it would be quite impossible for vehicles travelling in the opposite directions to pass each other safely. The route is regularly used by walkers and cyclists. There would be a significant increase in safety risk for these road users as a result of increased HGV traffic.

In terms of flood risk, creating a very large extensive area of hard surface (the panels) create a risk of rapid runoff of rainwater from within the site. The natural drainage of the site is by way of the Fowlis Burn, a small watercourse leading east- and southward through the village of Fowlis.

This lacks the capacity to deal with such runoff, resulting in flooding. There have been incidents of bad flooding in Fowlis in recent years, some of which were contributed to by the Binns burn. The area behind Fowlis village car park and nearby houses were amongst those worst affected. This was successfully addressed by land re-engineering around some properties in Fowlis at significant expense to property owners. SEPA identifies certain properties in the village as being at high risk of flooding from water courses and from surface water, and that these areas, with the current level of development, have a 10% chance of flooding every year. If, however, in very wet weather, there is a chance of excessive run-off from solar panels into this burn, there is a concern that the new drainage system may not be able to cope. In addition, climate change in Scotland is giving rise to more frequent, and more severe weather events. These include heavy rainfall.

The village of Berryhill experienced significant flooding issues last winter and water was pumped from land to the south of the proposed development into tankers. I am not at all convinced that mitigating measures proposed by Solar 2 would address additional water run-off in severe weather and this raises the issue of who would assume liability, should there be problems associated with flooding.

Water usage is another issue both during the construction phase and thereafter for panel washing during operation. An article published in November 2015 entitled [‘Solar Energy Isn’t Always as Green as You Think’](#) states:

“Utility-scale projects in the 230-550 megawatt range can require up to 1.5 billion litres of water for dust during construction and another 26 million litres annually for panel washing during operation.”

If once scales down these figures by one eleventh to represent an installation with an optimum output of 49.9Mw, water consumption during the construction phase could be in excess of 136 million litres and then 2.3 million litres annually thereafter for panel washing to remove windborne dust and debris. A representative of Solar 2 stated on being asked to comment on these figures, surmised that these might apply in countries where dust pollution was a greater issue. He also stated that there would be a “diarised” programme for panel washing. It remains to be seen whether such high volumes of water would or would not be required for the construction and ongoing maintenance of the proposed installation and how significantly this issue would add to the flood possibility associated with rainwater run-off.

7. Site Decommissioning and Restoration

The process of decommissioning such a large industrial installation and disposing of 150,000 PV panels at the end of their operational life would be challenging. Solar waste is a big burden on the environment. Recycling technology for reusing silicon from solar cells is not yet in place, and although we may assume that this issue will be overcome by the end of the operational life of the proposed installation, there is likely to be a huge competing demand for decommissioning resources if the scale of this proposed development is indicative of future expansion into solar

power arrays. Returning the area to arable farming would be complex, time-consuming and, in all likelihood, very costly and result in an absolute loss of high-quality agricultural land. Decommissioning would, almost inevitably, have a significant negative impact on local communities in 35-40 years' time, and I do not believe that we would be entitled to impose this on these communities.

8. Contribution to Energy Generation Targets and Local Socio-Economic Impact

The energy contribution of the proposed development cannot compensate for its potential environmental damage.

While the Scottish Government has a policy of promoting renewable and cutting greenhouse gas emissions, this is clearly not intended to be at any cost. By way of explanation, appeals for renewable developments have consistently been dismissed, where environmental considerations outweigh national policy on renewables.

The amount of energy which this solar array would generate is modest in comparison to its size. UK government figures on the average load factor of renewable energies for 2019 by source, published by Statista, show that solar PV arrays in the UK were only, on average, 11.2% efficient. This figure was actually slightly lower than that of the previous year. In addition, the amount of solar energy available reduces south to north in the UK, with a fall of around 15% between south-west England and this site. These figures indicate that the proposed solar installation comprising over 150,000 PV panels and covering an area of 300 acres of agricultural land, with an export capacity of 49.9MW would, at best, export approximately 5.6MW of power to the grid. The load factor for onshore wind, by comparison, is 26.4%, and for offshore wind is 40.1%, almost four times more efficient than solar power generation. This, in my opinion, is an extremely poor return for an industrial installation which would take up a large area of good quality farmland, and which would compromise the amenity of local communities in so many ways, not to mention the visual impact far beyond the local area. I am of the belief that Scotland should play to its strengths and concentrate on developing the most efficient alternative energy resources. Scotland has very limited areas of good arable land. This should be preserved and worked for the good of its community.

There would be little benefit to the local community in terms of employment should the proposed development be permitted. Any future job creation during the construction and operational phases would essentially be offset by a loss of work and crops associated with arable farming. Value to the Scottish economy would be negligible, as panels and other components would be sourced internationally, almost certainly from China (the applicant was questioned on this and failed to reveal such sources) which produced 71% of all panels in 2019.

9. Summary

The area proposed for this large industrial installation is an area of natural beauty with an abundance of wildlife. It is enjoyed by many as a place to live and as an area for recreation. Great care has been taken over the years by developers and by the local planning authorities to build and expand the villages of Fowlis and Berryhill sympathetically and to a high standard of design, and these settlements sit comfortably and unobtrusively in their rural environment. Locating a solar power array of this magnitude in this location would overwhelm these village settlements, and those in and around the Binns. It would be hugely detrimental to the amenity of the resident owners of North Binns Cottage quite irrespective of any mitigation measures which may be attempted. The loss of amenity for local residents would be significant and unacceptable. These, along with the adverse environmental impacts which I've outlined in this submission, far outweigh any perceived gain from the proposed development. I would therefore asked that planning consent be refused in this case.

The verb "to mitigate" and its noun "mitigation" have been used frequently by the company in its submissions both during the public consultation process and the planning application process. The Oxford Languages definition of the verb "to mitigate" is:

"To make (something bad) less severe, serious or painful."

If there is a need to mitigate something, there is a presumption that the starting point is a negative creation or situation.

Denis Speedie, 18. Benvie Road, Fowlis, Angus DD2 5SA.
28 July 2021.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Farsana Ahmad

Address: 1 strathgray crescent Dundee Dd2 5gs

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These fields are worth more than the proposed 11% intended use for solar output. The result of this will be disruption to wildlife and local agricultural unemployment and the knock on affect of this.

THE TOWN AND COUNTRY PLANNING (SCOTLAND)
ACT 1997, AS AMENDED (THE "ACT")

Planning Application Reference: 21/00535/FULM -
Installation of a Solar Photovoltaic Array (PV) with an export
capacity of not more than 49.9MW and associated
infrastructure at Farm House Berry Hill Farm Invergowrie
Dundee DD2 5LN

Hi,

I wish to submit a formal objection to the above planning application. I understand I can submit an objection in the form of an email attachment.

Many thanks,

Gavin Findlay
North Binn
Easter Fowlis
Dundee
DD2 5LL

The basis of my objection to the above application is as follows:-

I am the owner-occupier of North Binn Cottage, a late 19th Century former combined farm cottage and steading property contiguous with part of the northern boundary of the proposed solar array at Berryhill Farm.

I bought the property over five years ago for its peaceful and beautiful rural setting. I live there with my partner and our young son. It has been idyllic.

In the early part of 2019, there was a plan announced by Lightsource BP to develop a solar array at Berryhill Farm. However, around the April of that year, after consultations with local residents, including myself, Lightsource BP announced they were abandoning their scheme, stating they had concluded the site was not suitable for a solar array development.

Along with many others in the area, I had hoped that was end to any likelihood of a solar array development, but the landowner continued to have the site marketed as a possible solar array location, leading now to the planning application by Solar 2.

However, the reasons why the site was totally unsuitable for a solar array just over two years ago are still just as valid now.

The Proposed Berryhill Farm Solar Array Development Does Not Comply
With The Angus Council Local Development Plan(ADLP)2016-2026:

The Berryhill Farm site comprises some 300 acres of largely good quality, arable land. It has been used as such for many long years and has again been planted this year with a variety of crops by a farmer who has leased the land from the land owner.

The current land use map describes the site as being of "low suitability" for solar array development and the local development plan does not indicate the land being used for development.

I am not against solar array, but giving the go ahead for the project would be extremely detrimental to the local area.

Valuable arable land would be lost to use as such for up to 40 years and the character and appearance of what is a distinctly rural area would be fundamentally and detrimentally changed.

From a personal point of view I would suffer very significant detriment through loss of amenity.

If the Solar 2 application was to be approved my family would, effectively, be living on a giant building site for many, many months during the construction phase and then on one of the biggest solar power developments in the country thereafter.

Solar panels would be highly visible for more than 180 degrees from my property and travelling to and from my home would be along a route bordered by security fences and potentially under the gaze of CCTV cameras.

My right to peace and quiet and privacy would be compromised.

The only access to my home is from Berryhill Road via part of the historic Check Bar Road - which, in reality is no more than a farm track - and then another track which goes off westwards to North Binn.

I have been informed that the Check Bar Road and the track from it to my property would be used by construction vehicles and associated traffic during the construction of the solar array. This is completely unacceptable. This would compromise my freedom of access and egress and also raise serious safety issues.

The Berryhill Farm site is classified as being of "low suitability" for development as a solar array location on the extant land use map for the area prepared by Angus Council.

The applicant (Solar 2) is seeking permission to change the land use from agricultural to industrial and place 152,000 solar panels on a site of some 300 acres, equivalent to between 250 and 300 football pitches.

It is a sloping site and some of the land is north facing. The south-facing fields upon which the solar panels would be placed would be visible from many miles away on the Carse of Gowrie, Dundee and Fife.

I would argue that those most directly affected by the solar array proposal and the wider community as well should have confidence that the local plan will be adhered to.

To make a leap from quality agricultural land in a distinctly rural setting to an industrial site for a solar power development which would be one of the largest in Britain is clearly not compliant with the local development plan.

Additionally the plan does not comply with generally accepted guidelines for locating such solar array - including that they should be on flat land, not overlooked, well-screened, with ease of access and, where possible, utilise "brownfield" sites.

Solar 2 have made some amendments to their original plans and moved some of the panels further from my home. However, the solar array would still dominate the area in which my house is situated and the plan remains unacceptable.

Approving the Berryhill Farm plan also has the potential to set an extremely damaging precedent by opening the way for more, similar, planning applications, not only locally, but elsewhere in the country.

There are a number of other areas of concern relating to the solar array proposal, for example:-

Flood Risk

The Berryhill and Fowlis areas have been affected by flooding problems and are categorised by being "at high risk" of flooding. A recurring problem is that local roads network is frequently flooded when there is heavy rain.

Water run-off from the angled PV panels of a solar array could significantly exacerbate the flooding problem.

Nuisance From Glint And Glare And Noise

Solar 2 The applicant has provided conflicting responses re the issue of potential for glint and glare from the proposed solar array at Berryhill Farm.

Because of this distinct lack of clarity from Solar 2 over a potentially highly significant problem, there is, understandably, concern that a solar array on a variably sloping site and of the scale being proposed has the very real potential to throw up a glint and glare problem of some magnitude and detriment. The objection lodged by the operator of Dundee Airport underlines the concern over potential for such a problem.

Regarding noise nuisance, the plans and supporting documents submitted by Solar 2 indicate the provision of inverter station, electrical storage and site management buildings at the solar array site.

Quite apart from the potential for these buildings to add to the negative visual impact of the proposed development, inverter stations and power storage buildings are known to have the potential to cause "buzz" or "hum" nuisance.

Potential for noise nuisance from such buildings would be significantly greater in a quiet and peaceful rural area

Road Safety And Access.

Roads in the area are wholly unsuitable to support a project of the scale proposed, being little more than single track routes, often winding and with "blind" corners.

In excess of 300 articulated lorry loads would be required to deliver the solar panels to the Berryhill Farm site.

Many more additional lorry journeys would also be required to deliver the large amount of security fencing required for the project and building and

other materials which would be necessary for the inverter station, power storage, site management, etc., buildings.

All the roads in the area of the proposed solar array are inherently unsuitable for anything other than local traffic. The roads are often used by walkers and cyclists and a very substantial increase in traffic volumes and vehicle sizes would pose a serious risk to road safety in the area. There would also be a risk of damage to the fabric of these roads.

Detriment To Flora And Fauna In The Area:-

The area of the proposed solar array at Berryhill Farm is well known as being rich in wildlife. Red Squirrels have been spotted at North Binn and other properties adjoining the site. Deer, badgers, bats, hares and many different birds including buzzards, kestrels and pheasants, are regular visitors to the site.

Ground-hugging animals using the site as a wildlife corridor would be detrimentally affected by the presence of solar panels and also by the security fences which would be constructed around the panels.

Birds are known to nest in some of the large, old trees which border the Check Bar Road. There is concern that these trees and other long-established trees elsewhere on the site of the proposed solar array could be at risk of being felled if they were to be deemed to cast shadow over solar panels and prevent electrical generation from these panels.

Inefficiency Of Solar Array Power Generation.

It is accepted there is a growing need for "green energy" in various forms and I accept and agree with this. However, it should also be accepted that, implementation of renewable and low carbon energy projects should not be at significant detriment to communities and individuals, such as those in vicinity of the proposed Berryhill Farm solar array development. There has to be a very, very significant gain from such developments.

Solar array generally are hugely inefficient, with official statistics nationally showing that the average output for solar array such as that proposed for Berryhill Farm is around 11% of capacity because of Britain's weather - and the figure decreases the further north in the country.

This means that the Berryhill site would fall massively short of its possible 49.9 megawatts capacity and would certainly not be providing enough electricity to meet the needs of 1 in 5 homes in Angus, or 12,500 properties, as claimed by Solar 2 for its capacity.

In addition, it certainly will not be offsetting 20,230 tonnes of CO₂ per year as trumpeted by the company.

Furthermore, the solar panels would, more than likely, have to be imported from overseas. The world's biggest provider of solar panels at present is China.

It is because of the efficiencies of solar array sites that developers want them on such a huge scale so they can achieve the financial returns they want. The Berryhill Farm site would also have to be connected to the National

Grid several miles away at Gourdie in Dundee by cable which would have to be buried in a trench along its route.

This is a solar array project which is just not that "green".

I would ask that the planning application is refused by Angus Council.

END.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Heather Brown

Address: Muircroft Fowlis DD2 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living locally to this proposed solar farm and as someone who enjoys walking the area I feel it's installation would have a negative impact on the environs. I am aware of importance of sustainable energy for our future generations but I would argue the environment must also be protected. If this proposal was important in energy efficiency for Scotland's future I would expect Government involvement. These proposals have been set to avoid this intervention. I feel wind and particularly wave energy is much more effective, though maybe not as lucrative in economical terms for those involved.

The wildlife that roams freely and those walkers/cyclists that enjoy these open spaces would be impacted not only at the site involved but also road ways leading to it. The roads are limited in width for large vehicle.

I have noted difficulties with flood water on the lower aspect of the proposed site.

Local community has been visible in its efforts to make its residence aware of the unfolding situation. An effort which should not go unnoticed.

It appears the promised information in answer to questions asked at the zoom Q&A session have not been forthcoming. This does not bode well for any confidence in any relationship between contractor and community over the years ahead.

No offered monetary value to the community would compensate for the loss of its scenery, accessibility etc. The land could be used to ensure local produce is available cutting down on carbon foot print.

I oppose this present solar farm application.

L

1 Loch of Liff Rd
Liff
By Dundee
DD2 5NE.
29/7/2021

FOR THE ATTENTION OF THE PLANNING DEPT.

REF. NO 21/00535/FULM.

Dear Sirs

We wish to object to the proposed Solar Panel Development at Berryhill Farm, Fowlis, By Dundee for the following reasons.

- ① We feel it is more important than ever for farm land to be used for crops and vegetables now we are no longer in the E.U. Even tree plantations would offset carbon emissions more than solar panels which are very inefficient compared with wind power.
- ② This proposed development will in no way benefit local communities with cheaper electricity but will be only to the advantage of the developers.
- ③ As dog walkers who enjoy it we are saddened this area will be spoilt for every body who resides within the proposed development, but will also pose considerable hazards while being built. Near by road are difficult for passing cars - how will they cope with massive Artic lorries on single lane roads.?

④ This proposal may also open the floodgates for other land owners to abandon farming for guaranteed profit.

A rural farming and residential area is not a suitable place for this project - more suited to an empty moorland somewhere else.

yours faithfully

[Redacted Signature]

MR JULIAN H. RASCHKE.

[Redacted Signature]

CATHERINE MCDUGALL.

From: [REDACTED]
To: [PLANNING](#)
Subject: SOLAR PANEL PROJECT AT BERRYHILL
Date: 01 August 2021 12:36:05

I would like to confirm that I object to the planning and installation of Solar Panels at Berryhill. Reasons are as follows :

I live on Benvie Road in Fowlis and my house overlooks the fields where solar panels would be. Understand that there would be a 10ft fencing built surrounding the fields and this would interrupt views and blot the the landscape.

Also add that there are animals such as deer, hedgehogs, birds etc nesting in these fields. It is a pathway for the animals going back and forth to their habitat.

The other factor is that there would be an upsurge in heavy traffic which would be additional noise and disruption in Fowlis Village for a considerable time. I believe that the contractor has now suggested traffic will be diverted at Longforgan taking route on country lanes hardly even suitable for cars.

Regards

J.Ireland

From: [REDACTED]
To: [PLANNING](#)
Subject: SOLAR PANELS - BERRYHILL
Date: 01 August 2021 11:32:59

I wish to oppose the solar panel project planned at Berryhill.

Reasons are : Destroying good land - enough for 300 football pitches
Whole landscape will be changed
Residents in this area will be subjected to lorries and

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: John Brown

Address: Northfield The Avenue,Auchterhouse Dundee DD3 0TS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:In these times we live in surely it is important to look at all methods of renewable energy and if ground mounted solar panels an do the job they deserve to be given approval. The land can still be used for grazing around the panels so it is not land being taken out of agricultural use and to be realistic about things the way the government is selling the agricultural industry down the river ther will be no need for farm land to feed the nation they think they will just bring it from abroad. I hope this project gets approval.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Karen Smith

Address: 28 Victoria Street Kirriemuir Angus DD8 5DH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam, my family and I should like to convey our horror at the proposed Berryhill Solar Plant. We refuse to use the term 'farm' as in no way does this proposed development bare any resemblance to anything agricultural, infact it is diametrically the opposite of it! The land that is proposed for this has always been used for traditional farming and as a local family we walk there every week. It is a beautiful, peaceful haven home to much wildlife. To inflict this proposed wind plant will destroy much of the local habitat and to quote Tom Sharpe, author 'A blot on the landscape' I sincerely hope that you will back our objections and prevent this from going ahead. Financial gain must not be confused with providing sustainable energy, there must be a balance but not at the expense of so much wildlife and natural beauty. There is simply not the infrastructure in place to make this viable. Angus is Scotland's birthplace, don't allow this to destroy any of it. Yours Faithfully, Karen Smith

From: [REDACTED]
To: [PLANNING](#)
Subject: Objection - Berryhill solar array. REF: 21/00535/FULM
Date: 03 August 2021 20:46:12

I am writing to object to the proposed solar2 plans to turn the mentioned site into a solar array. I reside at North Binns, the house that would be directly affected by these plans. It's no shock that I object, given the fact that our family home would be surrounded by solar panels. I strongly object to anyone having to live in an environment like that.

We, like most of the other neighbouring properties, have chosen to live in this beautiful area for just that reason. According to the Angus Local Development Plan, "Angus is a place where a first-class quality of life can be enjoyed by all." This will not be the case for many residents if these plans are passed and most definitely not for our young son.

ALDP Policy DS4 states that proposals must have full regard to opportunities for maintaining and improving environmental quality, that is, to protect amenity. The Policy states that "...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".

I strongly disagree that these plans are in keeping with your above policy. Other than the obvious destruction of this beautiful and natural site, I have a few other major concerns.

- Flooding- When it rains, the North Binns track which is in the middle of the proposed development, fills with water, causing the road to be in a terrible condition but more worryingly, causes a large water run off onto the Berryhill road causing flooding and dangerous conditions. The increase of water from the panels will only add to this situation and given the fact Berryhill road already has "road liable to flooding" signs up, I would think this site once again not appropriate.
- Glint and glare- This site is not flat or hidden land as it should be for a solar array. It would be seen for miles, causing glint and glare issues from the roads including the A90 and air traffic to and from Dundee airport.
- Road/traffic issues- part of the proposed transport route is a B road and it is absolutely not suitable for the volume nor size of these lorries which will fill these roads for months on end. They will undoubtedly cause damage to these small roads, as well as causing traffic congestion for local residents including walkers and cyclist who frequent this area.

- Wildlife disruption- Red Squirrels, deer, badgers, birds of prey and many more species call these fields home. We watch the geese come and go every year. This site is once again not the right place for a solar array given the number of animals that will be displaced. This would cause environmental damage and certainly not aid these creatures in any way!
- Loss of arable land- these fields have been used to grow crops for years, not livestock, crops. Peas, potatoes, brocolli and carrots are currently happily growing away right now. This land is too good to cover in solar panels.

Renewable energy is needed. But not this. Not here. Two other solar plans have come and gone for this exact land before this latest bid by Solar2. Why did they walk away? Because this is the WRONG place.

Kirsty smith
North Binns
DD2 5LL

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Kristina Price

Address: 7 Burns road Aberdeen AB15 4NT

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object as the historic Fowls less than 1km away is an Angus Council Conservation Area with additional Article 4 Directions. Given that the supporting documents show this would be visible in such a protected area, I cannot support this project.

I am also concerned about the glint and glare from the solar panels. I would expect a report on this in the supporting documents, but there is not one. I am concerned that with the solar panels being on the hill directly across from the A90, this would be a safety concern given the flat reflective surface. I am also concerned for the many houses with north facing windows and gardens which overlook the 152,000 panels, as well as pilots flying aircraft into Dundee or Helicopters into Ninewells Hospital for whom the glare is a safety concern.

I believe this is entirely the wrong location for such a development and urge the council and planners to reconsider.

From:

To:

Date:



FULM (Installation of a Solar Photovoltaic Array (PV) Berryhill)

26 July 2021 12:40:41

Dear Angus Planning,

I seek to vocalise and log my objection to the above planning application.

Having recently moved to Fowlis, the small neighbouring village next to this farm - I have been astounded at the wonderful area and it's natural beauty.

During Covid in 2020 - it became abundantly clear that many people consider the area and the varying options of local walks an asset in close proximity. I have personally witnessed how popular the area is with walkers, rambler groups, cyclists, horse riders, drivers, families and friends from near and far clearly adore coming to the area to get away from it all.

The impact installing what would essentially become the UK's largest solar farm, on prime arable land no less, would impact the appeal of the area from these groups - not to mention the local residents who get to enjoy it every day.

Secondly - Angus is an area famed for its soft fruity and berries. It would seem to defy all logic to lose south facing hillside farm land to solar power. Again, part of the appeal for those enjoying the countryside in this area is walking through and by such farming. To give way to an eyesore makes no sense.

I would have hoped the area was within greenbelt and would be very concerned at the long term environmental impact to flora and fauna, and smaller wildlife that such a farm would have. Over and above the farm being visible for miles, including across the river Tay - the visual impact should not be unconsidered either.

I would think the reasonable approach to solar offerings in the area would be to either seek out brownfield sites; offer locals/businesses means to host solar panels on their roof space; or some combination of those options. But to give over such farm space to this project is not an option I can support and actively oppose.

With some trepidation, I will await with other local residents to hear what your decision on the matter will be in due course.

Yours faithfully,
Lori-Mark Quate

From: [Margaret Vernon](#)
To: [PLANNING](#)
Cc: [REDACTED]
Subject: Planning ref 21/00535/FULM Berryhill
Date: 31 July 2021 11:16:40

Dear Sir/Madam,

I am writing to object to the proposal of the installation of a Solar Photovoltaic Array at Berryhill for several reasons.

A previous proposal for a similar installation by Lightsource BP in 2019 had been turned down in the past and I note the comments from them following an unsuccessful application where it is stated that taking on board all the community consultations and the environmental assessments it became apparent that the site was no longer viable. It was also stated that any solar plant in Scotland would have to be larger than in England to generate enough efficiency to warrant the large grid connection costs. Surely the same arguments apply now! Solar efficiency in Scotland is 11% so I feel this inefficient method of obtaining electricity does not warrant destroying good arable land which is presently used for growing crops.

This area is also particularly scenic and the solar panels would be an “eyesore”. Walks round the area would be ruined with a view of solar panels from many of the local hills including Blacklaw Hill which is a well known and breathtaking viewing point loved by locals and the many tourists who use the log cabins in nearby Piperdam. Indeed the path up to Piperdam from Berryhill Road will now be totally surrounded by solar panels. There are also several sites of special scientific interest within 5km of the site, the nearest at Redmyre approximately 1km away but also include the Den of Fowlis and the lochs at Lundie. This must have an adverse affect on the wildlife in these areas. I have read your guidance on Strategic Landscape Capacity Assessment for Solar Energy in Angus and I feel this area does not therefore meet your own criteria.

I also agree with other objectors with regard to the unsuitability of the access to the site along single track roads.

I am also concerned about the fact that this is an application for 49.9MW when anything above 50MW would not be decided by a local council.

This farming land is right next to farming land owned by the Hutton Institute, a well respected and globally recognised research organisation delivering fundamental and applied science to drive the sustainable use of land and natural resources. How ironic is it that they are working to get the best out of the local arable land while the growing potential of the land near them will be destroyed for ever.

Dr John Constable (director of The Renewable Energy Foundation and editor of Global Warming Policy Forum), states that solar plants don't deliver low carbon energy at a sufficiently low price to the consumer to be sustainable and therefore large areas of farming land should not be given over to these plants. Apparently 100,000 acres of farming land is lost to non farming purposes a year and if this continues, we will become more and more dependant on food imports at a time when we should be looking to produce more food here in the UK.

I strongly feel that solar installations should only be placed on brownfield or industrial sites. An example is Shropshire Council who have used a brownfield site (a previous landfill site) in an industrial estate supplying power direct to local businesses. This makes much more sense than losing arable land which could be regretted in the future.

Yours faithfully,

Margaret Vernon
Resident Liff Village

[REDACTED]

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Martin Purcell

Address: 11 Strawberry Bank Dundee DD2 1BJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many areas of concern to raise, including: Loss of prime arable land. Precedent for more to follow. Impact on local residents of 150000 plus panels' reflected light. Quality control (including sustainability assessment and labour controls) of manufacture of panels. Efficiency of system.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Bobbi Stevenson

Address: 61 silver birch Dundee DD5 3NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel very let down by this proposal and would like to object for a number of reasons. I am very concerned by the wildlife corridors which have been used for hundreds of years by dozens of animals, which will be blocked by miles of 3m tall metal security fencing. To place this in the middle of the countryside is an absurdity, and given Solar2 have already identified 29 natural habitats which will be effected, I cannot believe this project has made it so far. Berryhill is known for it's bat and red squirrel populations, these are protected animals which will inevitably find their homes destroyed. With so much land offshore, this cannot be the correct solution.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Ellen McKay

Address: 18a Berryhill Dundee DD25JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The land does not comply with suitable sites for a solar power plant.

The impact on surrounding houses is significant and will have an adverse effect on the landscape.

There will be increased noise in construction and ongoing with the invertors and battery storage facilities not in keeping with the surrounding.

The surrounding roads to the site are not suitable for the level of traffic required to construct the site.

Adverse impact on wildlife habitat, deer, foxes, bats, squirrels all live in the area and will be disturbed.

The proposal would limit the Angus Core Path Network.

The potential glare from such a large site is a safety concern for both traffic users and aircraft.

Scottish Governments website states how inefficient solar power is.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Gillian Wilson

Address: 2 Fowlis Mill 1 Smiddy Brae Dundee DD2 5SG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The initial transportation all the equipment is to be taken on a route that is mostly single track roads with no passing places. These roads are very popular with cyclists, walkers, families with children plus prams, dog walkers and more. Not only is there the transportation of solar panels, but also the additional equipment, construction teams and machinery for groundworks. This will alter the landscape turning it into an industrialised landscape in many ways with high security metal fencing and CCTV being erected on poles along with the posts the solar panels have to be erected on. The local area is prime arable land and is used for the production of food which is used for domestic consumption ranging from carrots, potatoes, peas, broccoli, wheat, barley and various berries. This should be the priority. There is also an array of wildlife in the area. Roe deer, foxes, grey and red squirrels and an abundance of different species of birds ranging from owls, buzzards, kestrels and woodpeckers. Once the construction of this site commences, the length of time it takes to build the solar farm the wildlife will disappear and might never come back. This will have a detrimental effect on human health and wellbeing also. There have been major flooding issues in the villages of Berryhill and Fowlis. In 2019 Lightsource BP also proposed to fund a similar development. However, after all the additional information was obtained combined with environmental assessments it was agreed that the Berryhill Road site was not suitable. Angus Council also raised questions about the scale and location of the proposed site including topography issues. The area today has not changed in any way, shape or form. I feel that this site will be out of character and out of scale for the area. Solar panels are also dependent on sunlight to effectively gather solar energy. A few cloudy, rainy days can have a noticeable effect on the energy system and solar energy cannot be gathered during the night. In this particular area especially in the winter it is dark by 4 o'clock. It seems a bit ridiculous having the panels effectively not working from 4 o'clock that day until say 8 o'clock the following day. I also feel that the glint

and glare for these panels can be and will be blinding at certain times of the day. We all need to reduce our carbon footprint but it's a question of getting the right balance. Decision makers may think they're doing the right thing by consenting to what solar farms developers claim to be "green energy" however have failed to take into account the carbon footprint of manufacturing them. I believe that if this proposal is given the "green light" then it is setting a damaging precedent for farms across the local areas. There is already a farmer who owns land in Liff that has stated in a public meeting that he too is interested in solar energy.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Holly Birtwistle

Address: 12 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am concerned about the visual impacts it will have on the countryside in which I live. I support green initiatives, but this is simply in the wrong place. The countryside is supposed to be natural and home to many fields growing crops and to instead fill these fields with hundreds of thousands of solar panels is a ridiculous idea.

The installation of these panels will destroy the habitats of many animals who deserve to have the ability to live undisturbed in the areas they have for many years.

The roads that have been proposed to be used as transport links are completely unsuitable for this purpose and in using these roads with the large machinery and vehicles you will be posing a huge risk to the other road users such as drivers, walkers, and horse riders as they are not even big enough for two cars to fit past each other. Therefore this is a proposal that has very clearly had little to no thought put into it.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Jane Scott

Address: Flat P01, Cavalier House Uxbridge Road London W5 2SU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. It is stated that the land is effectively infertile; a lie. As mentioned by many other comments, this is prime arable land - proof in that farmers rent these fields year after year with successful crops.

2. There has been zero care & consideration for the houses/community that this effects (my family home is at Binns Farm). I asked at the public consultation for feedback from other residents across the UK who have been effected by solar farms (in their daily life, house prices etc), research that Solar2 hadn't completed - this shows how little they care how this effects the community. I was told this feedback from other communities would be sent to me, it never was. In addition, the roads they plan to use are single track B roads, our own road to our home is a mud track. They said that zero drainage systems would be built/improved, and that road access would also not be improved. Yet they claim to want to help the community?

3. Wildlife & scenery are obvious concerns, both will be ruined unnecessarily when barren land can be used elsewhere in Scotland.

4. There is a major gas line that runs under these fields, I am very concerned this has not been mentioned in any documents as to how they will avoid it.

5. A 49.9MW solar farm is exceptionally suspicious, they claim this is so that we "don't have to involve Scottish Government as its under 50MW, and can all be dealt with local councils" - if you are trying to build Scotland's/Britain's largest solar farm at my front door, I would like the Scottish Government involved.

Renewable energy is the present & the future, but not like this. We must be clever about it. I truly believe this is NOT prime land for a Solar Farm, but more so a company has found a farmer who wishes to sell up and they are trying their hardest "to make it work". Which I believe is not a good enough reason to build a solar farm at this scale next to inhabitants & within the middle of a

countryside community.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Jenni Lyall

Address: 3 Fowlis Cottages Benvie Road DUNDEE DD2 5SE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this plan for the following reasons,

Flood Risk - SEPA designates the area as a flood risk, there have been numerous flooding issues already. So why is SEPA not being consulted or their designation being ignored? Who is liable legally and fiscally for the effects of increased flooding on the houses should Angus Council pass this application?

Visibility - solar panels should not be placed on sloping land, its written in pretty much every council plan across the country, including Angus Councils, so its against Angus Councils own policies and their approved development plan.

Recycling - how much of the 152000 panels is recyclable? Green energy also should take into account the carbon footprint of transporting the panels to site and also the dismantling of them in 30 years time. How much landfill would 300 football pitches of panels plus all the infrastructure fill at the end of this project? Is there a plan in place?

Infrastructure - Angus Council website shows that any solar farm plan that includes infrastructure regardless of size, so including those below 50MW, requires Scottish Government planning to be involved. Why has this been bypassed for this development?

Community Funds - this has been mentioned by Solar2 at every opportunity at their meetings and yet stressed that it doesn't form part of any planning application. I find this wholly unethical in every sense to offer bribes to any community or elected council. I should think any council would want to distance themselves from any organisation that is willing to offer a pay off for approval

whether it is done legally or not as I think we all know what this constitutes.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss K Anderson

Address: 9 Kirk toar Fowlis DD2 5SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Installing this will not only pose risk to wildlife it will ruin the rural location and subsequent farm life as we know it.

Where we live is a quiet picturesque area where there are heaps of birds and other wild life residing here and being spotted. Having this solar farm brings nothing to the table for the village or surrounding area other than noise disruption, ruins the rural sights and kills off wildlife.

From: [REDACTED]
To: [PLANNING](#)
Subject: 21/00535/FULM (Installation of a Solar Photovoltaic Array (PV) Berryhill)
Date: 31 July 2021 17:53:26

Dear Sir/Madam,

I am writing to object to the above proposed development for the following reasons.

As a local resident, I am hugely concerned about the detrimental impact on traffic (already a major problem here), wildlife and the aesthetics of our lovely area.

Surely, given the current situation with Brexit around food production and supply, we should be focussing on retaining prime arable land rather than getting rid of it? Presumably there would be an urban site locally in which this proposed development would be better placed and would be unobtrusive.

Given the worrying problems with drainage in the local area in recent years, I believe this development will only exacerbate the problem. Many residents have had homes and gardens damaged by flooding, and the state of our local water system is very fragile and unknown in its current state. It seems lunacy to be considering altering the current landuse given this existing problem in the immediate vicinity. The road sign at the start of Berryhill Road says it all really - "road liable to flooding"

This is an area of real natural beauty, and I feel that this solar development will ruin this irreversibly, and hugely impact on our valued local wildlife - birds, deer, bats and red squirrels to name but a few.

I would appreciate being kept informed about the status of this application.

Kind regards,

Miss K Sleith

11 Kirk Road,

Fowlis,

DD2 5SB

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Kirsty McKay

Address: 18a Berryhill Invergowrie Dundee DD25JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Scottish Governments website states how inefficient solar power is.

The land does not comply with suitable sites for a solar power plant.

The impact on surrounding houses is significant and will have an adverse effect on the landscape.

The surrounding roads to the site are not suitable for the level of traffic required to construct the site.

Adverse impact on wildlife habitat, deer, foxes, bats, squirrels all live in the area and will be disturbed.

The potential glare from such a large site is a safety concern for both traffic users and aircraft.

The proposal would limit the Angus Core Path Network.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Laura Brown

Address: Muircroft Dundee DD2 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Renewable energy is undoubtedly the way forward. However, not on this site. This is land that can be farmed. This is land that surrounds residential areas.

Why not use local brownfield sites? There are multiple places within even a 10 mile radius that would appear much more suited to the above proposal - places that would not effect residents.

Yes we need renewable sources for future generations. But we also need to invest in the countryside for them - ensuring the flora and fauna on their doorstep are thriving for years to come. Giving them the chance to enjoy the beautiful place we live in!

If this goes ahead what state is the place going to be left in 40 years time?! I hate to think.

I do not feel this is the most appropriate site for such a development and would oppose this.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Lesley Long

Address: 15 Benvie Road Fowlis, Angus DD2 5SA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposal on the following grounds:

1. Size and scale

The size of this development is out of keeping with the surroundings and local area. Whilst I very much support the use of green energy I believe it should be done in a sensible manner. Using the roof tops of existing buildings and existing brownfield sites would seem the most appropriate places to install solar panels.

In our efforts to produce green energy we shouldn't offset these benefits with other sacrifices to our carbon footprint. By destroying prime arable land we will import more crops thereby increasing our carbon footprint. This would seem to me to offset the benefits of creating green energy in this area. In addition if the solar panels are imported from a country such as China this increases our carbon footprint further.

2. Wildlife

This development will destroy the corridor used by our local wildlife.

3. Glint and Glare

It would seem that this solar field will be seen for miles around giving glint and glare problems to many not least the pilots trying to land at Dundee airport.

4. Roads

The single track road is used frequently by walkers and cyclists. Increasing construction traffic will make this unpleasant and dangerous for many of us not least the children who learn to ride their

bikes in this location. The road infrastructure is not in place for a development such as this one and there are no off road paths or pavements for residents to use.

5. Recreation

The Check Bar Road is a Core Path and is a well-used path for recreation, as is Dron Hill. This massive array will be widely visible from both these areas as well as from Fowlis and Berryhill which are known for their scenic qualities.

The area has proved very popular during the pandemic with walkers and cyclists and has obviously contributed to people's health and mental wellbeing in line with government policy.

6. Setting of precedence

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Pamela Henderson

Address: Thistle Cottage Mains Of Fowlis Dundee DD2 5LQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object.

The damage to the wildlife would be irreparable. There are hare and deer and birds and insects that live in that field. It is their home. The flood risk also which is a concern nowadays more than ever. Guess it may cause flooding else where as the water finds its own course possibly onto the roads.

This application would be setting a precedent to other farmers in the area to do the same. Bad enough with all the forever expanding plastic poly tunnels and farm outbuildings littering the landscape. Nothing can be done about that but it can about this. It's huge and will have a catastrophic effects on the local area and surroundings and roads and wildlife and flooding. I am a dog walker and cyclist and would worry about the safety on What is a quiet road. It was bad enough when Muirfield did the development at Berryhill. This is a beautiful unspoiled area, please let us keep it this way.

Thank you

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Sonja Lutz

Address: 24 Knockhall Drive Stromness KW16 3EQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object as I believe this land is better suited to agricultural uses. Scotland is already almost entirely powered by renewable sources; hence I cannot agree with the tearing up of land which has always been reserved for farming. According to gov.uk statistics, 121 hectares would yield 1,089 tons of wheat in 2019, given Scotland imports wheat but does not import electricity, I believe this is the wrong use for the land.

Please use it for something better and more worthwhile.

Thanks,
Sonja.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Miss Yvonne Mas

Address: 7 Benvie Road Fowlis DD2 5SA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed installation of a solar PV of not more than 49.9 MW on the following grounds,

Proposed Site Breaches Guidelines for Suitable Location

A link from the Angus Council Policy Document to The National Planning Policy states:

" Land selected should ideally utilise previously developed land, contaminated land or agricultural land of classification 3b, 4 and 5. It should avoid affecting the visual aspect of landscapes, maintain the natural beauty and should be predominately flat. It should not cause undue impact to nearby properties or roads".

The proposed site is on agricultural land which is currently being farmed and supplying produce to the local food chain. The roads below the slopes of the site and the surrounding residential properties will be adversely affected by the development.

The power output of 49.9 MW concerns me as all guidelines for more robust public scrutiny apply to developments of 50MW plus. Falling marginally below this threshold allows the final say to be made at local council level rather than national.

Given that Angus Council have a target to reduce their emissions by 70 % by 2030 I do not consider that they can be impartial in their decision making.

Further to this I have resided in the area of the proposal since 2007. I can speak first hand to the

surface water flooding and am concerned that Sepa are not included in the list of Key consultees.

In 2018 residents of Benvie Road, Fowlis were experiencing flooding and informed by Walter Scott from Angus Council that the area sits high on the water table.

Open source research highlights that the installation of solar farms compacts the soil and causes faster water run off . The Sepa map of the proposed site of the farm shows the area as a flood high risk. Further development of this type and scale will certainly exacerbate the existing issues.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Alan Edwards

Address: East Steading The Snabs Longforgan DD2 5HH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal for the following reasons.

(1) The proposed construction traffic access route from the Longforgan A90 junction is not suitable for frequent large vehicles. The road north of Old Rossie Lodge is largely single track with few passing places and none big enough for large vehicles.

(2) The proposal is to develop on prime agricultural land. I do not object to solar energy production but this should not be sited where it will have a negative environmental impact. Agricultural land should be retained for agricultural use.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr andrew stirling

Address: Upper Dysart Farmhouse upperdysart Montrose DD10 9TQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic to think we have the chance to help reduce carbon foot print and this terrible climate change that is affecting everyone but in some countries far worse than us.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ben Birtwistle

Address: 12 Berryhill Fowlis Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to state my objection to this application for the following reasons.

- The proposed 45 GWh annual production is equivalent to <0.029% of Scotland's annual consumption. I believe the cost to our local environment, habitats, food production & visual pollution as well as construction disruption devastatingly outweigh any benefit to our national grid which will be entirely powered by renewables in Scotland before this is constructed
- The panels are 740m from Fowlis Village, one of only 2 Angus Council Conservation Areas west of Dundee which also has Article 4 Directions. The panels will be visible from this protected area as show in appendix 1 figure 1&2. To impair the views in such a place would be very detrimental to the area & Angus as a county
- A 275kV power line runs over the proposed site, with 2 transmission towers falling within the boundary inc. 1 within 20m of the proposed substation, what has been done to ensure there are no electrical hazards? What is the plan in the eventuality that maintenance/repair is required on the line/transmission towers & cranes/other equipment require urgent access to this infrastructure which is essential to provide power to hundreds of thousands of homes?
- The proposed route to the grid connection travels down many scenic tree-lined walking routes which are home to a large variety of animal habitats in addition to the 29 identified within the site boundary. The disruption to these trees & habitats would be incredibly detrimental to the local environment & do irreversible damage
- 4 HGVs & 15 Low Loaders per day on the proposed single-track roads with no passing places & tight turns would be a local disaster. As a resident I know these roads see almost no HGV traffic per day, 4 per day would overwhelmingly exceed the 10% increase threshold which requires a traffic assessment in accordance with EIA guidelines. I cannot see this in the supplied documents
Please could I be contacted to acknowledge my objection

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Brian kaye

Address: redmyre farmhouse invergowrie dundee dd2 5lh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:the proposal will generate clean electricity but also create grass meadows below the panels providing wonderful insect and pollinator habitats as well as capturing organic matter, thus carbon, into the soil.. This will replace second rate arable land where the slope often leads to soil erosion.

Later this year Glasgow hosts COP26. We have to act to save the planet and this proposal is much needed. Thus, as a local , I suggest that the fear of something new will change to appreciation once the panels are installed.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Brian Quinn

Address: 56 princes st Dundee Dd5 4ar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting this application as I am concerned with a lot of the technical aspects of the application. I am particularly concerned by the placement of the substation underneath the 275Kv electrical pylon. There is no details in the supplied documents as to how this would be installed, and run safely without interfering with the national grid line overhead. In addition to this I have not seen any consideration for how the 275Kv overhead line or pylon would be maintained or repaired if required given its proximity in the middle of a solar farm and position in relation to the substation.

I am also concerned by the proposed 4 HGVs and 15 Low Loaders/Private Vehicles daily which are expected to make return journeys to the site on the very small single track roads. These are very popular with walkers, dogs, cyclists and runners, hence I believe the proposed route is both dangerous and unrealistic for such traffic.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Brian Wilson

Address: 46 Dalmahoy Drive Dundee DD2 3UT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ridiculous location for such a large project. Huge fields with suitable road network throughout Angus and surrounding area.

A tiny village with narrow roads large wildlife including Red squirrels and protected Bats.

Have the council done a Bat survey?

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Bryan Soutar

Address: Ashbay Cottage Binns by Fowlis Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above application because the area covered by solar panels is going to totally destroy the rural landscape.

Loss of prime arable farmland for the next 40+ years.

Water run off adding to existing flooding in this area.

Roads are very narrow and will be hazardous to pedestrians, cyclists, horse riders and the normal commuting traffic due to the increase in volume of construction traffic.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Colin Birtwistle

Address: 12 Berryhill Fowlis Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The adverse impact on the landscape will be significant. The proposal shows panels on sloping ground and in an area where there are already man-made structures. Electricity pylons bisect the proposed site making it unsuitable according to Angus Council's own document - Strategic Landscape Capacity Assessment for Solar Energy in Angus.

The transport plan is simply unworkable. The proposed route to site for the HGV's includes single track roads, steep gradients and sharp bends. These roads are used by cyclists, walkers, runners and horses. There would be a significant and unacceptable risk to the safety of road users if this transport plan were to be attempted.

A glint and glare assessment has not been included in the planning application, yet 32 properties have been identified as being effected. Without the detail of the assessment and the identification of the properties concerned Solar 2 are denying those effected the opportunity to raise an objection.

I believe the environmental benefits of this proposal are significantly overstated. In 2020 over 97% of Scotland's electricity came from a renewable source, with a further 14GW of renewable energy projects in the pipeline there are more efficient ways of generating renewable electricity without sacrificing huge areas of quality agricultural land. A lifecycle analysis showing the carbon impact of this project has not been provided. Panel manufacture, transport and decommissioning have not been accounted for.

The need for security fencing and CCTV cameras demonstrates the risk of increased crime in the area, Police Scotland should have been consulted and have been given the opportunity to comment.

The area is popular with tourists and visitors, the Angus Core Path - Check Bar Road that runs through the centre of the site and links Piperdam with Balruddery and Redmyre estate. Visitors come to walk through the countryside, walking through a commercial solar installation will be

detrimental to visitor numbers.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Craig Lumsden

Address: Grieves Cottage Loch of Liff Road Dundee DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal.

I have lived in the Berryhill area for 20 years and know all of the roads leading from the A90 to the Berryhill, Fowlis and Liff area and none of them can support the kind of transport needed for this type of development. The amount of articulated lorries needed to carry equipment to and from the site will bring roads to a standstill and with a high possibility of accidents. These B roads are not equipped to deal with this and there will be ongoing maintenance vehicles and security vans and well as replaced or renewed panels being delivered for years to come. Far from ideal for anyone living or working in the area.

The panels themselves will be built from unsustainable materials and where will they come from? China? Not very environmentally friendly if they are. Also, will there be seepage over the years from the materials used in their manufacture? The land will never be used for arable farming again after this especially if stones are brought in for drainage between the rows. What a waste of perfectly good farm land. Can't a brownfield site be used?

Lastly, flooding is another main concern. Again these roads flood with heavy rainfall and as far as we are led to believe this rainfall will only get worse with 'climate change'. Building on this site will undoubtedly cause more flooding leading to more problems on the roads.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Craig MacLeod

Address: 7 Kirk Road Fowlis DD25SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the following issues and reasons:

1. Noise, nuisance, smell
2. Privacy and amenity
3. Visual appearance and compatibility
4. Traffic issues
5. Road safety and access
6. Parking
7. Effect on pedestrians and cycling
8. Impact on adjacent property and the local area
9. Impact on wildlife
10. Flooding issues

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Daniel Murray-Smith

Address: 9 Southfield Road East Edinburgh EH151QP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this is the wrong location for such a development as it would result in miles of countryside walks eroded away by either the metal security fencing, or electrical cabling laid all through the South West of Angus. For Angus Council to promote the walks through and around Fowlis so prominently, and then approve such an industrial project would be a monumental let down, which the locals forever be reminded of when they stepped outside.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr david keddie

Address: 20 berryhill fowlis dundee dd2 5jh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. This is prime arable land - currently peas and potato crops in situ - this would be lost and never recovered

2. Loss of habitat for wildlife and reduction in biodiversity when we are trying to increase this.

Potential flooding risk as water just flows off the hill.

3. Too near to communities - most of these developments are in areas far away from humans or out to sea.

4. An eyesore - out of keeping with the local environment and there would probably have to be security fences to stop the panels being damaged - an industrial development in a rural community

5. The disruption to the local community over many months while this is being built - we have B roads which are narrow one vehicle with passing places.

6. Health issues - some reports indicate that solar panel radiation can lead to an increase risk of some types of cancer.

7. Plenty of other better alternatives

I am confident there will be far many more sites all over Scotland that would be larger and could be sited on less productive land, that has less wildlife away from a small rural community. Frankly I don't know why we are having a further development application as it does not seem large enough to bother with and is totally inappropriate for this location.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Douglas Scott

Address: Bungalow, Binns Farm road, Invergowrie, Dundee Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The following crops are grown on this site this year, Carrots 800ft asl, Potatoes 900 tonnes estimated, Wheat and Barley, Broccoli off site this year 24ha, and Peas 13ha. The arable land is rented out and various professional growers using high tech GPS systems apply milltown nerals and fertilizers thus ensuring the sustainability of the land . The same growers come back every year ,so there hard work must make it worthwhile. The Macaully Land grading guide states any grade 3 land that grows a variety of crops cabn be called Grade 3:1 prime. A " Food Security Directive" post brexit, was agreed with Scottish government and NFU to safeguard a food supply to the nation. With the help of said Councils , arable land should protected and used to support the Directive. See BRE report 2014 for Cornwall Council and Moray council papers on the Milltown array 2018. A " Tay Country" tourism agreement between Angus ,Dundee, Perth, and Fife coucil and Tourism Scotland to promote the Tay estuary in this area, how will this huge industrial site fit into the tourism experience?.. Save our arable land....

Comments for Planning Application 21/00535/FULM

Application Summary

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Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Duncan Robertson

Address: 4 The Logan Liff Village by Dundee DD2 5PJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application. The impact on the natural countryside and habitat would be huge in addition the road network cannot support vehicles of the scale that would be involved to create this unwanted un natural development. Fowlis Village already has a flood problem any further un natural development would only add to this. I again object to this this proposal

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ewen Murdoch

Address: 2 The Steadings, Loch of Liff Road Loch of Liff Road Liff, Dundee DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although in theory a good idea, it appears blatantly obvious that the proposed site is in completely the wrong place. An absolute sin to ruin perfectly good arable land where crops are grown into what can only be regarded as an eyesore. Why not use waste land or an uninhabited area where there is easy access to construct such a project? Single track roads as access are not conducive to this proposed project where articulated lorries will create problems for local commuters and present a danger to cyclists, pedestrians and horse riders alike. This is an area where people come to visit and enjoy beautiful countryside and scenery. The proposed site will appear like a scar on this and is not in keeping with the natural area. I am of the understanding that a connection will have to be made at the Gourdie area of Dundee which would entail further disruption to roads and the general public in the area.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Frank Lawson1

Address: Chapel of Dron Fowlis Dundee DD2 5LP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this is a sound commercial plan which will have economic benefits for the local community. The areas of uncultivated grassland will be a haven for wildlife and biodiversity.

Renewable projects such as this help to mitigate the damaging consequences of climate change and I think it is essential and necessary to support this application

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr GARRY YOUNG

Address: GLENBRAN FARM ABERNYTE PERTH PH14 9TB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very good to see a proposal for renewable energy production. This kind of project fits in well with the Scottish Governments strategy of becoming carbon neutral by 2050 and also fits in well with farming diversification ahead of the anticipated reduction in agricultural subsidies. I also note that there is an existing ETL close to the proposed site and that this area of the countryside is home to multiple polytunnel farms so there will be little additional impact on the visual landscape.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Gary Chalmers

Address: 2 Fowlis Mill 1 Smiddy Brae Fowlis DD2 5SG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The initial transportation all the equipment is to be taken on a route that is mostly single track roads with no passing places. These roads are very popular with cyclists, walkers, families with children plus prams, dog walkers and more. Not only is there the transportation of solar panels, but also the additional equipment, construction teams and machinery for groundworks. This will alter the landscape turning it into an industrialised landscape in many ways with high security metal fencing and CCTV being erected on poles along with the posts the solar panels have to be erected on. The local area is prime arable land and is used for the production of food which is used for domestic consumption ranging from carrots, potatoes, peas, broccoli, wheat, barley and various berries. This should be the priority. There is also an array of wildlife in the area. Roe deer, foxes, grey and red squirrels and an abundance of different species of birds ranging from owls, buzzards, kestrels and woodpeckers. Once the construction of this site commences, the length of time it takes to build the solar farm the wildlife will disappear and might never come back. This will have a detrimental effect on human health and wellbeing also. There have been major flooding issues in the villages of Berryhill and Fowlis. In 2019 Lightsource BP also proposed to fund a similar development. However, after all the additional information was obtained combined with environmental assessments it was agreed that the Berryhill Road site was not suitable. Angus Council also raised questions about the scale and location of the proposed site including topography issues. The area today has not changed in any way, shape or form. I feel that this site will be out of character and out of scale for the area. Solar panels are also dependent on sunlight to effectively gather solar energy. A few cloudy, rainy days can have a noticeable effect on the energy system and solar energy cannot be gathered during the night. In this particular area especially in the winter it is dark by 4 o'clock. It seems a bit ridiculous having the panels effectively not working from 4 o'clock that day until say 8 o'clock the following day. I also feel that the glint

and glare for these panels can be and will be blinding at certain times of the day. We all need to reduce our carbon footprint but it's a question of getting the right balance. Decision makers may think they're doing the right thing by consenting to what solar farms developers claim to be "green energy" however have failed to take into account the carbon footprint of manufacturing them. I believe that if this proposal is given the "green light" then it is setting a damaging precedent for farms across the local areas. There is already a farmer who owns land in Liff that has stated in a public meeting that he too is interested in solar energy.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Gary Chalmers

Address: 2 Fowlis Mill 1 Smiddy Brae Dundee DD25SG

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this going ahead, wild life will be destroyed.

There is plenty of space at sea for such a development to go ahead. I do not feel like the environmental impacts have been considered.

Also there has not been anything to the local communities that will need to live next to this monstrosity to see how we all feel about this. Feels very shoved down your throat that its going ahead.

Why not build the development up at Montrose where there seems to be people in support of such renewable energy.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr George Fleming

Address: Grange Of Aberbothrie Alyth Blairgowrie PH11 8NX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Whilst not close to the area and therefore not visually affected by the site , I cannot believe it any worse than acres of fruit tunnels . I believe that fruit tunnels are necessary as I do believe that solar power is a good environmentally friendly source of much needed electricity for the future , and less obtrusive than some of the alternatives. . .

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Glyn Hodnett

Address: Balmydown farm cottage Dundee Dd3 0pq

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object for a number of reasons, in particular during the construction phase. The proposed 4 HGVs and 15 Low Loaders/Private Vehicles per day on the small single track roads with no passing places and tight turns will not work. This would exceed the 10% increase threshold which requires a traffic assessment in accordance with EIA guidelines on minor roads. I believe this would damage the local roads, cause enormous congestion, and be a major road safety concern for locals. I also don't believe the project is of any value to Scotland as we are already almost entirely powered by renewable sources. Therefore I would be very disappointed if 121 hectares of prime arable land was torn up for such an industrial complex.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr GORDON WEBSTER

Address: 19 LOCH OF LIFF ROAD LIFF DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Roads are very narrow for cars and bicycles as is and would be dangerous if lorries were to use them.

The loss of lovely countryside appearance to something out of Star Wars.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr GRAHAM CUTHBERT

Address: THE DOWER HOUSE Wester Balruddery Dundee DD25LF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Access road totally unsuitable for HGV traffic (single track)
for construction and ongoing works

Loss of agricultural land

Loss of habitat for wildlife

Solar generating not suitable for most of the year in Scotland

Would not generate a reduction in Global Warming

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Graham Haddow

Address: 23 Church Road Liff Dundee DD2 5NN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is of a massive scale in beautiful countryside and prime farming land. It would be a terrible eyesore visible to many and would dominate the landscape. Renewable energy is the way forward but surely solar panel developments can be established in more discrete locations. Also, surely with technology as it is panels can be coloured to blend in with trees, grass and soil.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Hamish ogilvie

Address: Over Balruddery Fowlis Dundee DD2 5LN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To whom it may concern

I live very nearby to this proposed project. I believe it should go ahead because I support the creation of renewable energy, it is the future. I do not believe that either the construction or the eventual installation will have any significant effect of the local community. The most significant effect will be that it will benefit by circa £25,000 per annum.

I consider the 1000's of acres of poly tunnels in our area to be a far greater defacement of the countryside than this development.

As regards the use of land, the area to be used is of average grade, there is much better land around our area not cultivated as it is used for grass margin.

No matter where renewable developments are sited they are always going to attract opposition, this site to me ticks more boxes than it crosses. The bigger picture needs to be looked at and the next generation considered. They are the ones who will endure climate change and the ones who will ultimately benefit from schemes such as these.

I would commend this scheme.

Regards

Hamish Ogilvie

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Iain Bell

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the following reasons :-

The proposal is contrary to the council's own approved development plan which states such solar plants should be situated on flat, brownfield sites, this is neither.

Wildlife - in solar 2's presentation in Fowlis village hall they informed that a wildlife impact study had been carried out re badgers and otters and claimed there would be no adverse effect to them at the proposed site but said nothing about the impact on the many animals that are present eg swallows, swifts, red squirrels, bats, deer, hares, hedgehogs, geese, owls and birds of prey. There will be a massive impact to the creatures both during construction and also the 11km of fencing being erected.

Access - the proposed route to the site is on narrow single track roads popular with locals and tourists for walking, cycling and horse riding and their safety would be compromised.

Scale - the total area of the site is around 300 acres which would dwarf neighbouring villages.

Removing agricultural land, at a time when food production is making headlines it seems crazy to be considering using prime/good quality land for renewable energy thus diminishing the ability for the UK to feed itself.

There must be more suitable sites for this so there is no requirement to remove valuable arable land. Wind farms at sea as proposed off the coast of Carnoustie which will provide enough power for around 1.1 million homes (most of the east coast of Scotland).

Flooding - the area is in SEPA flood risk zone, if the go ahead is given for this site who will be liable for damage caused? The council or whoever is running the site at that time? Over the course of 40 years this may change hands many times.

**THE TOWN AND COUNTRY PLANNING (SCOTLAND)
ACT 1997, AS AMENDED (THE "ACT")**
**Planning Application Reference: 21/00535/FULM -
Installation of a Solar Photovoltaic Array (PV) with an
export capacity of not more than 49.9MW and
associated infrastructure at Farm House Berry Hill Farm
Invergowrie Dundee DD2 5LN**

Dear Sir/Madam,

Although not resident in the direct area of the above planning application site, I am very familiar with the area, which I visit often, and am deeply concerned about the undoubtedly negative impact the above proposal would have on the local area, if it were to be approved by Angus Council.

I would like to submit the following as a formal objection to the above planning application. I would also state that I fully concur with the contents of a formal objection, which, if not already lodged, is to be submitted by Ms Emelda Maclean MRTPI, of About Planning, Town Planning Consultants, detailing concerns held by Save & Protect Angus Rural Environment (SPARE), an action group of local residents opposed to the Berryhill Farm solar array proposal.

Mr Ian Findlay
9 Ledmore Terrace
Gowrie Park
DUNDEE
DD2 4UF

**The Proposed Berryhill Farm Solar Array Development Does Not
Comply With The Angus Council Local Development Plan(ADLP)2016-
2026:-**

The proposed development site is good quality, arable land and has been used as such for many, many years. The site is classified as being of "low suitability" for development as a solar array location on the extant land use map for the area prepared by Angus Council.

The applicant (Solar 2) is seeking permission to change the land use from agricultural to industrial and place 152,000 solar panels on a site of some 300 acres, equivalent to between 250 and 300 football pitches.

It is a sloping site. The topography of the site includes varying degrees of slope, with some areas of fields essentially north-facing. Much of the area of south-facing land upon which solar panels would be positioned is visible from/

/from many miles away on the Carse of Gowrie, from Dundee and from across the Tay in Fife.

The solar array proposal is contrary to the approved development plan in that the proposed site is not allocated for development.

It is my contention that the public and, particularly in this case, the adjoining communities and, even more particularly, the occupants of residential properties immediately contiguous with, or, indeed, essentially within the development site (North Binns) should have confidence that the local plan will be adhered to.

To make a leap from quality agricultural land in a distinctly rural setting to an industrial site for a solar power development which would be one of the largest in Britain is clearly not compliant with the local development plan.

Among the strategic aims set out within the ADLP 2016-2026 (Policy DS1) it is stated the plan seeks, amongst other things, to "maintain and protect the diversity and quality of the rural area and support and encourage local development which supports the population and services of local communities".

In no way can this planning application be seen as achieving this aim.

In relation to Policy PV9 Renewable and Low Carbon Energy Development, the ADLP states they will be supported in principle where, amongst other things, "the location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency".

I would again contend the Solar 2 proposal does not meet this stipulation in any way whatsoever given the topography and rural setting of the site.

Angus Council's Strategic Landscape Capacity Assessment for Solar Energy in Angus (SLCASEA) states that "Solar PV development on flat ground is typically less widely visible in views than development on sloping sites. Conversely, development on a hillside can increase visibility. Avoid development on profoundly sloping landforms, hill-tops and escarpments, or the areas above them".

As I have already stated, Much of the land that is the subject of this planning application is sloping and a significant area of the site forms part of the southern slopes of the picturesque Blacklaw Hill, which is popular with local walkers and others and from which the proposed solar array would be highly visible.

The assessment also states, "Avoid unacceptable significant effects upon sensitive visual receptors such as promoted recreation paths and areas noted for their scenic qualities. These could include Core Paths, path networks, Country Parks, hilltops, viewpoints and settlements".

The Solar 2 proposals would see solar panels positioned to both sides of Core Path 215 (Check Bar Road) and, overall, in an area of many footpaths used by locals and others for recreation.

The assessment further states, under the heading of "Cumulative Landscape and Visual Effects", that Solar PV development in open landscapes, or on sloping landform, hill tops and ridges are likely to increase the potential for cumulative effects on both landscape character and views".

"Similarly, other man-made structures including electricity pylons and wind turbines can increase the developed character of a landscape and when considered with solar PV development can cumulatively increase developed character and sometimes introduce visual clutter".

Part of the Berryhill Farm proposed solar array site is already negatively visually impacted by electricity pylons and covering much of the site with solar PV panels and also constructing inverter station, electricity storage, site management., etc. buildings would clearly impact negatively on visual receptors and increase the "developed character" of what is an area of distinct rural character and appearance.

The land that is the subject of the planning application is again largely in crop, having been planted - I understand by a leasee of the land - with a variety of cereal and vegetable crops, giving a clear indication, if one were needed, of the quality of the arable land.

Approving the application would mean the loss of valuable such land at a time when maintaining food production is critically important and when increasing amounts of such land are being lost to development.

Approval would also set a potentially acutely damaging precedent, opening the way for more, similar, planning applications, not only locally, but elsewhere in the country. Another leading land owner in the area has already expressed his support for the Berryhill Farm proposal, raising concern that he, too, is interested in turning a large tract of his similarly sloping land into a solar array.

Impact On Adjacent Property And The Local Area:-

There are a number of properties situated on the boundary of the proposed solar array, e.g. those at The Binns and at North Binn. These would all be detrimentally affected in terms of loss of amenity.

Solar 2 has proposed "screening" to reduce the very substantial visual impact the solar array would have on these properties, but this screening is unlikely in the extreme to block the solar array from view because of the sloping nature of the site.

Indeed, if it were tall and dense enough to block the panels from view, the screening would, in fact, have the effect of "enclosing" the properties, /

/properties, detrimentally impacting on the visual amenity of these properties and the area generally.

The proposed development also includes the provision of security fencing - apparently required for insurance purposes, to prevent thefts from the solar array - which would surround the solar PV areas, which would further impact on visual amenity.

CCTV cameras would also be installed at strategic points on the solar array site, raising concerns about an impact on the right to privacy of the occupants of the properties adjoining the solar array site in particular.

There are also concerns that proximity to a solar array will have a detrimental effect on the value of these properties.

The local area generally would be dominated by the solar array, fundamentally changing the rural character and appearance of the area by making a fundamental and negative change to the ADLP and allowing a change of use from agricultural to industrial.

Flood Risk

The Berryhill and Fowlis areas have been affected by flooding problems and are categorised by being "at high risk" of flooding. Whenever there is heavy rain the road network in the area is often affected by flooding.

There is serious concern that water run-off from the angled PV panels of a solar array would significantly exacerbate the flooding problem.

Solar 2 contend that this would not be the case, basing their contention on a "computer model" of potential risk. However, given the existing problems and the sheer scale of the proposed PV provision, the possibility of a further heightening of flood risk is a matter of some concern to residents in the area.

Nuisance From Glint And Glare And Noise And Safety Concerns From Pollution From Damaged PV Panels:-

The applicant has provided conflicting responses re the issue of potential for glint and glare from the proposed solar array at Berryhill Farm. Initially, Solar 2 said glint and glare would not be a problem, then said a "small number" of properties locally could be affected by a slight glint and glare problem, then said there would be no problem.

Because of this distinct lack of clarity from Solar 2 over a potentially highly significant problem, there is, understandably, concern that a solar array on a variably sloping site and of the scale being proposed has the very real potential to throw up a glint and glare problem of some magnitude and detriment.

The objection lodged by the operator of Dundee Airport underlines the concern over potential for such a problem.

On the issue of noise, the plans and supporting documents submitted by Solar 2 indicate the provision of inverter station, electrical storage and site management buildings at the solar array site.

At a recent Zoom meeting of Muirhead, Birkhill & Liff Community Council, a Mr Neil Lindsay from Solar 2 was asked where such buildings would be located within the proposed solar array site, but was unable to give a definitive answer.

Quite apart from the already mentioned potential for these buildings to add to the negative visual impact of the proposed development, inverter stations and power storage buildings are known to have the potential to cause "buzz" or "hum" nuisance.

Potential for noise nuisance from such buildings would be significantly greater in a quiet and peaceful rural area.

The issue of possible pollution from damaged PV panels needs to be assessed. The greater the number of panels forming a solar array, the greater would seem the potential for panels to suffer damage or failure.

Given the metals (possibly including some lead) and other materials contained in panels is there a potential for soil pollution from damaged panels washed by rain?

Road Safety And Access:-

The roads network in the area of the proposed development is totally unsuitable to support a project of the scale proposed. The roads locally are little more than single track routes, often winding and with "blind" corners.

Solar 2 has confirmed that during the construction phase of the solar array in excess of 300 articulated lorry loads would be required to deliver the solar panels to the Berryhill Farm site.

A significant number of additional lorry journeys would also certainly be required to deliver the large amount of security fencing required for the project and building and other materials which would be necessary for the inverter station, power storage, site management, etc., buildings the applicant has indicated would be constructed within the boundary of the solar array.

The latest route Solar 2 has indicated would be the preferred access route to Berryhill Farm during the construction phase is known locally as the Dron road, which is a narrow and many-cornered road running northwards (eventually) from the A90 Perth-Dundee dual carriageway at the two-level junction at Longforan.

Like the other roads locally, the Dron road, much of which is within the boundary of Perth & Kinross Council area, is, essentially, single track and with some quite steep gradients.

All the roads in the area of the proposed solar array are inherently unsuitable for anything other than local traffic. The roads are often used by walkers and cyclists and a very substantial increase in traffic volumes and vehicle sizes would pose a serious risk to road safety in the area. There would also be a risk of damage to the substance of these roads.

Detriment To Flora And Fauna In The Area:-

The area of the proposed solar array at Berryhill Farm is well known as being rich in wildlife. Red Squirrels have been spotted at North Binn and other properties adjoining the site. Deer, badgers, hares and many different birds including buzzards, kestrels and pheasants, are regular visitors to the site.

Ground-hugging animals using the site as a wildlife corridor would be detrimentally affected by the presence of solar panels and also by the security fences which would be constructed around the panels.

Birds are known to nest in some of the large, old trees which border the Check Bar Road. There is concern that these trees and other long-established trees elsewhere on the site of the proposed solar array could be at risk of being felled if they were to be deemed to cast shadow over solar panels and prevent electrical generation from these panels.

Solar 2 representative Mr Lindsay said at the community council meeting on July 8 that his company did not require such trees to be felled, but was unable to give any assurances that any such trees would NOT be felled.

This is because Solar 2 would not develop or operate the solar array. The company is essentially operating as a "facilitator" - seeking to successfully pursue a planning application, then sell on the approvals to another company. Mr Lindsay confirmed that provisional discussions had already taken place with an interested party, but declined to elaborate further.

All of the issues above combine to raise serious concerns over likely detriment to the flora and fauna in this rural setting.

Inefficiency Of Solar Array Power Generation.

While it is accepted there is a growing need for "green energy" in various forms, it should be, and is, accepted that implementation of renewable and low carbon energy projects should not be at significant detriment to communities and individuals, such as those in vicinity of the proposed/

/proposed Berryhill Farm solar array development. There has to be a very, very significant gain from such developments.

It is now clear that solar array generally are hugely inefficient, with official statistics nationally showing that the average output for solar array such as that proposed for Berryhill Farm is around 11% of capacity because of Britain's weather - and the figure decreases the further north in the country.

This means that the Berryhill site would fall massively short of its possible 49.9 megawatts capacity and would certainly not be providing enough electricity to meet the needs of 1 in 5 homes in Angus, or 12,500 properties, as claimed by Solar 2 for its capacity.

In addition, it certainly will not be offsetting 20,230 tonnes of CO2 per year as trumpeted by the company.

The proposed developments carbon offset credentials are, of course, further undermined by the fact that the solar panels would, more than likely, have to be imported from overseas. The world's biggest provider of solar panels at present is China.

It is because of the efficiencies of solar array sites that developers want them on such a huge scale so they can achieve the financial returns they want.

Solar 2's Mr Lindsay did concede the meeting of the community council on July 8 that output from the Berryhill site would fall significantly short of capacity. The Berryhill Farm site would also have to be connected to the National Grid several miles away at Gourdie in Dundee by cable which would have to be buried in a trench along its route.

And it would all still mean the loss of 300 acres of quality arable land and a fundamental and detrimental change to the character of a rural part of Angus for at least two generations.

This appears to be a situation when supposed green energy is just not that green after all.

Summary:-

The Berryhill Farm site of the proposed solar array is categorised as of "low suitability" for such developments. The land is not categorised for development in the ADLP 2016-2026.

The site comprises highly visible, sloping, quality farmland, which has been cultivated continuously for many, many years, producing a variety of vegetable and cereal crops.

The type of site is at variance with accepted guidelines for sites seen as suitable for solar array development.

A solar array development would negatively impact on the appearance and character of what is a distinctly rural and non-industrial area in South Angus and could continue to do so for up to 40 years.

Residents of properties contiguous to the proposed solar array site in particular would have their quality of life and amenity suffer serious detriment.

The proposed development could exacerbate the risk of flooding in the locally area.

The proposed development has potential to cause visual disruption through glint and glare.

The proposed development would have road safety implications for the fragile roads network in the area.

The proposed development would create a potentially damaging precedent which could lead to huge tracts of valuable and much-needed quality arable land lost in similar circumstances both locally and elsewhere in the country.

I would respectfully urge Angus Council to reject this application to protect the rural environment in the area of the development proposal and the amenity and safety of those living locally.

Mr Ian Findlay
9 Ledmore Terrace
Gowrie Park
DUNDEE
DD2 4UF

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ian McIntosh

Address: Grayburn Benvie Dundee DD2 5LB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Purchased agricultural land at Binns farm from the developer to the immediate south of Binns farm road. This road is shown as the boundary to the south. I have not been notified of this proposed development by Angus Council or the developer.

My land is at risk of flooding by the increased run off from this development. The "magic margins" are unproven and are unlikely to remain effective as they will fill up with silt and vegetation

The visual impact and loss of amenity to my land and further beyond is significant and proposed hedging will not be effective for many years.

The trees to the south of Binns farm road are protected by a legal "deed of condition" and also a court order in my favor against the developer. The continued protection of these trees is a concern to me as they will be damaged by proposals to upgrade Binns farm road.

Angus council consider that this development is not of significant impact, and this I would strongly disagree with. Sheep is not a viable alternative use for prime agricultural land and in any event there is a strong possibility, in my opinion, in future of specialist heavy machinery being used for maintenance purposes. The suggestion that land will be reinstated at the end of the project is very misleading.

I understand that all the relative and substantial ancillary works will traverse through further agricultural land of others and I have no doubt that in future neighboring farmers will seek permission for this sort of project on their own lands.

A dangerous precedent will be created if this project goes ahead and I would have thought that the Councils of Perth and Kinross and City of Dundee should have an input with this proposal because there is no doubt whatsoever in my mind that this would just be the start.

Farmers who have been receiving substantial subsidy from the taxpayer are not immune from seeking to make the fast buck! Please do not create a dangerous precedent here

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Jack Boyle

Address: 9 Kirk road Fowlis Dundee DD2 5SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village we live in is meant to be a quiet area somewhere to bring your family up. Building this will ruin the harmony of the village, increasing noise pollution and the traffic pollution. Already we are a village where people do not respect or abide by speeding restrictions so this is absolutely going to add to this.

Not only that but building this will impact on the homes around the development, impact on the aesthetics of the village and impact on wildlife.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr James Sutherland

Address: 6 Neddertoun View Liff By Dundee DD25RU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

My principle objection is that it is simply not necessary to locate this installation at Berryhill, in the middle of a farming area with several rural and village communities. There must be remote, brownfield or reclaimed land available which would have significantly less impact on the surrounding area.

The area surrounding Berryhill is farmland and the unnecessary loss of even more productive farm land should be avoided. The installation would mean the loss of the site to arable production, probably forever, and a resultant increase in food imports.

The initial construction traffic and ongoing traffic, resulting from the installation, would overburden a road system which is simply unsuitable and there would be a serious impact on road safety and congestion.

The installation would be an eyesore, visible for miles, and represent a loss of amenity to local people, visitors from surrounding areas and tourists staying at Piper Dam and local hotels. The area is well used by many people, including children, who walk, cycle and ride horses in the area. The installation would have a detrimental impact on the suitability of the area for these and other activities. There would also be a negative impact on wildlife in the area which would be affected by the increased noise and activity the installation would generate.

There would be a detrimental impact on the value of residential properties in the immediate area of Berryhill and the surrounding communities.

Finally, I was concerned to read of the objections raised by the operators of Dundee airport. Their concerns included the possibility of the site causing a distraction to pilots flying to and from the airport. I personally use the airport and any threat to the continued operation and viability of the airport would be a matter of regret. This would also be of concern to the business community and the efforts made to encourage the increasing number of tourists who use the airport.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr John Pearson

Address: 5 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With many issues against this development I want to concentrate on my 3 major concerns.

Top quality farm land is very scarce in Scotland and to use so much good arable land for such a large development is not best use of the resource. Various crops over the last number of years have been grown on this farm land with successful yields. Surely there are much better sites or even a reduced scale for a Solar Farm at Berryhill.

Flooding at Berryhill and Bins is a real concern resulting from increased run off with this installation. Ever increasing frequency of flooding of the road outside the houses has occurred and personally nearly up to my front door. One resident in Berryhill had had sewage back up into their house. Scottish Water sent a huge tanker at 3:00 am from Aberdeen to vacuum up the water. Solar2 say there is no flood risk in these areas but Sepa (Reference below) have issued a report stating there is a flood risk at Berryhill. The road sign at the top of road even states Road Liable to Flooding. I would not want to see any further increase in flood risk from solar panel run off.

3. The Scottish Government have stated that this solar farm of this type will have an efficiency rating of 11%. A solar farm with a potential output of 50MW only producing 5.5MW doesn't seem a good proposal.

Finally I am concerned over the lack of due diligence approach from Solar2 which make me pessimistic that this development will ever realise the claims that they are making.

I therefore object to this development.

John Pearson

<https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

Flooding photos are available

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Kenneth Norman

Address: 2 Fowlis Cottages Benvie Road Fowlis Village By Dundee DD25SE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Loss of prime agricultural land for the production of food. Roads in the area are not suitable for the large amount of vehicles that will be used to transport construction materials to the site solar panels will not be manufactured in the UK but will probably be made abroad risk of flooding on the site with water run off access to the area for the public will be restricted and poor return in energy generated for size of site.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Kyle Thomas

Address: 104 cluny Gardens Edinburgh Eh106br

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object as I believe that while Scotland has a lot of land, prime arable land is much scarcer and trading 121 hectares which wraps itself around houses and animal habitats for 11% efficient energy generation is wrong and sets a dangerous precedent to other Angus farmers who will be tempted to trade their land for a quick buck. This industrial complex has no place in our countryside, and we owe it to the next generation to protect it, especially given there is little need for more renewable power in Scotland where we will be entirely powered by renewables next year - without the need for hideous solar complexes on this scale.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Lewis Byers

Address: 5 Rosamunde Pilcher Drive Longforgan DD2 5EF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting this proposal. I disagree with the entire project as I believe it is entirely the wrong location for Scotland's largest Solar Farm. Many aspects of the planning application frustrate me, including the proposal to turn 5 Acres of arable land into hardcore and aggregate in order to house a parking area. As well as permanent DNO, Substation, communication and storage and inverter buildings as well as transformers constructed on arable land. All of this in addition to 152,000 panels in the middle of the beautiful countryside, and all the electrical equipment that goes with it.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Lewis Kelly

Address: 57 Grange road Monifieth DD5 4PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting as I don't believe this is the correct use of arable countryside land, given that Scotland is almost entirely powered by renewable sources.

I am very concerned about the impact on local wildlife including badgers, otters, red squirrels, deer, foxes, owls, ospreys, buzzards, and kestrels. In Solar2's own field survey, 24 habitats were recorded in the site and 100m buffer. Reading through the list of effected habits alone should be enough to render this project unviable. The 3m metal fencing around the compound will break up animal crossings and habitats that have existed for centuries.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Mark Lumsden

Address: Grieves Cottage Loch of Liff Road, Liff Dundee DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main objection is the placing of this proposal.

This is prime, arable land and to destroy 300 acres of it is shocking.

There will be other sites far more suitable to this project with far less impact on people and wildlife.

The glint and glare alone will be a major problem.

Where will the water come from to clean these panels once in situation?

What about flooding? This occurs regularly in this area with the roads closed or covered in mud so not ideal to make it worse with extra lorries etc. There is little room even for two cars to pass each other so with large vehicles it will be near impossible.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Martin Menzies

Address: 3 Flockloan Cottage Blairhall, , Dundee DD2 5HX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Martin Ross

Address: East Cottage Binns Farm, Fowlis Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would reiterate and support many of the compelling objections raised in the comments posted. In particular regarding the unsuitability of the project given the local infrastructure: the upheaval from building and ongoing maintenance would make local traffic intolerable. This project would impact massively on the character of the area in a negative way. The huge scale and lifespan of the project have such an enormous detrimental effect that I believe it should be sited elsewhere. As a resident directly affected by the solar farm, I consider the mitigation of locating the panels at a distance of 10 meters to be indicative of a lack of consideration for those who will be living with this 24 hours a day.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Michael Kidd

Address: 16 Nevay Terrace Dundee DD2 2EE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an area of outstanding beauty which I have known for many years. It would be scarred and spoiled by the proposed development.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Mike Donald

Address: The Brambles Binns Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The title of the project is misleading. It is not a Field. It is a 121 ha development across 2 farms 2 council boundaries, with impacts in Angus, Dundee, Perth and Kinross and Fife.

This is the first highly visible 49.9MW array on 3.1 & 3.2 class land in the region. There has been no assessment of the cumulative visual impact of this site or the impact of the proposed grid connection infrastructure which will enable multiple similar projects across the Dundee, Angus, Perth and Kinross and Fife boundaries. Transboundary impact is significant under EIA schedule 3. The land is 3.1 & 3.2 grade on the McCauley survey and should not be re-purposed without significant justification. This single project accounts for over 1.1% of the 3.1 land in Angus. Retained sheep grazing is used as justification. This not a viable substitute for current arable output and introduces further CO2 emissions.

Scotland's decarbonisation target is a justification for this project, however there is no lifecycle analysis to clearly demonstrate the net carbon gains and impacts. There is no detail of the highly intensive fossil fuel consumption in China to produce the components, or the shipping impact. The construction materials, construction impacts, loss of CO2 absorbing crops over 40 years, increase of grazing emissions, maintenance impacts and end of life recycling impacts have not been studied. It is not possible for Angus Council to make an informed decision on the overall positive or negative impact of this proposal without further cradle to grave lifecycle information.

The quantity of land proposed is not aligned with current best available technique (BAT) for Solar development. A recent scheme by Lighthouse BP, who self rejected the Berryhill site, uses only 73ha (180acres) to achieve 49.9MW using Bifacial panels.

This technology would enable meaningful mitigation to the size and scale of the project, reducing the cumulative visual impact and the immediate impact to local residents.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Nicholas Pearce

Address: White Oak House Flocklones Invergowrie DD2 5LE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 31 July 2021

Dear Sirs

Berryhill Ref. No: 21/00535/FULM

I am writing to object to the above application which I consider as unsuitable for the proposed site.

My objections are:

- Loss of important and irreplaceable arable farmland in a rural location. We should be trying to retain prime arable farmland.
- Water run-off from the site adding to existing flood worries in the Berryhill & Fowlis area.
- Negative impact on the roads network in the area. The roads in the area are rural single lane roads and unsuitable to the type and volume of traffic this development will need.
- The increased heavy traffic on the roads will have a detrimental and potentially dangerous impact on the many walkers and cyclists who enjoy the area.
- Detriment to amenity and quality of life for many of the residents most affected by the solar power station plans.
- Glint and glare from the solar panels which will be visible many miles away and could potentially cause accidents, potentially also impacting the approach to Dundee Airport.
- The avoidable impact on the wide diversity of wildlife in the area which includes deer, hares, and many varieties of permanent and migratory birds including birds of prey.
- I understand the average load factor from solar to be 11% meaning there is an 89% inefficiency rate. Why cause so much upheaval and disruption in this rural area when there are more efficient means of renewable energy sources.

Yours faithfully

Nicholas Pearce

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Philip Mulholland

Address: 19 Osprey Road Piperdam Fowlis by Dundee DD2 5GA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sirs

I would like to support this most fantastic solar farm proposal. Given that the UK Government has pledged to have zero carbon emissions by the year 2050 and this proposal would play a large part towards this. No matter where proposal for renewable power is likely to be located there will always be some form of objection for some reason or another however, the location of this site affects so few, yet benefits will be for so many that it should be supported. We all know that we cannot keep burning fossil fuels and renewables sources are the only way forward. We need to ask ourselves where the power will come from for the next generations that follow on from us and this must be renewable. So, I say support this for future generations to come.

Phil Mulholland

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr R Caddell

Address: 14 Berryhill By Fowlis Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The submitted application fails to meet the Angus Local Development Plan 2016.

The landscape character will be changed.

The visual sensitivity will be changed.

It is not High priority land for this type of development.

The land is already industrialised with pylons running through the site, solar panels will only add to the visual clutter.

This is sloping ground, to be avoided, particularly south and west of the core path above Binns.

The Meikleour Beech Hedge could not screen this part of the submission as seen from the applicants own photograph. This area can be seen from Fife, Perth & Kinross and Dundee.

This is prime agricultural land under the Macaulay System and should not be taken out food production for 40 years. Only land graded 5 and above, should be considered.

This is a high amenity area visited thousands of times per year by walkers, cyclists and equestrians, using the core path and the various paths from it.

This development was not seen as viable by previous interested party B.P. who after visiting site did not submit planning application due to access, connectivity and visual impact.

The area south of the proposal is subject to flooding from Blacklaw and its eastern shoulder. The run off by covering the southern slopes in panel's will increase flash flooding in the Binns Burn and Balruddery Burn. Aggregate soak away will not resolve the problem unless the water is taken away from the area. Flash flooding in these burns could have serious consequences in Benvie and Dykes of Gray.

Angus Council are aware of the flooding problem having erected 'road liable to flooding' warning sign on Berryhill Road. SEPA tankers are regular visitors to Fowlis and the pumping station further west and that is without panels.

Connectivity to the grid is deliberately avoided in the submission. I would ask Angus Council

Planning Committee to set aside this application until this is submitted to both Councils and approved. Cart before the horse.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Reece McLennan

Address: 12 Westbank Road Longforgan Dundee DD2 5FB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object as I believe this land is better used producing crops, so as to reduce our reliance on food imports and our carbon footprint. I think it is an awful idea to sacrifice some of Scotland's precious 'prime arable land' at a time when we wish to become more environmentally conscious and self-sufficient. We should be focusing on buying and producing locally. Given almost all of Scotland's energy is renewably generated in Scotland, but we still import vast quantities of food, I believe this project is all wrong. In addition to this, the effects on the natural habitats of local animals is very concerning, as well as worsening the existing flooding issues in the area.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Robert Watt

Address: Learmonth House, Church Road LIFF Dundee DD2 5NN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

1. Adverse impact on the local area.
2. Loss of amenity for local residents and others who visit the area, e.g. walkers such as myself.
3. There may be a severe impact on the locality caused by rainwater runoff.
4. The traffic during construction, and later during operation and maintenance, would be unsuitable for the very minor local roads.
5. Visual appearance. The installation is too large for the area. It will be visible for miles, causing glare and discomfort for many people. This possibly extends to endangering aircraft safety, a concern already raised by HIAL in respect of Dundee Airport, but also applicable to others.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ronald Adam

Address: 6 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sheer size and location of the proposed solar panel development is unacceptable. The elevation of the proposed site means that the panels would be visible from the A90 and as far south as Fife. In the immediate area it would have the effect of dominating the view of the majority of the north west hills from the Berryhill development and beyond. This would appear to be in direct conflict with Angus Council planning policy with regard to solar installations.

The loss of agricultural land would be immense. An average acre of land produces between 2.59 and 2.7 tonnes barley, 3.7 tonnes wheat or 10 tonnes potatoes. At a time when the country's objective is to increase food production, these acres cannot go back to arable production for 30-40 years minimum.

At the consultation meeting in Fowlis Village Hall, Solar 2 were unable to say what the individual solar panels would look like as no decision had been taken regarding the type to use. I have been led to understand that Solar 2 will not be building the proposed development.

The proposed access road for construction traffic is completely unsuitable for large vehicles. The majority of the road is single track with no identified passing places. The road has at least nine right angle or tight bends which would be extremely difficult to negotiate with large vehicles. This road is used by many walkers, cyclists and horse riders.

RSPB have discovered that geese can confuse large areas of solar panels for water, and crash land into them resulting in injury or death. This particular area has large numbers of geese commuting to the Tay estuary.

It am not against solar power but it must not be at the expense of good agricultural land. However, solar arrays must be more efficient. The Scottish Government website lists that they are 89% inefficient, in effect, only 11% efficient.

This proposed development would be the largest in Scotland, be visible for miles around, therefore the application should be rejected.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Ross Kirk

Address: 12 CHURCH ROAD Liff Cottage LIFF BY DUNDEE DD25NN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as I have huge concerns about extra traffic volume, effect on wildlife and the risk of flooding.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Sandy Inverarity

Address: Farmhouse Cransley Farm Fowlis Easter Dundee DD2 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am the neighbouring landowner and do not think the proposal is any worse than the acres of plastic already covering farmland in this area. However what does concern me is the connection from the development to the Grid and I would like to know the route and the type of pylon proposed.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Scott Duncan

Address: Benvie Road Fowlis Dundee DD25SA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support renewable energy and I understand there has to be give and take (not from a NIMBY point of view) but I do not support it when the cost is so high. This will affect roads infrastructure, arable land (which will be lost for ever) wild/bird life, impact on noise/nuisance/smell, boundary access, property impact (financial), increased flooding risk and major upheaval when work begins. There are many other options available where there would be minimal impact on all of the above. You need to question if this is just a money making scheme for the people involved, riding roughshod over normal working families, and if there has been sufficient motives/reputational investigations into all involved parties. Please reconsider.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Tielo Walters

Address: 11 Tayview Lane Dundee DD2 5RF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this proposal as I believe that countryside Solar Farms are not welcome in our countryside. Given that Scotland will be 100% powered by renewable sources within the next year without the need for Solar Farms on this scale, I do not understand why we should destroy our countryside and the habitats it supports. These solar panels are expected to have an 11% load factor, meaning that they are 89% inefficient. Scotland has almost achieved fully renewable status with far more efficient methods, and I believe we should continue to do this.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Tom Westwater

Address: 11 Loch of Liff Road Liff Dundee DD25NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just the construction of this alone would be awful for the local roads with lorries and heavy plant vehicles going up and down these narrow country roads.

The end result with the destruction of such a beautiful area to line the pockets of a private company is unthinkable. There's plenty other places away from local housing and countryside that these sort of huge constructions can be placed surely without causing irreversible damage to the local community.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr Tony Chapman

Address: 31 Kirkcroft Brae Liff Dundee DD2 5RT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The visual appearance and compatibility will not suit the surrounding area.

Impact on traffic through running and walking routes.

Not as effective a business plan as wind energy, if the business fails it will leave an eye sore.

I believe sincerely that it will bring the value of the property down in the surrounding areas

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Moncrieff

Address: Grange of Berryhill Easter Fowlis Invergowrie DD2 5LN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have a vested interest in the solar project, but feel able to comment on a few issues from my 35 years experience of managing the land.

1. FLOODING. Vegetables are all grown in beds, apart from the peas. The groves that are formed concentrate and accelerate any surplus water, therefore increasing the rate of water entering the streams. The work that has been done, which will continue, with James Hutton Institute, has shown me the flooding risk can be greatly reduced by using their "magic margins", this fact together with me sowing all panel fields with grass to be grazed with sheep, which will allow surplus water to percolate into the subsoil, rather than "run-off" convince me the flooding risk will be significantly reduced with the solar.

2. USE OF PRIME LAND.

The whole solar site was professionally surveyed in 2015, taking a sample every 100m, roughly 75% was found to be grade 3.2, 25% grade 4 and 5. Prime land has been defined as grades 1 and 2.

3. VISUAL IMPACT.

The Farm House, will have panels on two sides, but I know I will see no panels when I am working in the garden, I think this will be the same for all but a very few houses in the project area, with gardens being south facing.

Yours W Moncrieff

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Newby-Robson

Address: Binns Farmhouse Invergowrie Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the above application. It is totally inappropriate to site a solar array on a prominent landmark such as this hill which overlooks our farmhouse. Referred to by many locals as 'The Binn' it is easily seen across the Tay from Fife. This beautiful countryside as captured by the famous local artist James McIntosh Patrick would be ruined by such a proposal, and I wholly agree with the sentiments of others who have voiced their objections to this development.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Nicoll

Address: 3 The Logan, Liff, Dundee DD2 5PJ

Comment Details

Commenter Type: Miscellaneous

Stance: Customer objects to the Planning Application

Comment Reasons:

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

The visual impact in a peaceful rural setting.

Disturbance to wildlife.

Security cameras and hedges will be a blight on the landscape.

Glare from the panels will surely have an impact on aircraft which fly over this area frequently.

Narrow single track roads are not suitable for heavy lorries. The proposed route will not be suitable for lorry traffic. I see them using the roundabout at the Landmark hotel and coming through Liff.

The area is used by walkers and cyclists and the disruption caused by the construction and perimeter fencing will detract greatly from their enjoyment.

The area proposed is on a slope and I believe it is suggested that level ground is more suitable for solar installations.

In an area known for flooding surely the runoff from these panels will increase the likelihood of flooding.

The impact of such a large development on a quiet rural setting will be massive and ruin good agricultural land for a very inefficient form of green energy. Surely there are plenty of brownfield sites in Scotland that could sustain solar farms.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr William Simmons

Address: 14 Benvie Road Fowlis DD2 5SA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal to remove high quality agricultural land from production when the subject of 'food miles' and unnecessary transportation is of such high importance to society is difficult to comprehend.

The loss of wildlife habitat is of serious concern as is the issue of slope destabilization. The effect of the panels and their anchoring may well cause increased water run off into an area already prone to flooding.

Visually, the panels would detract from the aspect of an area with great natural beauty. No doubt excessive glare would also result.

Presumably, as was indicated by the representatives of BP at the previous attempt to build a solar installation in the area, the panels would be made and shipped from China with switch gear coming from Germany? It is unclear whether the panels are linked by cables under ground with further effect of soil de-stabilization or whether linking cables are laid at a surface level?

Whilst the use of wind and solar have the place in an energy strategy there are many brownfield sites which could be used and would not detract from farming, food production or remove areas of scenic beauty.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Alison Greig

Address: Dron Cottage By Invergowrie Dundee DD25LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to this application on the following grounds :

1. The loss of prime agricultural land which is used for food production.
2. The destruction and loss of natural habitat for the many animals and birds we regularly see around here.
3. The erection of so many solar panels, security fencing and CCTV cameras will transform this rural area into an industrial eyesore which will be visible for miles around.
4. Berryhill is already a known flood risk. The impact of such a large industrial venture will inevitably make this matter worse.
5. The impact to the environment from the arrival of HGVs and numerous other vehicles on B listed country lanes does not make this venture a green alternative, but increases its carbon footprint dramatically.
6. The narrow country lanes are used constantly by walkers ,cyclists and horse riders, the safety of these people will be severely compromised by all the additional traffic, for many years to come.
7. The proposed access road is up one of the steepest hills in the area.

This is completely the wrong location for an industrial development of this magnitude.

If successful, this project could set a precedent for destroying farmland across Scotland.

With all the additional heavy construction traffic on the proposed access route, it should be a condition of planning consent that the developer is liable and responsible for reinstating the road, verges, fencing and hedgerows, back to their original condition, all the way back to the A90.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Alison Scott

Address: The Bungalow, Binns Invergowrie Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I drive, walk and cycle the Berryhill Road and have pushed prams like many others and after any heavy lasting shower of rain, the road gets flooded and leaves mud on the surface for days afterwards. The adjacent sloping fields and the old Binns farm road to the cottages seems to be the main cause of the problem. I am told the catchment area of sloping field is about 94 acres and the proposed nearly 68000 panels, 25 buildings, roads, a sunbaked hard ground and therefore no natural soakaway, this flooding will only get worse with time. Solar 2 gave out leaflets showing a swale but this does not appear on the plans. Can the planning dept tell the residents if these swales will exist and where the swale water will go when it reaches the check bar rd and Berryhill rd junction. Will it join the local watercourse and will SEPA be informed?

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Anne Elliott

Address: Burnside Cottage Binns Dundee DD2 5LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to lodge an objection to proposed Solar Installation at Berryhill/ Binns.

I live in rural Angus, as it is a beautiful and peaceful place. This proposal will change the character of landscape, and disrupt the peace considerably.

It is essential to retain arable farm land, especially in these post Brexit times, as food production is at a premium.

The siting of panels is not best suited to the steep terrains of many of the fields included within these plans, plus there is a high flood risk already of both Binns track, and Berryhill road already. This would be substantially increased with the introduction of solar panels to the extent proposed. I believe the mitigation of gravel channels would not compensate for the increased risk of flooding.

Wildlife is also threatened by the installation, with birds, squirrels and owls especially at risk from the installation. Many wildlife will find the fields no longer available to them, which will potentially reduce their numbers in the wild.

Glint and glare from sloping panels will not be off set by any amount of hedging or fencing, and this impacts locally as people are less likely to visit this area, when it is no longer beautiful, nor countryside. It also will be seen as far off as Fife, and those driving along the A90, due to its high position above these roads.

I, as do many others chose to live in this part of the country due to its rural charm, which will be destroyed were this monstrosity of an installation be permitted to be erected.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Ashley Macleod

Address: 7 Kirk Road Fowlis Dundee DD2 5SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband, daughter and I have lived in Fowlis for the past 5 years and one of the things that drew us to this area was the peace and beauty of the countryside. The proposed solar site threatens this along with the issues surrounding road safety and access, wildlife and potential flooding.

The road that will be used for access to the site is often enjoyed by pedestrians and cyclists, often accompanied by young children. Therefore, it is hard to ignore the potential impact this site will have on the safety of pedestrians/cyclists in the area, particularly during construction. These roads are not adequate for the type of HGV's required to build such a site. Furthermore, the vast range of wildlife that relies on these fields will be devastated with the impact.

I understand that renewable energy is important and there are targets to be met. However, there are areas in Scotland that could be utilised that would have less of an impact on the surrounding community and the safety of those who live there.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Barbara Barnard

Address: 7 Fowlis Road Liff Dundee DD2 5PL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support this application. We have lived and walked widely in this area in the last 2 years and visual impact should be minimal. A dull black covering of the fields will be far less intrusive than white polytunnels.

Global warming mitigation is becoming increasingly urgent and we will need more and more electricity as we depend less and less on fossil fuels. The highland areas of Scotland contribute a lot with windfarms and new hydroschemes. The low land areas should also contribute to electricity generation.

Unlike housing, if a shortage of land for crops became critical, then solar panels are potentially removable.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Carol Prest

Address: 17 Berryhill Fowlis Dundee Dd2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed solar farm due to the nature of the land it is being planned for. Placement of solar panels should take place on flat ground, what is proposed is covering a beautiful hill changing the scenery of the area for everyone and visible for miles around.

I am also concerned at the roads infrastructure being able to cope with construction traffic, as they are single width small country roads.

At Berryhill we have already had issues this year with flooding from the surrounding fields and I've not read anything to reassure me the solar farm will not add to this issue.

The precedent set should this go ahead is a free for all landowners to submit plans for further solar farms, which from their point of view must be a good money maker. Yet, local residents will have to put up with potential falling property values, noise and disruption from construction which is due to last for years and then low level noise from the farm itself.

Find a flat landscape and build the solar farm there. I am not against alternative forms of generating energy, but let's have some common sense over where these are placed. The glint and glare from these panels on such a hillside will be a nuisance to residents and also many people who enjoy walking in the surroundings.

Finally, consider the impact on wildlife. We should be protecting the natural habitat of many species of countryside wildlife, not destroying huge areas with such a construction.

Please for the sake of local residents do not give permission for this plan and open the floodgates,

literally.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Chloe Kerr

Address: 11 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to note my objection to this proposal. There are a number of concerns I have regarding this:

1. The loss of unspoiled countryside landscape which is what makes this area so special and so precious to all those who live here. The size and scale of this project would completely dominate this space and completely eliminate the precious countryside environment.
2. The nature of the upward sloping site, meaning the panels would be visible from a very far distance.
3. The destruction of walking paths and routes, vital to both the physical and mental health of local residents.
4. The additional traffic on roads which are inappropriate to manage this - including the huge disruption building the site would have as equipment is moved and transported.
5. The inevitable glare from the many panels.
6. The possible negative implications on housing prices for homeowners, as the area would become less desirable.
7. The impact on flora and fauna existing here.
8. Possible water run off from the panels which could contribute to flooding issues.
9. Noise and disruption to the peaceful environment.
10. A clear and strong opposition from the vast majority of residents in the area - it is incredibly disheartening to think these views could be dismissed and ignored.

As much as I support and encourage the development of renewable energy in Scotland, it is quite clear this is NOT the site for such a massive solar panel project.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Christine Ogilvie

Address: OVER BALRUDDERY Fowlis Invergowrie DD2 5LN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Access Roads.

The road leading to the site is a narrow, single-track road, steep in parts with blind corners and very few passing places and is unsuitable for construction vehicles The road is a designated 40 mph 'Walking and cycling friendly road' and it is used regularly by dog walkers, cyclists and horse riders.

2. Environmental Impact

This is a beautiful rural area with stunning views. Locals have chosen to live in a peaceful, countryside environment and I believe that this huge solar construction will adversely affect the surrounding landscape. In particular the residents who live on the road to the Binn Farm will have their views spoiled and their sunlight blocked from the solar panel screening.

3. Agricultural land

This is good agricultural land with a number of crops being grown at the moment. I believe that the land should continue to be used for agriculture, not industry.

4. Operating life of panels

I believe it is unlikely that the solar panels will be effective for 40 years. They deteriorate over time and become less effective, with lower output of energy.

5. Security

The need for surveillance cameras and security fences makes me concerned about a possible increase in theft and vandalism in our quiet rural environment.

6. Glint and glare issues

Helicopters en route to Ninewells Hospital and aircraft heading to Dundee and Leuchars airports fly over this area and may be adversely affected by the large expanse of solar panels.

7. Wildlife

We have red squirrels in our garden and regularly see deer, hare and a wide variety of birds. I am concerned that this massive change in land use will have an adverse effect on the local wildlife.

8. Flood issues

There are a number of signs on the surrounding roads indicating 'Road liable to flooding'. We have flooding and drainage problems currently in our garden and I believe that the large amount of solar pannels will increase the risk of flooding in the area.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Clare McCance

Address: 2 Balruddery Farm Cottages Berryhill road, near Fowlis, Invergowrie Dundee DD2 5LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application still requires a lot more consultation with neighbours and careful consideration of impact to the area. Have not felt that the public consultation was considerate of local views and felt not listened to (not very interactive or interested). We look directly at the site only a field away and no one from solar 2 had approached us for feedback.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Freda Knox

Address: 6 Fowlis Mill, 1 Smiddy Brae Fowlis Dundee DD2 5SG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to oppose the construction of this solar farm for the following reasons:

The proposed route for the transportation of panels and construction materials to the site is totally unsuitable, as it uses single track roads in places. This will have an impact on the local community and raise safety concerns as these roads are regularly used by walkers and cyclists. The damage caused by heavy plant will greatly increase the need for ongoing repair by already overstretched local authorities.

The prime arable land to be used for this development could be utilised for the cultivation of food crops at a time when we are being encouraged to be self sufficient and buy local/Scottish produce.

The construction of the solar farm will undoubtedly have a significant impact on local wildlife which, at the moment, roams freely in the area.

Glint and glare from the panels could become hazardous to land and air traffic, in particular helicopters approaching Ninewells Hospital and aircraft using Dundee Airport.

Flooding issues in the surrounding areas have become a growing cause for concern during the 19 years I have lived here. Berryhill Road is already liable to flooding and this could become an even greater problem with climate change.

It has also been noted that the output from this proposed site falls significantly short of capacity suggested, as the lack of solar irradiation in Scotland is much less than in other parts of the UK.

In 2019 when Lighthouse BP proposed a similar development, the Berryhill Road site was deemed unsuitable for an installation because it was out of scale for the area. This was to have been a much smaller development than the one Solar 2 is proposing. What has changed to make it viable now?

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Gillian McKay

Address: 18a Berryhill Dundee DD25JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Scottish Government recommends flat land and no pylons for solar farms, this land has pylons and is sloping.

In the last few years alone this ground has produced peas, carrots, broccoli, potatoes and grain, these developments should not be using land suitable for growing produce that as a nation we require.

The development plan states that development will not be permitted if there is an adverse impact of nearby properties. Outlook is a point mentioned, living at Berryhill, my entire north facing outlook will be the fields full of solar panels. This development will be seen for miles, into Fife and across the Carse. The fields are so steep that no screening will be able to hide the panels.

The glint and glare from the panels is a concern for traffic and aircraft.

The construction of this development will create a noise and the sheer quantity of panels, building materials arriving will create a major issue on the small narrow roads. The road identified has sharp turns and is very steep, at present it is bad enough if you meet another car. Solar 2 will have no control over the roads that the drivers use and the alternative options through the village of Fowlis would be just as bad.

There are already drainage and flooding issues in the area around Fowlis, Berryhill, and Balruddery - any sort of industrial work on this immense scale will inevitably affect that. Replacing acres of crops which soak up tons of water with acres of solar panels, which do not, will doubtless exacerbate the problem. These panels also require tons of water a year to clean them, this will be adding more water to an area struggling to cope.

The impact to the local wildlife will be enormous, the deer who have roamed for years over this ground will be forced to find alternative habitats closer to the main roads, and this will cause additional road accidents. Fowlis and Berryhill have a substantial amount of bats and a number of red squirrels which are protected species. There are a number of articles also of geese getting

confused by solar panels and trying to land on them thinking it is water. Every year at Berryhill the geese land in the surrounding fields during their migration.

I strongly urge you to reject this application.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Helen Keith

Address: 26 Park Road Park Road Dundee DD3 8LA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Solar panels are not green and not recyclable. They use carbon and hydrocarbons in the manufacturing process and highly toxic chemicals are a byproduct of the manufacturing process. They contain cadmium telluride , lead and 5 other highly toxic substances.

If solar panel arrays are approved at all, they should be in industrial, not agricultural zones.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Hilary Cochran

Address: Hill Road Gullane Gullane EH31 2BE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Solar power generation will be good for Angus and Dundee city. In principle, I support this application.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Janette Adam

Address: 6 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is of maximum size for this type of development and would I believe be the largest in Scotland.

Removing approx 300 acres of productive arable land for a period of 30-40 years is, in my view vandalism. At a time when the country's objective is to increase food production, these acres cannot get back to arable production for 30-40 years minimum. The Carse of Gowrie has some of the most fertile food production land in Scotland, evidenced by the John Hutton Institute being located on adjacent land.

As the proposed development is on the some of the highest south facing slopes above Berryhill Farm Steading development and visible from the A90 and Fife beyond, no amount of road side screening will hide the impact of the panels. The outlook from Berryhill towards the proposed development, will mean that the existing view of crop fields and hills will be replaced by solar panels.

Solar 2 could not provide a sample solar panel at the consultation meeting at Fowlis Hall. I also understand that Solar 2 will not be constructing the proposed development.

RSPB have grave concerns regarding large areas of reflective surfaces. Birds have been known to become confused and attempt to land, resulting in injury or death. In this area, there are large numbers of migratory geese.

To mitigate concerns from local residents about the construction traffic using the road through Fowlis village, the proposed alternative route, is in my view, completely unsuitable due to the narrow nature of the road. It has no passing places and many very sharp bends, which large

vehicles would have difficulty negotiating. In normal circumstances two cars cannot pass each other on much of the road.

It should be noted that I am not against solar power, but it must not be at the expense of good agricultural land. However, solar arrays must be more efficient. The Scottish Government website lists that they are 89% inefficient, in effect only 11% efficient.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Judith Roberts

Address: Perth Road Dundee DD2 1LR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose this application for the following reasons:

1. Loss of a huge area of prime arable land and the subsequent impact on food production.
 2. Devastating impact on the vast numbers and variety of wildlife that inhabit the area.
 3. Additional flood risk to property in an area where this is already an issue.
 4. Impact on nearby properties and the local communities in relation to noise pollution, road traffic congestion, parking, not to mention the huge negative visual impact it will have for local as well as the wider community.
 5. Concern over safety of pedestrians and cyclists who enjoy this lovely unspoiled area.
- The destruction of our beautiful countryside should not be allowed.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs June Keddie

Address: 20 Berryhill Fowlis Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live at 20 Berryhill and strongly object to this development for the following reasons:-

1. This is prime arable land - currently peas and potato crops in situ - this would be lost and never recovered
2. Loss of habitat for wildlife and reduction in biodiversity when we are trying to increase this.
3. Too near to communities - most of these developments are in areas far away from humans or out to sea.
4. An eyesore - out of keeping with the local environment and there would probably have to be security fences to stop the panels being damaged - an industrial development in a rural community
5. The disruption to the local community over many months while this is being built - we have B roads which are narrow one vehicle with passing places.
6. Health issues - some reports indicate that solar panel radiation can lead to an increase risk of some types of cancer.
7. Plenty of other better alternatives either at sea or on poor arable land away from local communities. We need to protect our arable land for food production.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs June Keddie

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live at 20 Berryhill and strongly object to this development for the following reasons:-

1. This is prime arable land - currently peas and potato crops in situ - this would be lost and never recovered
2. Loss of habitat for wildlife and reduction in biodiversity when we are trying to increase this.
3. Too near to communities - most of these developments are in areas far away from humans or out to sea.
4. An eyesore - out of keeping with the local environment and there would probably have to be security fences to stop the panels being damaged - an industrial development in a rural community
5. The disruption to the local community over many months while this is being built - we have B roads which are narrow one vehicle with passing places.
6. Health issues - some reports indicate that solar panel radiation can lead to an increase risk of some types of cancer.
7. Plenty of other better alternatives either at sea or on poor arable land away from local communities. We need to protect our arable land for food production.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs K Caddell

Address: 14 Berryhill By Fowlis Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development is contrary to Angus Council's own Strategic Landscape Capacity Assessment.

It is on an elevated site visible from a very large area with minimal options for screening due to slopes and elevation and will cover an extensive area with huge blocks of black panels

It industrialises a very large area of arable land that has been used for cereals, potatoes, broccoli, carrots and peas, there are already pylons criss-crossing the area and it will introduce CCTV into the countryside

It encroaches directly on existing housing, particularly those at Binns Farm and North Binns. There are also 2 self-catering properties at Binns Farm;

It affects local recreational activities and tourist use. The applicant's public access plan shows local routes blocked by security fencing and the core path running through the middle of the site.

Piperdam visitors use the core path and Blacklaw area as an amenity of the holiday resort and local use of the area has increased since Covid 19;

The proposed deer fencing with a small mesh will exclude larger mammals such as deer, foxes, hares and stoats and disrupt their pathways;

Local roads are single track and the proposed construction access route from the A90 is along roads not currently used by heavy traffic due to tight right-angled bends, and a steep slope up to Dron. Damage to Perth & Kinross roads is likely. Alternative routes include villages and similarly narrow or single track roads.

I note that of the comments in favour to date, only one is directly affected by the proposal.

I am not against solar energy and would be less concerned about this development if it was significantly smaller, on some of the less elevated fields, if the existing very large fields were broken up by hedging into smaller units to increase biodiversity and visual impact, and all local access routes kept open and their rural nature maintained. I would urge planning officials to visit

the whole site to appreciate the impact and extent of this plan

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Karen Newby-Robson

Address: Binns Farmhouse Invergowrie Dundee

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Many of my reasons to object to this development have already been voiced very well by others in the area so I won't detail them all again here. Concerns about issues from flooding, to disruption and unsuitable access for plant movement and large vehicles, to the change of use of prime agricultural land used for many years are all very real to me and I completely support these objections.

We moved to Binns farmhouse in 2006 and whilst living there for a period of 9 years restored the house to its wonderful victorian origins, but more importantly created an area to sustain and nurture wildlife within the seven or so acres that surround it, as a peaceful haven for creatures to flourish undisturbed. We must cherish what is left of the beautiful countryside in this part of our country and continue to provide a sustainable home for this wildlife, not destroy it in pursuit of a development such as this where the benefits set out are dubious at best and will change and obstruct the natural wildlife corridors which we have tried to expand on, thereby destroying important breeding and feeding habitat for many creatures already at risk.

Yes green energy is important but as others have already said there are far better sites suited to this type of scheme, rather than this lovely place, which the solar farm proposed would change and spoil and be seen for many miles due to the sloping nature of the land.

Our house now supports Scottish tourism in the county as a holiday home accommodating large, often three generational families, from all over the world coming here to celebrate a lifestyle event together, all comment on the beautiful, peaceful landscape and stunning views around the house. Were this project to go ahead this view would be changed completely presenting an unacceptable eyesore instead.

We must object to this development, consider what we would lose and find a site more suitable where the benefits can be achieved without destroying such a cherished landscape.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Louise Densley

Address: 11 Liff Park Liff Dundee DD2 5PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project is much too big and too close to habitation and on arable land. Surely a moorland site would be more suitable.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Lynn Ingram

Address: Craigvaar Strathmartine Dundee DD3 0PT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wildlife natural habitat will be disrupted

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Margot Watt

Address: Learmonth House 25 Church Road Liff DD25NN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Such a large number of solar panels will have a strong and permanent visual impact on a huge area from Dundee over to Fife and along the Carse of Gowrie..... at least for my lifetime. Unlike polytunnels which are also visually intrusive but at least can be collapsed/moved and add to our farm productivity not detract from it.

The airport could well find pilots struggling with the glint and glare problem.

Local roads are narrow and quite inadequate for the hgv's and other vehicles trying to access the site.

The site is productive prime agricultural land and this year alone has seen a wide variety of crops.... carrots, brassicas, potatoes, and various grain crops, the loss of which can only add to the problem of increasing food miles from more imported crops if we allow this scale of development here.....and consequently elsewhere if a precedent is set. This is not natural sheep grazing land it is far more productive than that and we have a bigger need for crops than we have for even more sheep.

I also understand that there are sensitive geological sites in the vicinity which may be affected by such a dramatic change in land use above them and at least one of the valleys alongside which cables will be laid, is a site of special scientific interest.

Whilst I recognise the need to reduce our carbon footprint by developing other sources of electricity surely a less intrusive site could be chosen in the emptier and/or less productive areas of our country. 152000 solar panels in one area of central Scotland is not acceptable. The solar farm on flat land near Errol is smaller and on wetter heavier clay soils and has so much less visual impact that most folk I know didn't know it was there.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Phyllis Lyske

Address: 18 Berryhill Invergowrie Dundee DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The site is totally unsuitable as it is on high ground which rises up from the road. It will be visible over a wide area including across the estuary into Fife. I have concerns about the glare aspect. Two previous proposals, by large established companies, were withdrawn before planning application because they both assessed the site as unsuitable.

I have lived in this area for 20 years and in all that time the proposed land has been used for arable purposes except for a short period last winter when for the first time a small part was used to graze sheep. This is quality arable land which should not be converted into industrial use. Scotland has a very low % of arable land and to put 300 acres into industrial use is outrageous.

The so called screening planted, so far, is deciduous hedge. Only effective in summer.

Berryhill is already prone to flooding. CEPA have designed this as a flood potential area so nothing should be allowed to potentially worsen the situation. The run off from solar panels will be an issue for Berryhill which lies well below the proposed site. If this proposal proceeds will the council accept responsibility for flooding issues. Also there has been flooding on the Berryhill road in places that it never occurred previously.

The road network is single track with limited passing places. The surface and margins are prone to damage and will not support the the use of HGVs needed for this plan. HGVs will be a safety risk to the many walkers, cyclists and children who use these roads recreationally daily.

The industrial fencing will have an adverse visual impact in this rural area and will be totally incompatible.

There is a wide range of wildlife in the area, including endangered species, and the impact of this development will be unacceptable due to disturbance and loss of habitat.

There are fossil fields in the area and the extent and range of these needs to be established by the appropriate professionals.

Comments for Planning Application 21/00535/FULM

Application Summary

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Rosilynn Wilson

Address: 46 Dalmahoy Drive Dundee DD2 3UT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally devastating for this small rural area. Protected Red squirrels and wild life, road network is totally unsuitable for large vehicles. There are many more suitable sites with far better road access. can't believe Angus council would even considered such a project in an area as this.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Susan Lumsden

Address: Grieves Cottage Loch of Liff Road Dundee DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main objection is the massive scale of this proposal. To use up this vast amount of prime, arable farm land is a crime in itself. What use is heat and power for cooking if food is scarce or too expensive to buy. With Brexit and the threat of independence Scotland should be trying to become self sufficient and not be importing food.

My other concerns are the location. Why situate something this vast on a hill. Surely using up flat, scrub land away from houses and villages would make far more sense. All the local country roads to this site cannot cope with large articulated lorries that would be needed for this project. Flooding is also a massive issue already in this area with the roads regularly closed because of it. Drains cannot cope in Fowlis and Liff with extra heavy rainfall and run off from fields as it is and this project would add to this problem without a doubt.

Trees and hedgerows would need to be removed and replaced with security fencing and cameras so what about wildlife corridors for deer, foxes etc. There are numerous bats and buzzards too, what about them? their natural habitat will be altered to their detriment. Glint and glare is another issue for local residents as well as all the car users on the A90.

The environment will be altered for ever and will never return to what it is now. Please consider the impact to wildlife and the inhabitants of this area

Comments for Planning Application 21/00535/FULM

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Tara Birtwistle

Address: 12 Berryhill Fowlis DD2 5JH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application on the following grounds:

The location of this development is wholly unsuitable due to the number of properties impacted and lack of suitable transport links. To suggest that the equipment will be brought to the site on the single track, steep and twisty roads is completely unrealistic and dangerous to other road users, which include school transport, walkers, cyclists, and horses. These suggested roads are within Perth and Kinross, have they been consulted?

The site faces numerous properties whose quality of life will be affected as they have been living enjoying the rural location, with numerous lovely walks and a vast array of wildlife which will be turned into a completely different and unwanted landscape. The impact on wildlife will be awful, with the metal fencing surrounding the development disrupting the habitats of numerous wildlife who have been in the area for years undisturbed.

I am concerned about the lack of visibility of the glint and glare assessment ...why is this not published to show which properties will be adversely affected?

I strongly oppose this application, it is in the wrong location on sloping agricultural land, with numerous residential properties affected causing unnecessary disruption to wildlife and ruining the landscape .

Comments for Planning Application 21/00535/FULM

Application Summary

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mrs Wilma Sutherland

Address: 6 Neddertoun View LIFF DD25RU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds of the negative impact the installation will have on the local area.

- Loss of good arable land for 40 years. As an island we should be self sufficient in food production.
- The size and scale of the proposed installation, affecting such a beautiful area, seems like vandalism when the installations are only 11% efficient.
- Impact on wildlife and birds.
- The narrow access roads will be used by heavy lorries, endangering the safety of walkers and cyclists on currently safe roads.

I agree with the need to find new sustainable sources of energy, but strongly disagree that this is the correct location.

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Ms Fiona Mackenzie

Address: 8 KIRKCROFT BRAE LIFF DUNDEE DD2 5RT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In balancing the important concerns about global warming and energy security, climate change and food security and changing weather patterns with increased risk of flooding, I cannot understand why this project has been proposed for arable land in an area already prone to flooding. We need solar farms, but we also need to grow food on all suitable land, and we need to protect homes and agricultural land from the devastation of flooding. This is a good project in the wrong place.

I was also horrified to read in one report that a roads assessment was not necessary because the project was not complex! If it were not unthinkable, I would ask whether the person who wrote that had simply looked at a map rather than visiting the steep, winding single track roads with minimal verges, roads in frequent use by cyclists, pedestrians, dogwalkers and children, that are proposed as access routes for hundreds of heavy lorries carrying construction materials and thousands of solar panels over a protracted period. No mention has been made of reinforcing these roads beforehand - and they already show water damage in places - to support the project. This cannot be competent.

I also object to this proposal because I do not believe that any agricultural land should be taken out of production in a country that needs to reinforce local and national food supplies. I consider the land unsuitable because of the flooding risks and because Scottish Government guidelines recommend flat land for such developments. Personally I feel it is in the national and public interest that the Scottish Government should be involved in all applications where a priority like energy security is placed in direct conflict with priorities like food security and flood mitigation. It seems wrong that the proposers have chosen to avoid that scrutiny. The wildlife and local amenity implications are also very worrying. I am a pedestrian and incompetent cyclist in the area and I

feel my safety is at risk.

Comments for Planning Application 21/00535/FULM

Application Summary

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Ms Fiona Ross

Address: Dumbie Dykes, Backmuir of Liff Birkhill DD2 5QR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to submit my support for this project, whilst it is on a prime agricultural site, Scotland needs to drive forward more EV and PV projects- domestically and commercially - to reach zero emissions by 2045. I have heard a number of arguments which are not supportive, but mostly because they feel that it will be an eye sore.

However, they seem happy for 100's of acres of prime farm land in the Carse of Gowrie and the Sidlaw's to be shrouded in plastic poly tunnels. This type of farming, often does not use the soil but metal racks for an easier harvest. PV panels can allow sheep to graze underneath.

I live rurally, near Birkhill, and whilst I don't live next to solar panels, I do live close to large pythons and appreciate their use and their architectural wonder. Fiona Ross, MSc Climate Change UoD (Distinction)

Comments for Planning Application 21/00535/FULM

Application Summary

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Ms H Reid

Address: East Ladyfield Cottage Invergowrie Dundee DD25LG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to this application

I am an advocate of renewable and sustainable energies however research is indicating that solar panels particularly the ones identified in this proposal are neither efficient nor sustainable. These solar panels have less than a 15% efficiency rate and they will not cover the carbon foot print needed to install and maintain. The panels life expectancy is less than 40 years and are not recyclable.

The carbon footprint needed to install as well as the inappropriate identified route for the lorries is both a traffic movement hazard and will have lasting environmental damage. The route proposed is on one of the narrowest and steepest roads in the area which is also on a school bus route and vital to be accessible for statutory and emergency services at all times. The route proposed is also in another local authority where this proposal has not been declared.

In the past 18 months I have seen a significant increase in walkers and cyclists using the roads which contributes to health and wellbeing of our community unfortunately this proposal will have a negative impact on health and wellbeing through inaccessibility to our countryside as well as a detrimental impact visually in appearance.

The proposal does not meet Angus council nor the community planning partnership strategic plans regarding food growing & climate strategy and employability. This application will eliminate prime arable land which in turn will increase carbon footprint and a decline in local produce. It also will not sustain nor increase local employability

Research in other areas who have solar power stations indicate that there is a rise in criminal activity in the area thus creating additional pressure on Police Scotland resources

Installation of solar power houses needs rigorous & specific locality research and community engagement of which I do not see any evidence. The proposal does not align to Scottish / Local renewable policies

Comments for Planning Application 21/00535/FULM

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Ms JACQUI THOMSON

Address: Graystones Cottage 3 Loch of Liff Road Liff By Dundee DD2 5NE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Location - too big, too close to local communities and on good arable land.

Loss of/Harm to Wildlife Habitat - destruction of hedgerows and blocking of wildlife paths and routes.

Flooding Concerns - already an issue which will only be exacerbated by water runoff from proposed panels.

Traffic Movements - the steep, narrow single-track roads are unsuitable for articulated/HG vehicles accessing the site during the construction period.

Road Safety - the, "Walking and cycling friendly roads," around the site are popular with walkers, cyclists and horse-riders.

Noise and Disruption - during the construction period and low-level noise from the solar farm in operation.

Visual Appearance and Compatibility - picturesque countryside destroyed by panels, security fences and CCTV. Due to the sloping hillside the glint and glare from solar panels will be visible from many miles distant.

Inefficient Form of Green Energy - is the load factor really as low as 11%?!

Comments for Planning Application 21/00535/FULM

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Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Peter Przybylski

Address: 65 Haldane Avenue Dundee Dd30jh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This project is needed if the government want zero carbon on 2040 we need to make more energy. The traffic on that road allowed attic lorry's to pass. Lorry's have been there for years

From: [REDACTED]
To: [PLANNING](#)
Subject: Solar2
Date: 02 August 2021 09:10:31

Dear Sir/Madam

Angus council website for receiving objections to Solar2 at berry hill is currently down so im mailing you directly to voice my families opposition to the scheme. While we are in principle supporters of green renewable energy we do not agree that this should come at the cost of losing prime agricultural land. There must be many sites around Scotland where such facilities could be sited (only ~8-10% of our land is suitable for arable agriculture) and we cannot afford to lose any of this when there are realistic alternatives and we may need to increase our food production capacity in the future. I trust you will represent these views in relevant Council meetings.

Regards

Robbie Waugh & Family.

Professor Robbie Waugh
1 the Steadings
Loch of Liff Road
Liff
Angus DD2 5NE

[REDACTED]

21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

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Case Officer: Ruari Kelly

Renewable energy is required to meet current climate change targets but should not be at the expense of agricultural land when there are alternative suitable sites or materials available eg super thin solar coating that can be applied to commercial warehouse roofs.

The application appears to conflict with planning guidance across a number of areas within the following documents eg using flat land, screening of panels, use low quality farmland

- Angus Council Renewable and Low Carbon Energy Development Supplementary Guidance
- Tayplan
- Scottish plan

I'm astounded that Angus Council did not require an Environmental Impact assessment. 152,000 solar panels, support buildings and infrastructure will materially change the land and flow of the landscape for years to come.

The applicant's Design and Access Statement states this is a "major development". The proposal is completely out of scale with the local environment, needs of local community and many more reasons stated below.

Wildlife	The animals wander freely across the land at present and by enclosing the solar panels with fencing this will restrict their movement, natural habitats and move them closer to the road and risk of dying. Protected birds and animals at this location include raptors, owls, bats, red squirrels, swifts and geese. Has the issue of "Heat Islands" created by 152,000 solar panels been addressed to protect the wildlife?
Flooding	<p>Berryhill Road has signs indicating the road is liable to flooding, the SEPA flood map highlights the local area from Binns, Berryhill and Fowlis as a flood risk. Homes in Berryhill have been affected by huge volumes of water following heavy rainfall recently, as were properties in Fowlis.</p> <p>There are recent MET office documents online advising an increase in projected rainfall and as this project is for the next 35-40 years this is extremely concerning.</p> <p>The planning document states there will be regular monitoring of water levels during construction. What about during site lifespan as water levels are set to rise and what frequency will they be checked?</p> <p>Walter Scott (Chief Engineer) at Angus Council stated in a public meeting in Fowlis (March 2018) with Councillors present, advised residents the water table was rising due to climate change and we need to protect our homes.</p> <p>If planning is granted for this site, should anything happen to my home due to flooding who will be liable? Will Angus Council cover damage repair costs?</p>
Landscape	<p>The solar panels located on a sloping site will be visible for miles including traffic on A90 and from Fife. Despite what the applicant advises regarding planting and screening to reduce visibility. Screening this site will take an extremely long time (decades?) compared to flat land.</p> <p>Will there not be a cumulative effect of existing infrastructure with electricity pylons across the site and solar panels?</p>

	<p>Reviewing the statement in the Landscape and Visual appraisal 4.25. The proposed site is at the western edge of low suitability area for solar power. Surely there must be sites that are in a high suitability area that can be used first eg brownfield, industrial sites.</p> <p>The site cuts through the popular walking route Checkbar Road, Piperdam which will be ruined by fencing and screening and the vista of long sweeping farmlands will be lost for generations.</p>
Scale	This is a major development, industrial scale, not suitable for rural farmland, especially when surrounding and bordering residential properties.
Transport	<p>Once transport route has been agreed. What happens when construction workers do not use the proposed route, what action will be taken by the Council to remedy and in what timescale.</p> <p>In Design and Access Statement 4.4.1 Construction Traffic – 4 HGVs and 15 low loads/private vehicles per day for construction period. The proposed road via single track road with no passing places at Millhill, Dron to the site is ludicrous. These roads are popular with cyclists, walkers, families with prams and dogwalkers presenting a danger to locals and tourists.</p> <p>Solar 2 were asked at public meeting to confirm number of trips in updated FAQ it stated 320 artic journeys would be required but looking at number of trips estimated in the design and access statement it would appear they have substantially underestimated this.</p> <p>Previous planning for properties has been refused along Berryhill Road due to condition of roads, if construction traffic were to use this as an alternate route – would the developer pay for repairs?</p>
Cumulative effect	The adjacent farms have polytunnels. If they wished to add more polytunnels would this development prohibit them due to cumulative effect with the panels? Thereby reducing the change of increasing employment on farms.
Farming / Agriculture	<p>There is a finite amount of land in Angus (especially prime arable land). According to Scottish Government stats the east of Scotland has 40% of farming production.</p> <p>The UK is already suffering from low food production. If we keep losing pockets of land to solar projects, we are walking headlong into another disaster where we will have to ship/fly food into the country thereby increasing carbon footprint.</p> <p>"Further it is predicted that we will need to produce 56 per cent more food by 2050 due to increasing populations. We have not increased food production by 56 per cent in the last 30 years, and if we continue to build on farmland we have no hope of achieving it in the next 30 years either."</p> <p>By passing this planning proposal there will be knock on effect that the farmers who presently farm the land, can't grow crops, there will be less produce in the supermarkets, there will be reduced demand for agri suppliers, loss of employment the list goes on.</p> <p>Once established the solar plant requires minimal staff to look after the site and possibly some can be completely remotely apart from washing the panels which would create more water in the area and then potentially more flooding problems.</p>
Environment	Inverters are known to create noise/hum. Looking at the planning statement the info provided is non-existent, more information is required for the public and noise assessments prepared.

	<p>Glint and glare will be an issue effecting on local properties, villages, traffic on A90, over to Fife.</p>
Tourism	<p>The site is located next to a key tourist destination in Angus, Piperdam with a vast number of properties for rental. It's a regular occurrence to be stopped on a Friday and asked for directions.</p> <p>How many people visiting Piperdam for a holiday, activity or golf want to spend their free time next to a power station? There will be so many beautiful walks and vistas ruined by covering them with solar panels.</p> <p>Piperdam has a huge economic value to the area creating jobs, visitors who will spend money locally and across Angus and neighbouring Perthshire.</p> <p>2019 stats (probably not updated due to pandemic) Tourism is a very valuable contributor to the Angus economy. The Scottish Tourism Economic Assessment Monitor (STEAM) figures for 2019 indicate a significant contribution to the economy from visitors:</p> <ul style="list-style-type: none"> • There were 1.1 million visitors in 2019. • £241 million was generated within the local economy through visitor and tourism business expenditure. • On average, visitors staying in Angus stay 4.2 nights and spend £30 million on local accommodation. • Staying visitor numbers increase by 38% between 2010 and 2019 and in 2019 generated a total economic impact of £203 million for businesses in Angus. • Day Visits generated £37 million for the economy of the area.
Solar Panels	<p>The panels will most likely be shipped from China according to Solar 2, which is ludicrous considering the whole point of this project is to reduce carbon. There have been several articles in the press regarding the production of the panels, pollution and slave labour in China. USA have now banned solar panel imports.</p> <p>It doesn't fall under remit of planning application but there should be social corporate responsibility for the purchase of such items when there are abuse of human rights in the supply chain.</p>
Decommissioning	<p>Looking at the type of groundworks, layers of cement, gravel etc within planning docs, how will this site be returned to agricultural after decommissioning, would it remain as brownfield site or convert to housing?</p> <p>There is a bond process should planning be permitted. Will Angus Council hold the funds for the next 40 years to ensure the safety of the land and to ensure it will be returned to farmland after decommissioning.</p>
Solar2 Limited	<p>I contacted Solar2 to ask for information to view their existing projects and received the following reply "As a company, we have not built any solar farms yet in Angus, but as individuals have consented two projects elsewhere and including near Forfar that are due to be built later this year."</p> <p>As a local resident this gives me no comfort whatsoever as they haven't fully completed a solar project.</p> <p>It has also been stated in public meeting they hope to achieve planning consent and then sell the site on.</p> <p>How will local residents have reassurance that the new owners will follow agreed planning criteria and how does Angus Council monitor developments to ensure guidelines are adhered</p>

	<p>to? If the owners don't adhere to guidelines what action will Angus Council take and in what time timeframe?</p> <p>If the new owner gets into financial difficulties and must cease trading, at what point will the landowner take land back and restore to farmland? One to two years, five years+. It would be a travesty if the land was left as an industrial wasteland due to mismanagement.</p> <p>This proposal is based on opportunity to make vast sums of money and not what's best for the environment.</p>
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“The lack of evidence available relating to the ecological impact of solar farms is concerning. It has led to authoritative organisations making speculative arguments and publishing information that on occasion appears to conflict. For conservation organisations to provide sound advice that is coherent and consistent, evidence is needed. The move towards renewable energy sources by many governments is progressive and admirable, however more needs to be done to understand the interaction between these new technologies and the ecology that they are ultimately designed to protect.” according to Natural England - Evidence review of the impact of solar farms on birds, bats and general ecology (NEER012)

[REDACTED]

From: Shirley Wallace [REDACTED]
Sent: 01 August 2021 16:05
To: PLANNING
Subject: Planning Reference 21/00535/FULM

Dear Sirs

I wish to object to the proposed Planning Application for an Industrial Solar Farm to be constructed at Berryhill Farm/ North Binns/Fowlis.

I consider the scale of this proposed development to be disproportionate to the surrounding area and wish you to fully consider the following 1. Impact on families living in the surrounding area who chose to live in a rural community for green space and a quite lifestyle 2. Noise, nuisance and possible smell 3. Traffic will be exceptional and the access roads are not fit for purpose and are currently signed as Walking and Cycling Friendly, how can that be with lots of Industrial sized trucks on them.

4. Road Safety in general the effect on pedestrians and cyclists 5. the loss of valuable arable land. It has been impossible to build houses in this area as it was for agricultural purposes yet suddenly it seems Agricultural land is no longer needed.

6. Does this really comply with the current Local development plan for the area.....I don't see any evidence of compliance.

I am fully in favour of greener energy and solar farms but surely there are far more rural sites that would not have such a negative impact on so Many surrounding communities who moved to this are for a better standard of life !

Please confirm my objection has been noted.

Regards

Shirley Wallace
West Meadows, Woodlands
Longforgan Dundee DD2 5HH

Comments for Planning Application 21/00535/FULM

Application Summary

Application Number: 21/00535/FULM

Address: Field 300M West Of Grange Of Berryhill Invergowrie

Proposal: Installation of a Solar Photovoltaic Array (PV) with an export capacity of not more than 49.9MW and associated infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Trevor Harley

Address: 7 Kinpurnie Gardens Newtyle Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With Scottish winters having few hours of daylight and little sunshine, how much power will this scheme across the year? Presumably very little outside the summer months - when energy is least needed. The environmental impact is likely to be large, and to say that the area currently has little ecological diversity is disingenuous: the Council should therefore be increasing diversity, not obliterating it. There will also be a loss of visual amenity, a factor not really valued (e.g. with wind power). It is clear that there is very strong local feeling against this proposal, with many well articulated arguments against, and it is the purpose of the Council to listen to its residents.