Appendix 2 – Summary of Applicants Supporting Information

Pre-application Consultation Report – This report provides an overview of the pre-application consultation activities undertaken by the applicant, which included consultation with the local community council and ward members; formation of a development website; a public exhibition day; and a follow up virtual exhibition to cover key concerns raised at the earlier in-person event. The report states several surveys were undertaking to address concerns raised in the 12 completed feedback forms, including a glint and glare assessment, a preliminary ecological appraisal, a flood risk and drainage study and a land capability for agriculture survey. A construction traffic management plan was also produced. The report concludes that the development has been designed to account for the feedback received by the local community and with consideration of environmental impacts, whilst maximising renewable energy generation.

Planning Statement – This provides a summary of the background to the proposal, the applicant and the site, including relevant planning history and pre-application activities. It assesses the development in relation to relevant policies of National Planning Framework 4 (NPF4) and the Angus Local Development Plan, as well as supplementary guidance and other material considerations deemed relevant by the applicant. The document states the proposal would provide a significant contribution to meeting the climate emergency net zero commitment and would contribute to the Scottish and UK Government's aims of energy security. The report states the proposal would provide the energy equivalent to the average annual UK electricity consumption of approximately 6,800 homes. It states the proposal would not have an impact on any designations or protected species. It states the design process and proposed mitigation would address other impacts and ensure the intention and outcome of NPF4 Policy 11 is achieved. The report concludes that the provision of renewable development is strongly supported by planning policy at both the local and national level and the development is in accordance with the development plan when read as a whole and is consistent with relevant material considerations.

Design and Access Statement - This also provides a summary of the site context, the proposed development and the relevant policy context. The main focus of the document is summarising how the site and its surroundings were assessed to ensure that the final design solution was the most suitable for the site. It describes the starting point for the design process and subsequent alterations made to the layout in response to issues identified through the consultation and appraisal process. It states the site was identified as being appropriate for solar development through initial feasibility work considering key issues such as grid connection; environmental and heritage designations; energy yield; visual impact; and agricultural land use. It states that having determined that the site would be appropriate for a solar farm development based on the above factors, the applicant undertook additional detailed feasibility work and further changes were made to the design in response to the feedback received from community consultation. The design changes include avoiding development on areas of ancient woodland and heritages assets, as well as areas of sloping north facing ground and visually prominent zones near residential receptors. Additional planting was also incorporated into the scheme and the substation and electrical cabinets located in the south-western corner of the site to mitigate visual impacts upon properties and roads. The document also provides an overview of the site access route and the levels of anticipated construction, operational and decommissioning traffic. The document concludes that at the end of the operating lifetime of the solar farm, decommissioning would be undertaken and suggest a Decommissioning Plan would be prepared and agreed with Angus Council at least 6 months in advance of decommissioning.

Landscape and Visual Impact Assessment (including Figures 1-4) – This assessment considers the potential landscape and visual impacts associated with the development. Its summaries the methodology carried out and relevant planning policies. It includes

consideration of the landscape and visual impacts of the proposal from a number of viewpoints which are used to represent key visual receptor groups in the vicinity. In terms of landscape impacts the assessment concludes that the proposed development would be well contained by existing landform and vegetation and the layout of the proposal has been designed taking cognisance of relevant guidance. It suggests notable effects on landscape character would be limited to a small part of the host TAY13 (i) Dipslope Farmland (Dundee/Tealing) landscape charact type in the immediate vicinity of the site and would give rise to Minor/Negligible adverse effects. It concludes that impacts on visual receptors would be confined to an area extending around 1km north of the site and around 600m to the south and southwest, encompassing users of minor roads and a small number of dispersed rural properties and farms. It indicates that these effects would be Major/Moderate and Adverse on completion of construction but concludes that once the proposed mitigation planting matures, views from the north would be more notably screened or heavily filtered through vegetation, particularly for road users and residents in closer proximity, and therefore permanent effects on receptors to the north would reduce to Moderate/Minor and Adverse. It states some open views from the minor road south of the site would remain once proposed mitigation planting matures although views from the nearest receptors at Wellbank Farm Steadings would be entirely screened by a new belt of mixed woodland. Therefore the assessment concludes that, overall, the extent of visibility of the solar farm the south would reduce to be Moderate and Adverse. The assessment suggests the Tealing Battery Energy Storage Facility is the only potential development requiring cumulative assessment with the proposed development and concludes that in limited areas combined views of the proposed development and the Tealing BESF would occur, where the proposed development would be the more noticeable development and the main cause of visual effects. Combined views of the two proposals would not give rise to cumulative effects that would be markedly different from the proposed development alone.

Supporting Environmental Information Report (including Appendix A-I) – This document includes a summary of various reports submitted in support of the application, where the source documents are generally included in the appendices. The report also provides an overview of the site, the proposed development, relevant planning policies and consultation activities carried out. It also notes that a Screening Opinion was received from Angus Council in June 2022 which confirmed that the application would not require to be accompanied by an EIA (**Appendix A**). This SEI report also summarises the findings of the Landscape and Visual Impact Assessment noted above (where the viewpoint photomontages are recorded as **Appendix B** of the SEI report). It also provides an overview of the lighting scheme approach for the proposal.

The SEI includes a summary of the findings of Heritage Impact Assessment (**Appendix C**). The desk-based assessment and walkover survey of site and surrounding study area identified the remains of 12 non-designated heritage assets, including drystone boundary walls, a drain and a pond. It also states that although the site has likely been predominantly in agricultural use since the post-medieval and modern eras, the proposal has the potential to have a high impact on archaeological remains which may still be undiscovered at the site. Therefore, in order to mitigate impacts mitigation measures including the preservation and enhancement of the existing archaeological assets were recommended, as was the possibility of a Written Scheme of Investigation if required by the archaeology service. The Heritage Impact Assessment also suggests the proposal has the potential to impact upon 15 designated assets with the 2km Study Area, all of which are listed buildings. The assessment concludes the proposal would have a Negligible to Low impact on all but the Category B Listed Wellbank Farmhouse, which is likely to experience a Low to Medium impact. The assessment concludes the proposal would not detrimentally affect the appreciation or understanding of that asset or materially diminish its cultural significance. It concludes that no mitigation for settings impacts are considered necessary.

The SEI also includes a summary of the submitted Flood Risk and Drainage Assessment report prepared by Ashfield Solutions Group (**Appendix D**). That report suggests that SEPA Surface Water Flood Map indicates the majority of the site is at very low risk of flooding from surface water but a linear region of high risk exists inside the western and along the southern boundaries. The report indicates this is attributed to a watercourse that flows along a low line of topography but is not considered to pose a significant risk to the development as the proposed solar panels are all located outside of the high-risk extent and this is deemed acceptable in accordance with the SEPA vulnerability classification system. An outline surface water drainage strategy was also provided which suggests the site can accommodate surface water attenuation for events up to and including the 1 in 200 year storm +55% allowance for climate change when swales are constructed along the south, east and west boundaries of the site. The flood risk and drainage assessment concludes that the proposal is suitable in the location proposed; unlikely to place additional persons at risk of flooding; and unlikely to increase flood risk elsewhere.

A Preliminary Ecological Appraisal and a Biodiversity Net Gain assessment have been undertaken (**Appendix E**) and these are summarised in the SEI report. The report indicates that no nature conservation designations of international importance were identified within 5km of the site boundary; but 2 Sites of Special Scientific Interest (SSSI) are present within 2km. The report suggests that neither SSSI is considered to have connectivity to the site and is considered sufficiently buffered from construction impacts by intervening landscapes. It identifies 2 compartments of Ancient Woodland Inventory (AWI) bordering the northern site boundary. However, suggests that with appropriate design, these AWI compartments will not be impacted by the proposed development and other compartments within the area are sufficiently buffered from impacts by intervening landscape. The appraisal indicates that the woodland and scattered trees around the site are considered to be of ecological value, due to their capability to support a wider range of biodiversity and may have an important function to play in maintaining connectivity for wildlife. It concludes that while suitable foraging habitat is available on site for a limited range of protected species, no direct evidence of any such species was identified within the Study Area. It states bat foraging and roosting habitat are available, but impacts could be mitigated with appropriate design. The Biodiversity Net Gain assessment concludes that the overall biodiversity value of the site is predicted to increase by 172.70% from the recorded baseline levels as a result of converting all fields from arable farming to neutral grasslands. Therefore the assessment considers the proposal would provide a significant beneficial effect to the site in biodiversity terms.

A Construction Traffic Management Plan prepared by Pell Frischmann considers the likely impact of construction traffic on the local roads network (**Appendix F**). The Plan indicates the proposed development would generate approximately 54 vehicle movements per day during peak construction works (month 2) of which 18 would be two-way HGV movements and the remaining 36 movements would be from car/ LGV trips. The Plan proposes traffic management measures to ensure the safe operation of the construction approach route to the site but notes final details of these measures could be secured via planning condition. The Plan indicates the development would be unmanned and operational traffic is expected to consist of roughly tri-monthly maintenance visits by smaller vehicles. It concludes that that impact on the wider road network would be negligible.

A noise assessment undertaken by ITPEnergised (**Appendix G**) is also summarised in the SEI Report. That assessment includes a prediction of operational noise levels associated with the development at representative Noise Sensitive Receptors (NSRs). It suggests that predicted noise levels would meet adopted criterion by a substantial margin of at least 12 dB(A). it suggest the predicted levels are sufficiently low that the proposal is estimated to give a negligible contribution when considered cumulatively with other nearby proposed developments. The assessment concludes that noise impacts associated with the proposal will be low and the difference between the predicted operational level and the assumed background levels are such that it is likely that the development will be inaudible at all NSRs.

However, it advises that given the uncertainty regarding the sound power level of the proposed inverters and transformers, the report recommends the sound power levels of the final plant selected should be checked against the assumed values.

A glint and glare assessment undertaken by Pager Power Limited (**Appendix H**) is also summarised. This assesses the possible effects of glint and glare from the development on road safety and residential amenity in the vicinity. The report indicates that published guidance suggests the intensity of solar panel reflections are equal to or less than those from water and are significantly less intense than many other reflective surfaces which are common in an outdoor environment such as poly-tunnels. The report assessed road receptors on the B978 and 82 dwelling receptors within 1 km of the site. It notes that glint and glare effects are technically possible along the B978 but existing screening from vegetation and/or terrain significantly obstructs views of reflecting panels such that no significant impacts are predicted. It also suggests glint and glare effects are technically possible at 31 of the 82 assessed dwellings but for 17 of these dwellings existing screening from vegetation and terrain is expected to obstruct views of reflecting panels and no impacts are predicted. For 9 dwellings, marginal views of reflecting panels are considered possible. Existing vegetation screening and intervening terrain is predicted to reduce the duration of effects on these properties to less than 3 months per year and less than 60 minutes on any given day and therefore an overall low impact is predicted, and no further mitigation is required. For the remaining 5 dwellings, there is no existing screening identified, and effects are expected for more than 3 months per year but less than 60 minutes on any given day. However, the assessment states that the proposed landscaping consisting of hedgerow planting along the southern boundary of the site would be expected to screen views once established. The assessment concludes that once the proposed landscaping has established the effects upon the remaining properties would be low and no further mitigation is required.

The SEI report summaries the findings of a Land Capability Classification for Agriculture survey undertaken by Soil Environment Services (**Appendix I**). The survey assess the land quality within the site and found that the majority of the site consisted of Class 3.1 (prime) land *'land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range'* with a small area of Class 3.2 (non-prime land). The report concludes that although the use of the land would change as a result of the proposal the overall biodiversity of the site would be enhanced and the development would not have a direct impact on soil quality as it does not require foundations. Furthermore, it indicates that at the end of the development's lifespan the site can be restored to agricultural use.

Fire Risk Note - This document provides details of proposed fire safety measures and confirms the proposal does not include a battery energy storage system (BESS). It indicates solar farms are designed to reduce fire risk and to ensure that if any fire incident were to occur, it would remain isolated and small in scale. Preventive maintenance consisting of both remote monitoring and regular physical inspections of the equipment is intended to ensure the solar farm operates safely. If equipment fails to function properly a central monitoring office will be alerted to arrange a shutdown remotely (if the equipment has not already shut itself down automatically) and instruct a site inspection. In terms of design, rows of panels are separated from one another and other equipment such as inverters, transformers and substations are also housed separately from other equipment, to reduce fire spread risk. The materials used throughout the construction are also selected to reduce flammability and to prevent fire spread.

Lighting Plan – this provides a brief overview of the limited level of lighting proposed as part of the development and indicates the lighting scheme has been designed to minimise light spill and lights will be focussed on the area immediately in front of the compound structures' entrances.