

From: Gillian Ritchie [REDACTED]
Sent: Thursday, November 21, 2024 4:42 PM
To: Ben Freeman <FreemanB@angus.gov.uk>
Subject: 24/00589/full

I would like to register my objection to the outrageous proposed solar farm and battery storage. My reasons for these objections are as follows.

My objections are due to but not limited to,
Major financial impact on property prices,
Disruption to the local environment,
Disruption to local wildlife,
Potential increase of flooding,
Risk of illness due to being in close proximity to a industrial solar farm, A solar farm would not be in keeping with the surrounding environment.

This would have a unacceptable adverse impact on surrounding areas and environment and the amenity of existing occupiers of nearby property's.

The noise that will be produced during construction and maintenance will be disruptive to all local property's and wildlife.
The light pollution that will be generated by security lighting, construction/maintenance lighting and reflective glare from the sun. The levels of dust during construction will be disruptive to all local property.
The odors that will be produced during construction and maintenance will be offensive.
The increase in traffic will be detrimental to the local environment and pose an increased safety issue to the many pedestrians that walk this road.
Due to seasonal weather the fence will reduce natural light into local properties having a detrimental effect on wellbeing and increased electrical usage.
The potential for intrusive CCTV.
Will the produced electricity be used,?as we know the local grid is unable to accept the generated electricity from the wind farm this leading me to think that the whole process is pointless other than making money for the applicant with no regard for the environment. How will the solar panels be disposed of once their life time has expired? Has this been taken into consideration? It is documented that after a solar farm the land would not be able to return to healthy ground for the production of food. I know a solar farm is classed as GREEN however in reality it is industrial, which has no place in the countryside.

I truly hope the local council take into consideration their constituency in this discussion.

Thanks

Gillian Ritchie
Cairnlea Woodville
DD112QW

1 Denfield Steadings,

By Arbroath,

Angus

DD11 2QQ

8 November 2024

Dear Mr Freeman,

Proposed New Solar Farm Installation including Battery Storage Facility.

Land West of Denfield Arbroath. Ref: 24/00589/FULL

We object to the above application for the following reasons:

1. The proposal would result in a long term significant and adverse change in the local landscape character. In combination with other developments, it would also contribute to a change in the wider countryside from open countryside in agricultural use to a semi industrialised solar energy park.
2. The proposal would be contrary to the Council's Strategic Landscape Capacity Assessment for Solar Energy.
3. The proposal would have a significant and detrimental impact on the residential amenity of the local community.
4. The proposal would impact on the Core Path Network and its enjoyment by the wider local community and the many visiting tourist holiday makers.
5. The proposal would result in the loss of good quality agricultural land in exchange for a minimal contribution to the supply of renewable energy.
6. The proposed mitigation measures would not "mitigate" but obliterate important views across open countryside to the coast and Fife. While the implementation of habitat enhancement measures are vague and unlikely to be enforceable.
7. The relationship of the site to the Montrose SPA requires an Appropriate Assessment under the Habitats Regulations.

By virtue of the above the proposal would be contrary to the Angus Local Development Plan, in particular Policies PV3, PV 4, PV 5 , PV6 and PV9 and its associated Supplementary Guidance; and to National Planning Framework 4 Policies 4 and 11. The planning application should therefore be refused in accordance with the primacy of the Development Plan.

It is important at the outset to acknowledge that the site is not flat but sloping and undulating. It occupies an elevated location above Arbroath and Denfield, with wide views across open countryside to the coast and Fife beyond. Also, that the site abuts a very popular section of the Core Path Network and a busy local road, an integral part of the Core Path Network, so well used by walkers, cyclists, families with pushchairs, and horse riders, as well as vehicles. It is not an isolated or remote location with at least 30 residential properties within 100 meters of the site boundary and a further

400 within half a mile. Importantly, the landscape is also open in character with minimal areas of woodland to screen it from these houses or passing traffic.

1. Adverse impact on local landscape character

The scale of the development, approximately 34,000 panels (49 acres of panels) and its associated footprint; its location on the “Dipslope Farmland”, the height of the panels, and the resultant height and alien appearance of the proposed screening would result in significant landscape and visual impacts. These impacts would be compounded by added cumulative effects. Firstly, the cumulative visual impacts from the other existing and proposed solar projects in the immediate line of sight. Secondly through the sequential cumulative impacts on the landscape character as experienced when travelling across the locality.

The development would significantly add to the number of such developments that a member of the local community or visitor would experience and as such would change the character of the landscape from open countryside to semi-industrialised linear structures. The proposed mitigation would not alleviate the change of character, since the screening would merely block views of the coastline and open countryside, and thereby greatly reduce the value of the experience of anyone travelling past the site.

As discussed in section 2 below, this application is one of several similar (batteries and solar farms) either planned or submitted in the immediate surrounding area. This piecemeal application approach poses a very real threat of creeping urbanisation and industrialisation of open countryside, with the resultant loss of amenity, aspect and of good quality arable farmland. In effect we think these proposals, if granted, would change the landscape character from countryside/farmland to that of a solar energy park.

The application form proposes a permanent development while the supporting Landscape and Visual Impact Assessment states it would be “temporary, albeit long term”. Similar developments have proposed a 40-year lifespan. Whatever the applicant’s true intention, it is clear that the proposal is not for a short-term temporary period and likely to equate to at least the extent of an adult lifetime. It is also likely that once established then a further application to renew or extend the proposal would be hard to refuse. Therefore, the change in landscape character would be long term, if not permanent in nature.

As such it would be contrary ALDP Policies PV6 and 9, and the Council’s Strategic Landscape Capacity Assessment for Solar Energy and to NPF 4 Policy 11 e (ii),

2. Contrary to Councils Strategic Landscape Capacity Assessment.

The applicants LVIA notes that the site is within the large zone of “medium” capacity identified in the Council’s Landscape Capacity for Solar Energy (LCSE) and suggests that the site therefore complies with the Council’s associated policy. However, the “medium” zone is divided into several subsets, this being in the “Dipslope Farmland (Letham, Lunan Water, Arbroath)” area. While the LCSE suggests that some capacity exists in this subset, it explains that it is “variable” and suggests that solar developments should avoid “higher more open areas and sloping landforms where visibility is likely to be high”. **The application site is just such an area.** It lies on the upper areas of sloping topography which is generally open in character with negligible woodland cover to break up the views. The LCSE also states that there is “likelihood that both (solar panels and polytunnels) together would create cumulative effects which could erode the underlying landscape character of these areas” and are “likely to reduce landscape capacity for PV solar development”.

The applicants LVIA asserts that there will be no cumulative impacts, either in terms of the landscape character of the locality or in terms of visual impacts. This conclusion appears to be based on the erroneous understanding that cumulative impacts are limited to the intervisibility of similar developments from a single viewpoint. Cumulative impacts also include those experienced as a result of passing through a landscape and experiencing the sequential impact of similar forms of lineal developments.

This would include the cumulative impact of existing polytunnels and solar developments, including the existing battery storage plant at Crudie Acres, its approved extension; the current proposal for a separate battery storage plant at land west of Bankhead Farm to the south of the Denfield application, which one can only assume will be followed by an application for a related solar farm development; the proposal for a 50 mw solar farm at Fallows of Arbirlot; the recently consented solar farm at Kinnel Farm, Arbroath; and polytunnels at Arbroath, Easthaven and near Ashbrook Nursery. All within 5 miles of the application site.

The proposal therefore does not accord with the Capacity Study and a such would be contrary to the ALDP Policies PV6 and 9 and its Supplementary Guidance, and to NPF 4 Policy 11 e (xiii)

3. Significant detrimental impact on residential amenity

The Landscape Institute in its Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013) and its associated Technical Note (2/19) describes residential visual amenity as “the overall quality, experience and nature of views and outlook available to occupants of residential properties including views from gardens and domestic curtilage. It represents the visual component of residential amenity” which in turn is the “attractiveness and value of a ... residential structure”.

The planning system is designed to act in the wider public interest. Nevertheless, effects on private interests are part of the “planning balance”, including weighing the effects on residential amenity. Although there is no “right to a view”, there are situations where the effect on the outlook and visual amenity is judged to be significantly affected by a proposed development, a matter which has been confirmed in appeal and inquiry decisions. There are situations where the effect on the outlook of a home is so great that it is not considered to be in the public interest to permit such conditions to occur where they did not exist before.

This application is one such situation. The scale, nature, location and close proximity of the proposal would result in a significant visual impact on the residential amenity of many neighbouring properties. Consequently, **the proposed development would be contrary to ADLP Policies PV 6 and 9 and NPF4 Policy 11 e (i) .**

This approach has crystallised into the “Lavander Test”. It is also reflected in the Landscape Institutes Technical Note as to how a judgment on residential visual amenity threshold should be assessed and communicated.

We note with interest the Planning Officer’s letter to the applicants of 2/5/24 outlining the unsatisfactory nature of the earlier application. In particular his comments on the relevance of the Lavander Test and the importance of protecting nearby properties from unpleasantly overwhelming impact on residential amenity. We suggest that these concerns apply equally to the revised application. Equally that historic decisions such as that at Berryfield should not prevent a decision on the Denfield proposal from being made on its individual merits. Planning applications are determined on a case-by-case basis.

4. Adverse impact on Core Path Network

The proposal would result in significant adverse impact on the value of the Core Path Network and its interconnecting links by significantly reducing the recreational experience through the loss of the panoramic views across the countryside and down to the sea. The panels would also be highly visible from Core Path 150 and the associated elevated public road leading to Denhead Fram. The proposed screening along the roadside would obliterate the view and experience from the Zc31 which is an important link in the Network as shown in Figure 3 of the applicants LVIA. It would not “mitigate” it.

The Core Footpath and its important link road is a significant community asset and is part of a very popular route from Arbroath. It is used by many as a loop from East Muirlands Road: walkers in 2 or 3s, family groups, rambling parties, dog walkers, runners and cyclists are all regular users. This valuable community asset will clearly be adversely impacted, with the amenity of this section of the network degraded. While Denfield Road (Zc51) is a very well used local road, serving pedestrians, horse riders and cyclists as well as farm and commercial vehicles and private vehicles including tourists who may use it to avoid the main Forfar Road (A933). These routes are an integral part of the local community fabric. The significant impacts upon them resulting from the close proximity and visibility of the panels **would be contrary to ADLP Policy PV 3 and 6 and NPF4 Policy 11 e (iii).**

5. Environmental cost-benefit of solar panels.

Government Energy Policy and NPF4 call for a mix of energy technologies, including a potential variety of renewable technologies, without indicating percentile contributions. However, the generating output from the proposed development of 12.5MW compares to the 3-4MW and 8-12MW for single on and offshore turbines respectively (International Renewable Energy Agency). The Sea Green development off the Angus coast involves V164-10 MW turbines. The Council’s Strategic Capacity for Solar Energy does not indicate when the differing landscape types would reach capacity. However, there must be a point when the low return from solar energy in comparison to offshore windfarms and their comparative visual and landscape impacts makes the perceived Angus capacity for solar farms questionable. Particularly when meeting that capacity is at the expense of good quality agricultural land. This is particularly relevant to the Dipslope Farmland (Letham/Lunan Water/Arbroath) described in the Capacity Assessment where cumulative impacts are likely to occur so eroding the landscape character and reducing the capacity for solar developments.

6. Unsubstantiated mitigation measures

The proposed screening would remove the enjoyment of views across open countryside to the coast and Fife. It would obliterate this view rather than mitigate the impact.

There must be doubt as to the applicant’s ability or intention to implement any of the so-called biodiversity enhancements. The Planning Officers letter of 2/5/24 referred to above is also critical of the failure of the original application to implement any of the vague habitat and biodiversity enhancements hinted at in the previous Ecological and Landscape Assessments. In our view the revised application is similarly deficient

7. Appropriate Assessment under Habitats Regulations

The applicants Ecological Assessment fails to acknowledge the considerable importance of the site and environs as a feeding area for very large numbers of overwintering geese and its relationship to the Montrose Basin Special Protection Area. An incomprehensible failing. As NPF notes, any proposal likely to have an effect of some significance (i.e. beyond insignificant) on the qualifying features of an SPA should be subject to an “Appropriate Assessment”. Planning permission should not be granted until such an assessment has been completed and its findings determined in consultation with

Nature Scotland. In the absence of the required Assessment the proposal is **contrary to NPF4 Policy 4 and ADLP policies PV 4 and 5.**

Other matters

We question the rigour of the application. The LVIA continues to describe the site as being “in Fife Council”

The applicants revised LVIA erroneously states that the site is located “in Fife Council” (para 1.3) and fails to recognise the potential for significant sequential landscape and visual impacts or refer to the other existing or proposed solar energy infrastructure projects within a 5-mile radius. It also fails to include in its list of “receptors” (Appendix 1 Analysis of visual receptors) the six residential properties at Denfield Steadings. All of which would be within 200 metres of the development. This seems particularly odd given the inclusion as receptor of the applicant’s own property at Dechmont located some 4.5 km away.

It also fails to follow the Landscape Institute’s Guidance by failing to assess the residential visual amenity threshold for each property or to explain their judgements on the scale of impact on each receptor. All matters set out in the Institutes Technical Note. Furthermore, the photomontage representations and analysis are of questionable accuracy or realism.

The Planning Statement also makes several references to the site’s proximity to the Arbroath “Power Station” as a supporting factor. It does not clarify the nature or location of this power generation facility

In summary we object to the application for the reasons given above and suggest it should be refused planning permission as **it is contrary to National and Local Planning policy in the form of National Planning Framework 4 Policies 4 and 11, the Angus Area Local Development Plan Policies PV 3, 4,5 ,6 and 9 and its associated Supplementary Guidance and Strategic Capacity Assessment.**

Yours sincerely

Ian and Claire Anderson

Comments for Planning Application 24/00589/FULL Application Summary Application Number: 24/00589/FULL (replaces withdrawn 23/00706/FULL)

Address: Land 200M West Of Denfield Arbroath Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details Name: Mrs Janey Mitchell, Thistle Cottage, Woodville, Arbroath, DD11 2QW

Comment: We wish to register our objection to this planning application in the strongest possible terms. Our questions, concerns and subsequent objection are based on the following:

Letter of decision for previous application (withdrawn) 23/00706/FULL, dated 02/05/2024 notes "In addition to this, the site is in close proximity to a number of established residential properties. The amenity of these homes is important to consider. In consideration of proposals like this, the 'Lavender Test' is employed. The summary concluded that the proposal as presented is not considered to be consistent with NPF4 Policy 11 or ALDP Policy PV9 on the grounds of unacceptable impacts on individual dwellings, including residential amenity and significant landscape and visual impacts.

NPF4 Policy 11 – impact on individual dwellings – the proposed solar pv and battery storage presents an unacceptable impact on individual dwellings. The residential amenity is also negatively impacted – this proposal is not sustainable development that incorporates a social role to secure a well-designed strong vibrant and healthy community. We will not be able to enjoy our homes - the countryside at our front doors is being removed, the proximity of the solar pv panels, the scale of the development, the industrial outlook and the environmental effects – all having an unacceptable impact on the individual dwellings.

The only change to address the unacceptable impacts on individual dwellings from 23/00706 to 24/00589 is that the new solar panels and battery storage application has moved 200m away from Denfield Steadings to within 200m of Woodville. Woodville also has established residential properties which have open views towards the sea and will be significantly impacted by this proposal. The 'Lavender Test' should also be employed for application 24/00589 to all the properties impacted (neighbours notified, Woodville and Denfield Steadings - Denfield Steadings were not issued neighbour notifications for 23/00706, but the Lavender Test was applied to them) to ensure continuity of decisions. Blue represents 24/00589, yellow 23/00706 (withdrawn)



ALDP Policy PV 9 – How does this proposal develop a supply chain . How does this proposal diversify Angus economy . There will be no local economic benefit – the only local benefactor will be the applicant. During consultation at Rosely Hotel, (The applicant notified in the courier a meeting to take place at Rosely Hotel on 25/06/2024) the applicant confirmed there will be no upskilling of the local workforce in the installation and maintenance of the solar pv farm. The applicant also confirmed they will not be employing a local contractor to supply and install the solar pv farm – they may consider employing locally to install the screening. Fuel poverty will not be addressed, the residents of Arbroath will not receive lower priced electricity. If this application is approved, there should be consideration of a clause to stipulate use of local tradespeople and sustainable local material to stimulate circle of economy.

At the Rosely, the applicant shared a letter from Ben Freeman, Planning Officer, and we have a few comments: "Farmland landscape has been stripped of character and features over time and smaller fields have been amalgamated. Solar farm developments offer an opportunity to reintroduce a more organic appearance in this respect". In our opinion a solar farm would give a regimented industrial appearance, nothing organic (working with nature) about it. Smaller fields have been amalgamated to allow the farmer to work his land to gain advantages of economies of scale. The current appearance for individual home owners is very pleasing and the reason we live here – large areas of green which allows us to enjoy living in the countryside, to appreciate the scenery, wildlife, nature, pace of life, fresh air, less noise, more privacy and generally enhanced wellbeing.

Screening has been suggested in front of some individual properties to try and mitigate the visual impact. This screening may assist in preventing the view of solar pv's, but it does not deter from the fact that country view will no longer be available and light coming into the homes will be affected by the height of the screening

Countryside Encroachment - . Response from Angus Council from the previous application (now withdrawn) noted "is to be improved by additional planting adding to existing biodiversity". The countryside surrounding the proposal does not need to be improved, there are a high level of plant and animal life which are important and desirable to all impacted by this proposal (including those who received neighbour notification and those who stay >25m from the proposal). The applicant may be proposing additional planting (to try and improve the visual of this industrialised field),

but what about the impact this whole field of solar panels will have on our wildlife – how does the applicants proposal add to the existing biodiversity which includes animal life.

Is there an impact assessment on power generation and loss of grade 3.1 arable land (capable of producing a moderate range of crops, capable of producing consistently high yields) to the local environment, people and wildlife - currently, lots of geese and deer in these fields.

Ecological Impact Assessment – how can we mitigate risks if the grade 3.1 arable land is being replaced by an industrial solar pv farm. Massive negative impact on the environment of our living things and our physical environment.

It would appear it is the applicants intent to meet the green energy targets to the detriment/total disregard of the ecological environment.

Cumulative Impact - will Angus Council consider the impact on the environment, people and wildlife if approval were to be given to this high density development - 7 potential battery storage and solar farm/battery storage in the area Kirkton Industrial Estate/Woodville/Denhead Arbirlot



Smooth flat angled panels will increase the run off rate of water into Hercules Den. Not certain this will cause flooding, but sufficient evidence to necessitate a flood survey with run off modelling. Has a flood survey been carried out

Last year, the constraint cost to the people of Scotland was £80million. As I sit here writing this, I am looking at approximately 35 windmills at sea - static - which they have been for the majority of this week. Is there an assessment from DNO detailing impact on the core path network - will this need to be upgraded or does it currently have capacity for the energy generated, or will this be an additional constraint cost to the people of Scotland. Proposed DNS substation drawing with specification, but no reference to the core path network capacity. SSE comment references the

development would not have an adverse impact on the continued safe operation of the existing Arbroath to Tealing overhead transmission line. There are no reports which confirm if the infrastructure has enough capacity to handle the electricity currently flowing through them plus all of the electricity that the proposed solar farm will generate.

This is an extremely windy site that has been chosen to site solar pv and battery storage – as well as my concerns above, I would also note my concerns regarding stabilising these fixtures - more in depth detail is required on how these solar pv and batteries will be fixed to prevent damage and destruction to neighbouring properties, public, vehicles, animals and environment during our ever increasing storms

Core path – site traffic will enter the site using the field entrance, may be need for management of public access and reinstatement of any damage if the core path will be used for construction and maintenance access. Public comment 19/02/2024 by Patricia Steele for 23/00706 has still not been addressed in the new application - How can the current features be protected (eg dry stone dykes).

No assessment of health effects from electromagnetic fields has been submitted with the application. No study has been carried out that has been able to provide conclusive evidence that there will be no detrimental health affects from living beside a solar pv farm.

Working assumption - the panels will be removed after 30-40 years and the land will revert to agricultural. Solar pv's have a life span of approx. 25 years. Is it the applicants intention to replace at the end of the 25 years. How will the redundant solar pv's be recycled – Angus Council is very much up there with recycling priorities and has generated an income stream through prudent recycling. One would hope these will not be disposed as landfill, can this be confirmed.

Mr Peter Stirling, the applicant, is the Chairman of Arbroath Levelling Up Fund. Can we be assured that a declaration of interest has been made and that the planning permission decision for this industrialised monstrosity is made without bias?

Landscape and Visual Assessment - 1.3 refers to proposed site lies within Fife Council. – copy and paste from another assessment in another county? The assessment should be specific to the application.

We haven't received a neighbour notification (nor did Denfield Steadings for the previous application) – assuming this is because we are just over 25m of application site –as this has been moved 200m up the field to right outside our door, please do not list my objection as 'public comment from other or unknown'.

From: [REDACTED]
Sent: Thursday, November 21, 2024 1:47 PM
To: Ben Freeman <FreemanB@angus.gov.uk>
Subject:

Miss Liz McPherson,
Woodville,
By Arbroath.
DD11 2QW.

21st November 2024

Proposed New Solar Farm Installation including Battery Storage Facility.
Land West of Denfield, Arbroath.. Ref: 24/00589/FULL.

Dear Mr Freeman,

I write to strongly lodge my objection to this planning application.
My reasons, concerns and questions re this proposal are as follows.

1.. Unnecessary Use of LCA 3.1 Land.

Land that is capable of producing consistently high yields of a narrow range of crops. The main crops grown in this area are Potatoes/Spring or Winter Barley/Wheat/Oilseed Rape. This land has the capability to sustain these food producing crops.

Martin Kennedy (President of the NFU Scotland) and NPF4 both, while recognising the need for Renewable Energy both state..” in enabling us to minimise the threat to Food Security/Food Miles, local authorities are urged to “steer developers away” from greenfield locations and urge applicants to poorer quality land AVOIDING the most productive and versatile soils, thus minimising the threat to our food security.

I trust that this urge will be implemented in this application. If there is no poorer/alternative land on the Applicants many farms, surely that would suggest and conclude that an Industrial Solar Farm proposal is not the correct renewable solution for this area.

Angus Council Mercury Programme (Agri Tech Plan) begins by saying, “Agriculture is a key Industry in Angus.” In this plan you aim to Increase and sustain primary crop production/improve food security/ create better soil and crop yields. The land proposed to be used in this development ALREADY HAS these qualities that this programme is said to be aiming for.

While I understand that Renewable Energy Goals have to be met, we also have a job to protect the land and not “surrender” it to Solar Farm Developments. These goals can be achieved, with the exact same results on poorer quality/derelict or abandoned land in another location/area.

Generations of Angus farmers worked extremely hard and were proud to work and nurture the soils and local land around us, achieving the prime quality, food producing land area it is widely recognised for today, whilst maintaining the Countryside and Landscape. Their achievements should not be disregarded...

2.. Property Value Decrease.

Estate Agents are now, thankfully, recognising the impact to properties value decreasing due to their proximity to a Solar Farm Development. A property adjacent/bordering such developments WILL see its value decrease by 7%-20%, and WILL see their properties value diminish by this development.

3The properties surrounding this proposal would come into the higher bracket of this devaluation because of their close proximity. Solar Infrastructure is “ugly”, making what was a “desirable property”, in a “desirable area”, become very “undesirable”.

Does the location of this proposed development “justify this threat” to the homeowners surrounding this site???

3.. Screening/Hedgerow Planting..

On paper this seems a great way of appeasable camouflage. It states in the application that additional planting will be added to the "existing trees and hedges that screen the fields from public roads already"..

The Ariel photograph and supporting photographs in the Visual Impact Assessment clearly shows that there is NO "existing screening" from the public roads or surrounding it..

How long would it take for this screening to mature enough to be "fit for purpose"??...Realistically, well into this development's lifespan, if ever at all.

4.. Impacts on Amenity through Noise Assessment..

A low impact has been predicted during the daytime. But, during nighttime, when background noise is lower, a likely adverse impact has been predicted. Taken from outside the properties adjacent to the site, it's assumed by the Assessor that it is "unlikely that residents will use their gardens in the evening".

Since Covid, those of us lucky enough to have a garden space, have adapted that space to be enjoyed all year round, not solely in the Summer months.. A broader explanation has to be given to what the adverse impact "will" be to those that "are" likely to use their garden space at night, and not just assume that people "don't" or "won't".

5.. Decommissioning/Restoration..

It is very "unlikely" that the site will ever be returned to its current agricultural use and land class. Research is now recognising that the land would take 20+ years to recover from the impact and soil disturbance that the construction of a Solar Farm Development involves.

There is absolutely no weight to claim that this development, after its lifespan can be reversed..

Realistically, it has the potential of prime quality, food producing land lost forever.

Will our landfill cope with the Tonnes of Solar Waste expected when decommissioning begins??

Will we be subject to stranded renewable energy infrastructure that currently, there is no adequate solution to dispose of in an environmentally friendly/sustainable way..?? Or, will our Countryside and our future generations be subject to Solar Farm Graveyards..??

6..

Cheapest option for the developer/No Local Employment/Community Benefit being offered in this new Proposal/Clustering of development around sub stations WILL have a Cumulative Impact on our Landscape and local amenities.

I drive past this site numerous times a day/7 days a week, and have observed over the past few weeks how the land has been worked/managed/sown and set, to appear to be the foundations of a still to be approved site. This is concerning.. Grade 3.1(Grade 2 in National Planning) should not be considered for Solar Farm Developments..

Yours Sincerely,
Liz McPherson.

From: marcus hick [REDACTED]
Sent: Thursday, November 21, 2024 3:00 PM
To: Ben Freeman <FreemanB@angus.gov.uk>
Subject: 24/00589/Full

Dear Sir/Madam.

Dear Sir/Madam. I would like to register my objection to the proposed solar farm and battery storage. My reasons for these objections are as follows. The detrimental effect this will have on myself and all surrounding Neighbours mental health is unmeasurable. Due to but not limited to, financial impact on property prices, disruption to the local environment, disruption to local wildlife, potential increase of flooding. Risk of illness due to being in close proximity to a industrial solar farm. A solar farm would not be in keeping with the surrounding environment. This would have a unacceptable adverse impact on surrounding areas and environment and the amenity of existing occupiers of nearby property's. The noise that will be produced during construction and maintenance will be disruptive to all local property's and wildlife. The light position that will be generated by security lighting, construction/maintenance lighting and reflective glare from the sun. The levels of dust during construction will be disruptive to all local property The odors that will be produced during construction and maintenance will be offensive. The increase in traffic will be detrimental to the local environment. Due to seasonal weather the fence will reduce natural light into local properties having a detrimental effect on wellbeing and increased electrical usage. The potential for intrusive CCTV. Will the produced electricity be used, as we know the local grid is unable to accept the generated electricity from the wind farm this leading me to think that the whole process is pointless other than making money for the applicant with no regard for the environment. How will the solar panels be disposed of once their life time has expired has this been taken into consideration? It is documented that after a solar farm the land would not be able to return to health ground for the production of food. I know a solar farm is classed a GREEN however in reality it is industrial which has no place in the countryside. In a time where we are being asked to support our local farmer's I am finding hard due to the lack of respect our local farmers are showing us. I hope the local council take into consideration their constituency in this discission. Thanks
Marcus Hicks Cairnlea Woodville dd112qw Sent from Outlook for Android
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Thanks Marcus Hicks

Cairnlea

Woodville

dd112qw

Sent from [Outlook for Android](#)

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Alexander Cargill

Address: Nineveh Bank Woodville Arbroath DD112QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal! My sentiments are why spoil a beautiful countryside, I agree with everything my wife has put in her objection about this.

Build it in a field where it won't be an eyesore.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Allan Horne

Address: 2 Denfield Steadings Arbroath DD11 2QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to register our objection to this planning application in the strongest possible terms.

We already have a Battery Energy Storage System within sight and do not consider it reasonable to have another imposed upon us.

We have decided to live here because we like this area of the world and it feels at risk of being taken away from us. This is something which is deeply painful and divisive and is no longer going to make our home in which we have invested heavily a lovely place to live.

It is our understanding that the land on which it is proposed to build this solar farm is agricultural land of the highest quality. It would mean the loss of a green space in an area where agriculture is one of the most important industries.

It is an open area free for deer and other animals to roam. Their habitat will be totally damaged by having such large area enclosed by fencing. Furthermore there will be a huge impact on bird life.

The effect of the installation on the weather patterns in this area could be substantial. As experienced recently we are in an area which can be affected by heavy rainfall and high winds. There is no doubt there could be an increased risk of flooding by the hard surfaces which will be created on previously absorbent soil.

Finally we consider that sleight of hand is in play with this application. The letter together with attached documentation from Kiloh Associates has no mention of the solar farm which we understand is to be installed to support the Battery Energy Storage System

We wish to register our objection to this planning application in the strongest possible terms.

We already have a Battery Energy Storage System within view and do not consider it reasonable to have another imposed upon us. The existing system is unsightly and the attempt made to disguise it is far from satisfactory. Furthermore there appears to be little or no monitoring of the site as was demonstrated recently when the alarm was activated for a period in excess of 24 hours. It could be heard throughout the area.

We decided to move here because we like living in the countryside. We feel that it is being taken away from us. This is something which is deeply painful and divisive and is no longer going to make our home in which we have invested heavily a lovely place to live.

It is our understanding that the land on which it is proposed to build this solar farm is agricultural land of the highest quality. It would mean the loss of a green space in an area where agriculture is one of the most important industries.

It is an open area free for deer and other animals to roam. Their habitat will be totally damaged by having such large area enclosed by fencing. Furthermore there will be a huge impact on bird life.

There is no mention of the access route to the Solar Farm. We have to assume that it will be on the road from East Muirlands to Denfield. This road is regularly used by pedestrians, dog walkers, cyclists and runners. It is narrow and there is no pavement. Passing vehicles have to take a wide berth and if there is oncoming traffic one or other has to stop to avoid a serious accident.

The effect of the installation on the weather patterns in this area could be substantial. As experienced recently we are in an area which can be affected by heavy rainfall and high winds. There is no doubt there could be an increased risk of flooding by the hard surfaces which will be created on previously absorbent soil.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Andrew Duncan

Address: Rosebank Denfield Road Arbroath DD112QN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally lodge my objection to the proposed solar panel farm development at Denfield, which is adjacent to my property at Rosebank.

While I support the shift to renewable energy, I have concerns about the negative impacts this project could have on my property, the local community and the surrounding environment.

1. Visual and Aesthetic Impact

The proposed development would introduce a large, industrial installation into an area that is predominantly rural and residential. The installation of vast arrays of solar panels would significantly alter the natural landscape, affecting the scenic beauty and rural character of the area. This visual intrusion would be highly detrimental to the local environment and the peaceful atmosphere that many residents, including myself, currently enjoy.

2. Property Devaluation

It is well known that proximity to large industrial developments, such as solar farms, can lead to a decrease in property values. I am concerned that the installation of a solar farm so close to my home will make it less attractive and therefore resulting in a significant reduction in its market value. This may also negatively impact the wider community's property values.

3. Environmental and Ecological Concerns

The proposed development could have a substantial impact on local wildlife and natural habitats. The area is home to a variety of bird species, mammals, and other wildlife that may be displaced

or harmed by the construction and operation of a solar farm. Furthermore, there may be an impact on local soil and vegetation due to changes in water drainage or the removal of natural plant cover.

Continued

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Andrew Duncan

Address: Rosebank Denfield Road Arbroath DD112QN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further continued point objections to the solar farm proposed in 24/00589/Denfield

Rosebank

Denfield Road

Arbroath

4. Noise and Disturbance During Construction and Operation

The construction phase of the solar farm will likely involve significant noise and disruption to the peaceful surroundings, affecting the quality of life for nearby residents. Additionally, while solar farms are generally quieter than wind farms, there can still be noise from inverters and electrical equipment that could disturb the tranquility of the area.

5. Glare and Light Reflection

Solar panels, while efficient, can cause glare and reflective light that could be particularly disruptive to nearby properties. This constant light reflection, especially during certain times of the day, would not only affect the enjoyment of the surrounding area but could also create hazardous driving conditions on nearby roads.

6. Loss of Agricultural and Green Space

The proposed site is currently used for agricultural purposes which contributes to the rural character of the area. The loss of this space to an industrial solar farm would reduce local biodiversity and limit its availability for future agricultural use or community enjoyment.

Conclusion

While i recognize the importance of transitioning to renewable energy, I strongly believe that this particular location is unsuitable for a large scale solar panel farm due to its proximity to residential properties and the negative effects outlined above.

I urge the planning committee to explore alternative locations for the solar farm that would not disrupt the lives of local residents or the environment.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Ernest Goetz

Address: Rowan Cottage Denfield Road ARBROATH DD11 2QN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this proposal for solar farm/battery storage at Denfield, My concerns are numerous:-

LOSS OF ARABLE LAND - We are currently farming the lowest amount of land since world war 2 Thanks to new build and solar farms, I urge all government and local government to protect prime [as Denfield] arable land.

SAFETY - I live directly opposite this field we constantly have strong winds blowing. I have major concerns regarding stability and safety of solar panels. I also believe that some of the equipment used omit radiation which can be harmful to people and wildlife. I am also majorly concerned about the noise pollution given from the invertors and transformers, I don't want to live having recently retired to be subject to fear and noise. VISUAL IMPACT - The proposed site is directly opposite my house/garden/driveway I will be looking directly down and across onto the rear infrastructure of panel framework. I strongly believe this will greatly effect the desirability of my cottage hence devaluing my property as I'm sure no one moves to the Countyside to live next to an industrialised field of metal. As recently as today I witnessed nature at its best, Red Deer, Migrating Geese and Curlews, I also believe that Otters are evident at the burn that runs along the lower part of this field. I sincerely hope nature is taken into serious consideration. FINALLY - A word on this proposal. Having studied it thoroughly I have noticed many inaccurate items i.e. an enclosed photograph taken from my gate. On trying to recreate this photo I found myself having to lie in the road [safely]. I hope my concerns will be looked and perhaps a visit to see first hand my worries. Kind regards, Ernest.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mr Glen Whitton

Address: Rose cottage, Rosebank Denfield Road Arbroath DD112QN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections as listed below are covered in the Document sent to council as it includes photos.

Looking at the community in the area to include dog walkers, walkers, joggers and the many cycle events on this road and the use by residents, it is clear this is a very popular area for peace, quiet, enjoyment to improve mental health. The core path is a very large part of this and many a wildfire appears throughout the seasons. To lay a battery bank and a solar farm in this area is unjust as it will affect peoples right to enjoy the countryside, to include properties due to noise, traffic and damage to roads - which are already in a very poor condition at the soft verges.

The fore mentioned community and wildlife have rights to live in peace and harmony to promote good health - unfortunately this application does not support that and contaminates 32 houses in the area, it will destroy roads endangering the cyclists, walkers, joggers and even the horses which use the road.

All under the government guise of Net Zero - China who have 2 billion times higher carbon footprint than the uk will manufacture these panels - and the carbon foot print saved over 40 years in this array - will just about cover the manufacturing footprint used by China to produce the panels???? This is only about money for poor million farmers who struggle everyday running around in gas guzzling range Rovers - never seen a one in an electric Range Rover!!

List of objections

Visual Impact

Noise impact

Accumulative noise

Wildlife

Battery Bank

Transport and access

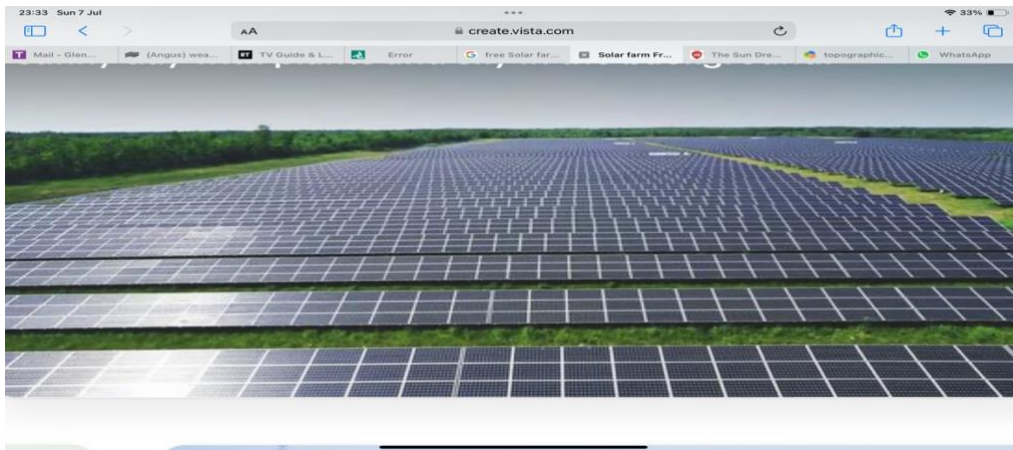
Sub station blockades

Rose cottage
Denfield Road
Arbroath, Angus

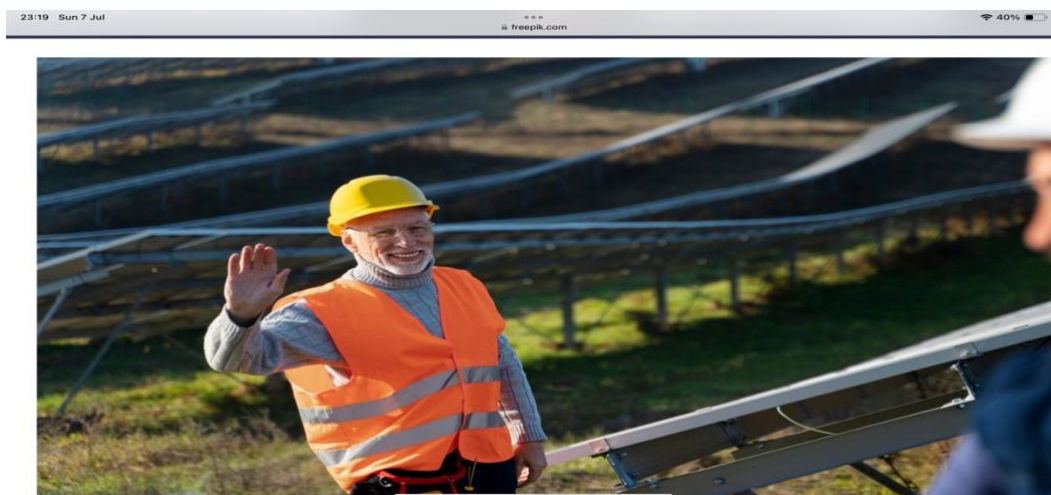
Objections to the solar array proposed in 24/00589 Denfield Farm

Visual impact.

The visual impact of the solar panels will be clear from all 4 properties as will the noise impact in the whole area. I will use the proposers own noise survey and surveys carried out by myself to prove the projected NR20 curve has no chance of ever being satisfied.



When one thinks of solar installations and sees one advertised the above photo springs to mind as that is the one portraying a soldier like appearance with little, uneasy on the eye. However, the next photo shows the harsh reality of the view of the panels from Rosebank and Woodville which will be little more than scarring of the landscape leaving VERY unpleasant views – every day of the week.



This view is what will be clear from Rose Bank and Woodville all looking down and over the top - a complete industrial scarring facing the properties everyday.

The hill across from Rose-bank is remarkably like the below photo and albeit they have stated they will not install panels on the hill any encroachment on the upward slope would see the shark fin of the end of panel sticking up for all to see as per the panel left of the worker's helmet. One can also see the straight solar panels being coerced into unnatural positions due to the slopes – this will only lead to failures within the panels themselves and will be detrimental to the life of the panel causing cracking and leakage polluting the area (this has already been highlighted from sites as failings). Please keep in mind that referencing the workers height in the photo these panels appear to be less than the height of the worker – 1.5 meters – however the proposed panels at Denfield are 2.4 meters in height which is a meter taller than the panels in photo.



Just to add clarity of the view from Rose Bank and Woodville it is the same view the worker has looking to the left as that is south and our view is from the North – totally the industrial view.

Noise Impact

The noise impact surveys carried out are a test of anyone's skill to understand and have the ability to reach a judgement on what is recorded in terms of the graphs. This is what I have set out to do and it is defining in itself, that several omissions on weather conditions in the area paint a whole different picture. The delivery of the report hangs with a bias to deliver the NR20 curve within its projections - one can prove from the graphs provided the NR 20 curve will not be satisfied to any degree.

Impacts not delivered but in recorded information graphs are as follows.

- I. Wind speed Higher = increase of decibels delivered to microphones
- II. Wind direction = increase of decibels delivered to microphones
- III. Wind speed Lower = decrease of decibels delivered to microphones
- IV. Wind direction = decrease in decibels delivered to microphones

The microphones at position E & F are nearly a mirror image of recordings and are at the extremes of solar array area 700m apart E being east and F being West. It is plain to see in the graphs when the wind is from the east and south it is diverting the sound carried and producing lower decibels at the microphones but when wind is from the north the sound is carried on the wind to the microphones which is recording higher decibels.

Below is the wind speed direction graph taken at the time of the survey and looking at the wind speed (blue line) it is lower than any other time with a wind direction south and east over the 10 – 11 December decibel recordings = which are lower than any other time.

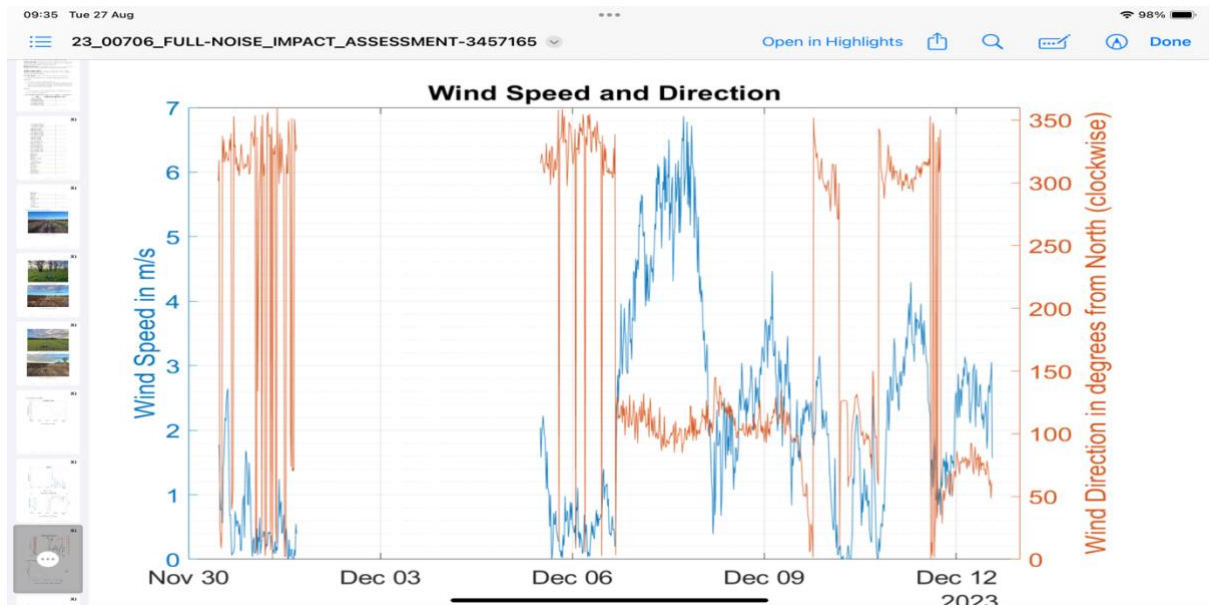
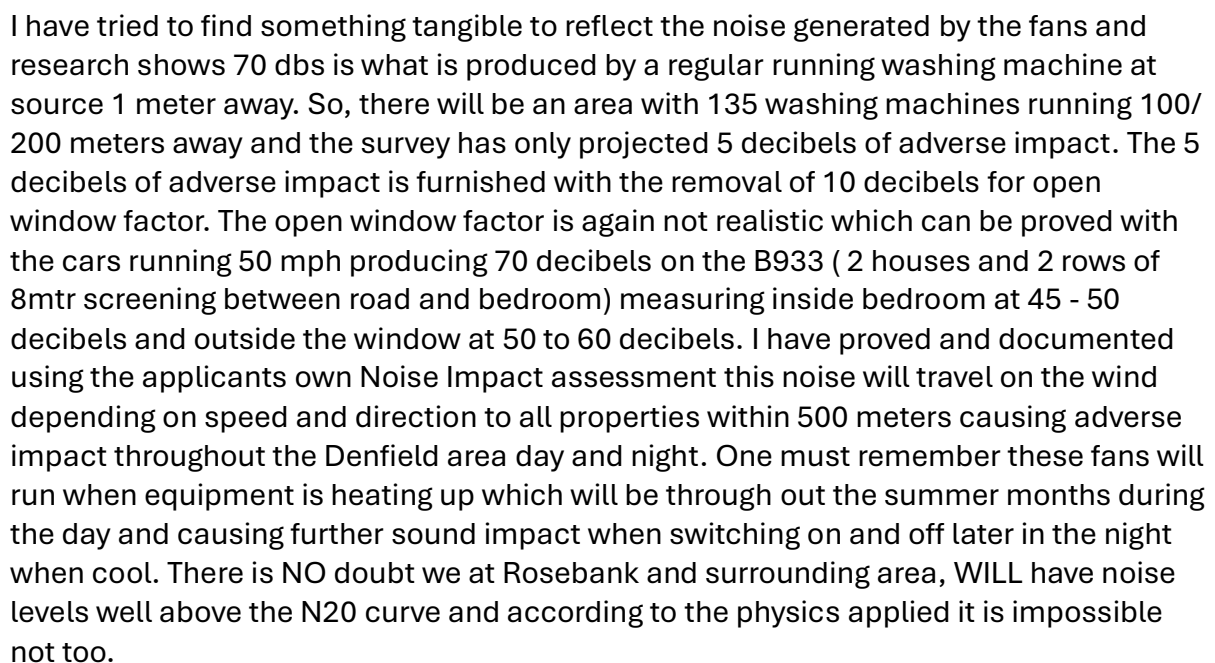


Figure 30 L_{AF90} over time – measurement position F

As can be clearly seen and identified the wind direction and speed have a huge bearing on noise travel. I have stood in my garden and heard a football match - lads shouting referees whistle etc and this came from the high school pitches 2km away, so sound travel is not even mentioned in this survey.

Most of the background noise comes from vehicles on the B933 - 550 meters away and the road on which Rose bank sits along with the houses on the road. There is very little noise generation if any from the fields to the south- only tractors and on occasion a train if the wind is from the south??

I have recorded cars on the B933 passing 500 mtrs away with a wind speed of 3 m/s and the wind direction from the Northeast in my bedroom at 45 to 50 decibels with window ajar as it as been throughout the summer. But it is also possible with the right wind direction and speed not to record them at all.



Accumulative noise

With the battery bank at Lochaber directly across (600 mtrs) it has a live potential to radiate sound which will also travel across the solar array and to the bedrooms at Rosebank. With 100 pieces of equipment at a mean 80 dba each this will also be carried and transferred on wind and hard surfaces of the solar panels themselves making the 200 year old hamlet of Rosebank a very unhealthy place to stay – this equipment again will peak with noise and operation during the summer months as temperatures rise – let alone global warming causing a meltdown in freak heatwaves. With the noise levels from both industrial sites causing harmful noise to the detriment of householders being able to enjoy their properties with the current peace and quiet would this not be a breach of the human rights of the 32 households affected by the noise pollution.

Battery storage facility

The plan has no drainage or flood risk survey when it is clear the core path floods repeatedly though out the winter months as water sits on top of the bridge – before and after. This evidence alone suggests any built surface to support the battery storage facility and equipment will need drainage of some kind but would not be best suited running off surface water to the Hercules Den burn. The battery bank at Lochaber has a flood bund surrounding and controlled drain off (SUDS). One would think this would be a requirement for fear of contamination at such a nature delicate area being only 25 meters from the the corridor in the burn used by our local otters. Yes the Otter Staintie found is only 25 meters from the battery bank - so much for conservation then. As it slopes towards the burn there is no noise pollution or acoustic barriers – Angus council have set the standard as 4.5 meter barrier surrounding the Battery banks – this will have a detrimental effect on the enjoyment of the core path from noise for both Humans and nature's animals alike. Photos I have taken see geese, curlews, foxes, Deer and more all enjoying the area of the battery bank so drainage / surface water collection would be a sure defence against pollution.

Transport / Access

With the site entrance shown as being the existing opening at road / core path junction it is only suitable for HGVs to drive straight into the site from Denfield road and have a suitable turning point for return down Denfield road. Any other route would see Denfield road destroyed by the HGVs and might I say they are already in very poor condition.

With this route in mind the only access route available is up the Westway – left and up Arbirlot Road West – right and along East Muirlands Road – left at the cemetery and up Denfield Road. The accumulative affect of the Lochaber battery bank transport and the solar panel transport using Arbirlot Road West will not only destroy the roads but it will raise huge safety concerns for the residents, properties and School children in their hundreds attending school to include pick up and drop off and crossings. The council have made the Hospitalfield entrance of Muirfield school a No Vehicle zone and have already forced parents car drop offs and pick ups to Arbirlot Road west – somewhere, somehow common sense needs to be applied! This is on top of a 5 year housing build scheme ongoing both sides of Arbirlot Road West.

Arbirlot Road West is also a bus route with many residential cars parked all along the top end of the road – there are not enough parking spaces with that part of the estate and removing the parking on Arbirlot Road west would generate other traffic concerns for those attending the pick ups and drop off. It seems Arbirlot Road west will be nothing more than a cluster of traffic endangering lives and property and in comparison, the

emission free zone at the other school entrance makes a mockery of decision making for struggling millionaire farmers to make more millions to struggle with.

Table below shows the traffic management plan which clearly shows an increase in traffic for Lochaber BESS only = ave 90 vehicles per day plus 90 return trips per day which equals 180 vehicles add to this school vehicles – building works vehicles - resident vehicles - busses – then add the human factor of workers wanting to get home – HGV driver wanting to get home, kids running home from school = recipe for disaster and as far as Muirfield school is concerned it will have emission exclusion zone at Hospitalfield end (no cars) and Wacky races at the other Arbirlot Road West or am I being to negative.

20:59 Mon 21 Oct

planning.angus.gov.uk

82%

Table 1 Two-way Vehicle Trips

Activity	Month						Total
	1	2	3	4	5	6	
Site Mobilisation/Demobilisation	30	--	--	--	--	30	60
Access Tracks	188	188	188	--	--	--	566
BESS Infrastructure	84	84	84	84	84	84	504
BESS Compound	--	--	46	46	46	--	138
Concrete Import	--	--	101	101	101	101	404
Miscellaneous Delivery	20	20	20	20	20	20	120
Staff	1040	2080	2080	2080	2080	1040	10400
Fuel	8	8	8	8	8	8	48
Total (All Vehicles)	1370	2380	2528	2340	2340	1284	12242
Total (HGV Only)	330	300	448	260	260	244	1842
Average Total Traffic per Day	53	92	97	90	90	49	--
Average HGV Traffic per Day	13	12	17	10	10	9	--

As outlined in Table 1, the peak month during construction is anticipated to occur in Month 3, wherein there are projected to be 2,528 two-way vehicle movements, comprising 2,080 car movements and 448 HGV movements.

Based on a 26-day working month, this translates to a daily maximum of 97 two-way vehicle movements, averaging 80 car movements and 17 HGV movements. In contrast, the average daily HGV movements in other months range between 9 and 13.

Personnel will be actively encouraged to engage in car sharing, an initiative expected to substantially reduce the figures for car or van movements. Sustainable transport measures will be confirmed in the Principal Contractor's Construction Traffic Management Plan.

Additionally, it should be emphasised that deliveries associated with HGV movements will be distributed throughout the working day and will likely be subject to strict delivery periods secured by planning condition. Consequently, the temporary fluctuation in traffic volume on routes leading to the site is anticipated to have a minimal impact on the existing traffic flow. These effects are transient, and following the initial three months, HGV-related impacts are anticipated to significantly decrease from 17 movements per day to a maximum of 10 movements per day.

Therefore, the anticipated impact of the temporary increase in traffic during the construction of the development on routes near the site is expected to be negligible.

Summary of Objections

Visual Amenity

Alighting from any door in my house and in my garden the panels will be in clear view and as per photos it will be the industrial view of support iron and bent edges. The fact that my property as many are actually looking down on the field it is impossible not to see them making it a very unpleasant view. Again factual report earlier in document

Noise impact

Being in the middle of the solar array it is beyond doubt as per the findings reported previously in this document that the NR20 curve will not be met – my report is fact and not projections as in the survey – an offer to proof test is available

Accumulative Noise

As explained earlier in the document 135 (65dbs) inverters in front of my house with 100 (85dbs) noise producing equipment at Lochaber BESS direct in front of my house the accumulative noise will be unhealthy during the summer months when all fans will be work 24 – 7 and will affect the human rights of all the properties it disturbs.

Wildlife

I have photos of Deer, Foxes, Curlews, Geese who all use the fields of the solar array proposal. Especially the area of the battery bank. The battery bank is to be built 25 meters from the corridor used by otters in the area?? This will obviously have a huge impact on the wildlife in the area.

Battery Bank

Has no flood bunding or drainage to at least alleviate pollution into the Hercules burn flooding is evident during rainy season. This is compounded by no fire plan for Battery bank or solar array to arrest chemicals / liquids used to fight fires.

Transport and Access

This is the issue which if passed will show the belligerent attitude towards profiteering as it completely endangers life and property due to the poor access roads available in this area with all walks of the public at Arbirlot Road West left to run the gauntlet of mass traffic issues.

Previously Reported issues with SSEN and Landowner

As previously reported the issue with blockades at the Access Road and gate access at the sub station all this is going to connected too. Blockades appeared over the last 2-3 years when the landowner was not paid rental fees for the land in which the substation sits on. This endangered properties, lives and livelihoods in the area and should have been reported to local authorities and risk assessed – I am still awaiting clarity on risk assessments and report from SSEN or local authorities to confirm this was managed with the safety of the general public in mind.

In Breif

It is clear by the hills and undulations the area and landscape is not suitable for solar panels and due to the hills solar panels will be in clear view. The Noise assessment are only projections (useless and made up) from equipment they cannot define as noise pollution they do not know what is to be available at the time???? The solar array prosed with all its problems may supply up to 2500 homes with electricity where as 1wind turbine will supply 17,000 homes

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mrs Elizabeth Cameron

Address: Catherine Bank.Denfield Arbroath Dd112qj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I strongly object to this development. Our home is directly opposite the hard core path and this is going to have a huge impact on our lives and value of our home which has been occupied by our family for three generations.

This is prime agricultural land that has produced food for generations.

The impact during construction would be massive, this is already a very busy road and the hard core path is not suitable for transporting equipment

This area is used by walkers and cyclists because of its peacefulness and variety of wild life, wild geese, deer and lots of species of birds.

There will be no benefits to the community in employment or cheaper Electricity.

We choose to live in the countryside for the benefit of peace and quiet and beautiful environment and this proposed development is going to destroy all of this.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mrs Hilary Horne

Address: 2 Denfield Steadings Arbroath DD11 2QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to register our objection to this planning application in the strongest possible terms.

We already have a Battery Energy Storage System within sight and do not consider it reasonable to have another imposed upon us.

We have decided to live here because we like this area of the world and it feels at risk of being taken away from us. This is something which is deeply painful and divisive and is no longer going to make our home in which we have invested heavily a lovely place to live.

It is our understanding that the land on which it is proposed to build this solar farm is agricultural land of the highest quality. It would mean the loss of a green space in an area where agriculture is one of the most important industries.

It is an open area free for deer and other animals to roam. Their habitat will be totally damaged by having such large area enclosed by fencing. Furthermore there will be a huge impact on bird life.

The effect of the installation on the weather patterns in this area could be substantial. As experienced recently we are in an area which can be affected by heavy rainfall and high winds. There is no doubt there could be an increased risk of flooding by the hard surfaces which will be created on previously absorbent soil.

Finally we consider that sleight of hand is in play with this application. The letter together with attached documentation from Kiloh Associates has no mention of the solar farm which we understand is to be installed to support the Battery Energy Storage System

We wish to register our objection to this planning application in the strongest possible terms.

We already have a Battery Energy Storage System within view and do not consider it reasonable to have another imposed upon us. The existing system is unsightly and the attempt made to disguise it is far from satisfactory. Furthermore there appears to be little or no monitoring of the site as was demonstrated recently when the alarm was activated for a period in excess of 24 hours. It could be heard throughout the area.

We decided to move here because we like living in the countryside. We feel that it is being taken away from us. This is something which is deeply painful and divisive and is no longer going to make our home in which we have invested heavily a lovely place to live.

It is our understanding that the land on which it is proposed to build this solar farm is agricultural land of the highest quality. It would mean the loss of a green space in an area where agriculture is one of the most important industries.

It is an open area free for deer and other animals to roam. Their habitat will be totally damaged by having such large area enclosed by fencing. Furthermore there will be a huge impact on bird life.

There is no mention of the access route to the Solar Farm. We have to assume that it will be on the road from East Muirlands to Denfield. This road is regularly used by pedestrians, dog walkers, cyclists and runners. It is narrow and there is no pavement. Passing vehicles have to take a wide berth and if there is oncoming traffic one or other has to stop to avoid a serious accident.

The effect of the installation on the weather patterns in this area could be substantial. As experienced recently we are in an area which can be affected by heavy rainfall and high winds. There is no doubt there could be an increased risk of flooding by the hard surfaces which will be created on previously absorbent soil.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mrs Linda Cargill

Address: Nineveh Bank Woodville Arbroath DD112QW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to the proposed new solar farm installation including battery storage facility.My house is directly across from the proposed site,we have lived here 38 years as we like the walks and the beautiful views.Also many a time over the years I have stood at my kitchen window and watched the deer grazing in the field with their young(one year there were 8 deer)What will happen to them! Also,the kestrels,geese and buzzards.I don't want to be looking at high fences etc in my retirement spoiling our beautiful views.

Would the farmer want this beside his home? Don't think so!

All the residential homes out here will lose their value because of this,we actually have our house on the market and one of the viewers had heard about this proposal they liked house etc but not if solar panels across the road.This is going to happen to many houses out here.Who wants to look at sheets of metal instead of greenery and wildlife.

The roads are in terrible condition and a few times have flooded over the verges and in some of the fields there has been flooding.

The land out here is agricultural land and we would lose the green space.

I don't profess to know about solar panels(apart from the obvious)

The last thing I want in my senior years is looking at a metal field!

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mrs Morag Goetz

Address: Rowan Cottage Denfield Road ARBROATH DD11 2QN

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am strongly objecting to this proposal my concerns as follows = ONE:- The huge effect on the wildlife deer, geese and as a member of RSPB many species of birds including curlews which are protected in Scotland TWO:- I fear our health and safety is under threat ,We suffer very strong winds and heavy rain as this ground can get wet, I worry that the screwed in metal structures may come loose, I also worry that the noise omitted from the invertors and cooling fans that I believe is in the form of a constant hum can effect the health and wellbeing of certain people THREE:- The negative effect on our property should we have to sell, I ask who would want to live next door to a an unsightly steel framed structure that causes noise, visual impairment and huge safety concerns, Not many I suggest, Yours faithfully, A concerned country dweller.

Comments for Planning Application 24/00589/FULL

Application Summary

Application Number: 24/00589/FULL

Address: Land 200M West Of Denfield Arbroath

Proposal: Proposed new solar farm installation including battery storage facility

Case Officer: Ben Freeman

Customer Details

Name: Mrs Rosanna Volpi

Address: Kelly Moor Lodge Arbirlot Arbroth DD112PR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposal by Mr. Peter Sterling to construct a 12.5MW solar farm and 7MW battery storage development at Denfield Farm.

The reasons for my objections are as follows:

The cumulative effect of the solar farm and battery storage is unacceptable on agricultural land.

The cumulative impact of the visible and screened battery storage and the proposed solar farm will completely industrialize this area.

Loss of prime arable land 2.1 NPF4, 'WE WILL USE OUR LAND WISELY'

In a recent EFRA Select Committee meeting, DEFRA secretary Steve Barclay said issues such as solar farms was something he was monitoring. He believed closer cooperation between government departments was needed. 'Personally I am very sceptical as why we are putting solar on grade 1,2 agricultural land.'

Has BLS Energy not considered using roof tops? The Building Research Establishment announced in 2016 that there were around half a million acres of rooftops facing in the right direction for solar panels. Why are they not considered?

Australia has made consideration to this and at present solar output has reached such high levels that authorities have begun issuing warnings about their ability to be overloaded at times. 36% of homes have solar panels on roofs. In Britain the percentage is paltry only 5%.

The Italian government has banned solar PV installations on agricultural land. The aim of the decree is to "avoid desertification" of agricultural land. Minister also added that land must be used for agricultural production.

With withdrawal from the EU, war in Ukraine and food inflation it is more important than ever that Scotland produces more home grown food

Only 8% of Scotland's land is grade 1-3,

Food security must be a key part of green recovery from Covid 19-NFU 2023

Solar belongs on rooftops and brownfields, food security is paramount.

RVolpi

From: richjenspeirs <[REDACTED]>
Sent: Monday, December 9, 2024 12:50 PM
To: Ben Freeman <FreemanB@angus.gov.uk>
Subject: Proposed solar farm, West of Denfield Arbroath Ref24/00589/Full

I object to the proposed solar panel field at Denfield. The following reasons are why I have come to this conclusion.

1. As a local authority, you are not protecting and embracing valued prime agricultural land.
2. Solar farms cause visual harm.
3. Solar panels are highly inefficient & are not environmentally friendly.
4. This proposal rides roughshod over the views of local residents.
5. Class 3.1 land should not be used for industrial purposes. The countryside is industrialised by the development of solar farms.
6. Neighbouring properties can be dramatically affected by noise and light pollution. The selling of properties has been affected, and house prices have been devalued.
7. It is highly unlikely that the land could return to agricultural use in 40 years time.
8. In terms of efficiency i.e. the output of power. Off shore wind farms exports to the grid 50%, solar is between 11 & 15%.
9. The countryside is industrialised by the development of solar farms.
10. Our energy goals should not be used to justify the wrong development in the wrong location, and this includes the use of high quality land.
11. We need our best land to be productive. A large percentage of our goods are imported; is this environmentally sustainable?
12. The amount of arable land in the UK is in decline, the lowest since WWII. Land is being taken out of cultivation at a high rate per annum, so production potential is diminishing and we cannot afford to lose further parcels of land to development that has no need to be there.
13. Development should be limited to brownfield land.
14. Bird and bat deaths are common as they mistake the glass for water.
15. The land will be degraded as half will be in permanent shadow. Topsoil will be removed and leaching materials will contaminate the soil.
16. A possibility of toxic chemicals leaching out from the panels.

Jennifer Speirs
1 Fraserfield
Arbroath
DD11 2QW

Dear Mr Freeman, 12.12 PC 003 2/12/2024.

We write on behalf of Members of the Community who have real/serious concerns re the New Dimmended Solar Farm Proposal at Denfield farm. (24/00581/FULL and the previous withdrawn Proposal (23/00706/FULL.

The new Application takes away the area beside the houses at Denfield Steading, seemingly to pacify one Home/Holiday let Business owner there.

Why has their concerns re their holiday guests likelihood to diminish because their outlook would change from Open Countryside to a Solar Farm Development. This concern was also part of the reason the BESS at Lochaber was moved.

You are well aware of "an owner cannot protect a view from a property." Yet this rule seems to have been discarded to please this sole person.

~~It~~ It has also been brought to our notice, that the said Home/Holiday let owner sits alongside Mr STIRLING on the Our Aikroath Tawn Board.

This is a serious situation, and one that needs to be investigated and ~~is~~ addressed at your soonest.

Yours Sincerely,
Members of the Public.

1. Environmental impact - free to Roam Otters, Foxes, Deer, pink footed geese in their thousands with Curlews (protected) and many more species not the less important to our eco system, can all be seen on the field at most times of the year from local properties, walkers, horse riders, cyclists and joggers all along the adjacent road and core path. Replacing biodiversity by ripping out the current way of life and habitat of the fore mentioned residents and replacing it with a human induced habitat only adds to the worry of initial ripping up the fields - let alone the introduction of an industrial site as well!! Of course all this to be ripped out in 20 years time once profit sucked out and failing panels appear.
2. Noise impact survey (NIS) - states we will hear noise at night sitting in our gardens and the noise survey now only covers 30% of the proposed installation. Woodville is 1.2 kilometres and .550 kilometres away from the noise assessment microphones. According to BS4142 the current survey fails to capture nearby receptors as the microphone 1.2 Km's away. With only 30% of the area assessed (Denfield to Blairbank) , it does not do a comparable survey on the proposed area (70%) from Blair bank to Woodville nor compare noise assessments with a further 97 x (68dbs) noise pollution fans being added to this area - seems they have quoted houses in Woodville off the back of equipment omissions which can only be registered as a guess to mislead. Also missed by environmental health statement 26/11/ 24 surprising when 70% of the site is not covered in NIS and so far away from nearby receptors.
3. Visual Impact survey (VIS) is again full of slight "of the camera does lie" in respect to the photos supplied in the montage - creates the impression as if looking through the wrong end of binoculars and makes the area looks like trenches in WW1. It creates misleading models which is, unjust for the general public on which to evaluate the solar array not having the software required to view properly. Similar real time photographs are available in the report sent in by my Husband - which shows the actual devastation caused to visual amenity, as many of the properties involved look over the top of the proposed solar panels.
4. Road safety - looking at landscape proposal sheet 4 - it appears to be a screening to tick the box outside of Rosebank to alleviate Visual impact and Glint & Glare. Taking into account the plan is to plant 2.5 to 3meter plus woodland and hedge row along that part of the road? No thought has gone into road safety at the largest blind summit within a 10 mile radius with cars buses lorries rallying up and down there at breath taking speeds. How is planting a 3 meter hedge and trees going to help when all it will do is cast a huge shadow across the road with the low sun in winter and make it even more treacherous for the residents alighting from our properties. Natural sunlight will be blocked out and will be a danger to all using the road at a very dangerous and now darkened blind summit - without the screening we will have a great view of the solar panels and complete glint and glare which equals swapping one safety concern for another !!!
5. Drainage - is a huge concern and goes hand in hand with contamination - the battery bank and solar panels will span across existing field drains with no evidence to suggest they wont be damaged -contaminated and eventually pollute the Hercules burn. There is no bund or SUDS proposed.
6. Accumulative issues - noise will breach current levels of back ground noise during he day and night from construct at Lochaber BEss and Denfield solar array should it go ahead. This unacceptable disturbance and disruption will last for well over a year combined and will have a huge impact negatively on the amenity and quality of life for residents. Construction traffic will also add to the noise and road safety in the area as some 35 HGVs /day will have to transport equipment on roads and in areas not capable of handling traffic volumes example being _ Arbirlot road west.
7. Summary. This proposal is without doubt, being manipulated to fit an area it does not and misleading models do not enthuse any confidence, but endorses reason to refuse as per the Lavender test quoted previously. Nor does the overlooked drainage, traffic and safety issues along with the noise issues give any weight to approval.

Debbie Whitton

From: Gary Robinson [REDACTED]
Sent: Tuesday, December 10, 2024 4:27 PM
To: Ben Freeman <FreemanB@angus.gov.uk>
Subject: Denfield Solar Panels

Dear Mr Freeman,

With regards to the solar panel development at Denfield, I thought the date for objections was the 15th December.

I live at Lindenlea, Denfield, a beautiful little cottage directly across from the development, in fact, myself and my three neighbours on the road will be dramatically affected by the development. We bought the property at the start of the year, unaware of any development. Regardless, we purchased the house for the family so my Mother could live in a beautiful part of the world, hopefully living here for the remainder of her life. We have invested our savings into the property and hope to invest further next year, spending around £40k with local contractors. Again, I know it's not a planning issue, however I believe it's something decision makers should know. My objection isn't around the pounds, shillings and pence approach, but very much about the human side of the effects of this development.

I know we don't have a right to a view, however I firmly believe we should receive the so called Lavender Test which I understand is an RVAA (apologies as I'm an amateur in these matters).

I attach some photos and I've also shot a short video. It's essential, Mr Freeman, that our rights, such as they are, be taken into consideration.

I know my options for objections are limited, and I'm doing my best to keep this factual and not emotional. I would like to know about my options with regard to the Lavender Test as I'm aware that this has been a process completed elsewhere in the village.

Kind regards,

Gary Robinson
[REDACTED]





Sent from my iPhone