

NORTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 27th October 2015

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

Item No.	Application	Originator
5	15/01802/FUL (Moor Farm, Baschurch)	Objectors

Additional objections have been received from 7 objectors:

- Applicant seeks to use the UK's target from the EU on production of renewable energy as a justification however this cannot be used under planning law, and is no longer valid
- The UK will meet its target for renewable electricity generation according to the Renewable Energy Foundation, and will overshoot its target by over 25% according to REF
- Applicant's work cannot be regarded as independent as stated
- Assessment of alternatives does not take into account full availability of commercial roofspace; potential output is likely to be materially more than is suggested
- UK has 250,000ha of south facing commercial roofspace; other than three very small areas, none of this has been analysed by the applicant
- Agent claims that solar panels that reduce consumption should be thought of differently to solar panels adding to the energy network is false
- Application has not properly and thoroughly assessed non-agricultural alternative sites
- Ministerial statement seeks to prevent this type of development which is best and most versatile agricultural land
- Appeal decisions quoted by the applicant are not relevant
- Assessment of alternatives report incorrectly refers to land as lower quality, therefore all conclusions relating to value or quality of land must be discounted
- Government document UK Solar PV Strategy states that best practice includes focussing on non-agricultural or land of lower agricultural quality
- Proposal would divert BMV land from food production
- Solar farm would not exclusively support the farm, as the financial return will be split with undisclosed parties; no evidence that the farm would benefit financially, therefore no weight should be given to this
- Keeping the BMV land in agricultural use for sheep grazing in reality is using sheep to cut grass
- Alternative land should not be discounted on the basis that the attitude of the owner affected is unknown
- The 1km distance from the point of connection constraint has no merit as the site could connect to an 11kv network
- Report overstates lack of existing alternatives in respect of cost of building a road; 5% gradient or more; presence of heritage sites
- Landowners of other viable sites have not been consulted in relation to the availability of the land; much more of Shropshire is available than is suggested by the applicant
- Applicant has identified alternative sites that could be used which are not BMV land, so such land should not be sacrificed
- Constraint maps submitted are misleading
- Severe disruption of digging up road for cable has not been mentioned
- 1km radius should centre on the substation not the connection point
- Additional sites would be viable if a 2km radius were used
- Submitted report incorrectly states that there is a power line crossing the site
- 25 year site cannot be considered to be temporary
- Vehicle movements are severely inaccurate

- Limited sheep grazing on land would limit biodiversity; agricultural land is lost to proper use for 25 years
- Report's suggestion that if there are alternative suitable sites these should be permitted as well as not instead of is wrong given need to protect BMV land
- Landscape proposals map is inaccurate – there are no trees planted on site landowner's land; there are less trees than shown; will be difficult to screen from Boreatton given topography, especially in winter
- No additional screening has been proposed for Boreatton House
- Tree species being proposed include Oak which is poisonous to horses
- Application incorrectly states that the site is located below a 33kv power line; the power line falls outside of the site
- Site is not deliverable as it does not include for grid connection

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Grid connection: It is proposed that the solar farm would be connected to the electricity grid network via a cable that would run from the proposed substation on the site to a connection point that is located approximately 170 metres to the south of the site. Officers have assessed the application on the basis that the construction work associated with this connection would be undertaken by the Distribution Network Operator (Scottish Power) under their 'permitted development' rights for which no planning permission is required. The applicant's agent has confirmed that this is the case. For this reason the route of this connection does not form part of the current planning application.

Existing electricity lines: In the submitted Assessment of Alternatives report the applicant's agent has included a plan which indicates that there is an existing 33-66kV electricity line that runs across the northern part of the application site. This is not correct – the line has been incorrectly plotted, and actually runs just to the north of the application site. No overhead line crosses the site.

Item No.	Application	Originator:
8	15/02054/OUT (Bryn Benlli)	Applicant

The applicant has submitted comments as attached.