



Statement of Community Involvement

Derril Water Solar Farm

01/03/2021



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INTRODUCTION

Background

- 1.1.□ Neo Environmental Ltd has been appointed by Renewable Energy Systems (RES) Ltd (the “Applicant”) to produce a Statement of Community Involvement (SCI), prepared in accordance with the Torrridge District Council’s adopted Statement of Community Involvement (November 2014)¹ and the National Planning Policy Framework (NPPF).
- 1.2.□ This SCI accompanies a planning application for a proposed 42MW solar farm and associated infrastructure (the “Proposed Development”) on lands circa 1.2km southwest of Pyworthy, Devon (the “Application Site”).
- 1.3.□ Please refer to **Figure 4 of Volume 2: Planning Application Drawings** for the layout of the Proposed Development.

Development Description

- 1.4.□ The Proposed Development will consist of the construction of bi-facial solar photovoltaic (“PV”) panels mounted on metal frames, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, a temporary construction compound, substation and all ancillary grid infrastructure and associated works.
- 1.5.□ The Proposed Development will result in the production of clean energy from a renewable energy resource (daylight) and will also involve additional landscaping including hedgerow planting and improved biodiversity management.

Site Description

- 1.6.□ The Application Site is located on lands circa 1.2km southwest of the village of Pyworthy and c. 1.8km southeast of Bridgerule in Torrridge, Devon; the approximate centre point of which is Grid Reference E229936, N101914. Comprising 28 agricultural fields, the Application Site measures 66.33 hectares (ha) in total. See **Figure 1 of Volume 2: Planning Application Drawings** for details.
- 1.7.□ Land within the Application Site itself is gently undulating, ranging between 95 - 125m AOD and consists of fields typically of medium scale and generally well enclosed by a mixture of dense treelines, hedgerows and woodland shelter belt, limiting visibility for local settlements and receptors (See **Figure 3 of Volume 2: Planning Application Drawings** for field numbers).

¹ [Torrridge DC Local Plan SCI](#)

- 1.8. The Application Site is in an area with existing electricity infrastructure, with a solar farm present c. 0.3km southeast and another c. 1.2km to the southwest. Additionally, the electrical Pyworthy Substation is located c. 75m from the northern parcel's eastern boundary, adjacent to Field 16, where the Proposed Development will connect.
- 1.9. The local area is generally agricultural in nature, punctuated by individual properties and farmsteads; the nearest residential areas are Hopworthy and Yeomadon, located 0.7km northeast and southeast respectively. Recreational Routes include two Public Rights of Way (PRoW); one which passes the southeastern boundary of the Application Site (linking Crinacott Farm and Northmoor Farm, both outside the Application Site) and another which passes east of the adjacent substation.
- 1.10. While there are a number of drains and water courses throughout the Application Site, it is mostly contained within Flood Zone 1, an area described as having a "Low probability" of flooding. The exception to this is a small part of the Application Site within Flood Zone 2 and 3, towards the eastern boundary of Field 16. These areas have been avoided within the Proposed Development footprint.
- 1.11. The Application Site will be accessed from four existing entrance points on the unnamed minor road which splits the site into northern and southern parcels. From the western boundary of the site, the road runs in a southwestern direction for c. 0.5km before turning in a general east-northeast direction through the eastern section of the Application Site.

CONSULTATION

- 1.12.□ This SCI sets out RES' approach to consultation with the local community and key stakeholders, to inform them of the intention to submit a planning application and encourage feedback.
- 1.13.□ The pre-application public consultation began on the 18th January 2021 and is ongoing. During the pre-application public consultation, a range of communication methods were used to provide information about the Proposed Development and ensure that the local community had the opportunity to provide their feedback. These methods included:
- A letter detailing information about the Proposed Development with the Applicant's contact details attached, which was distributed to all residential addresses within a 1.1km radius of the Proposed Development (See **Appendix A**);
 - Individual correspondence with all relevant ward councillors and conference calls with the relevant Parish Councils including Pyworthy and Bridgerule;
 - An advert with a link to the project website and the Applicant's contact details published in the Pyworthy newsletter (See **Appendix B**).
- 1.14.□ Under normal circumstances, a public exhibition and consultation event would also have been held in the local area, but this was not possible given COVID-19 restricting mass gatherings at the time that the planning application was being prepared.
- 1.15.□ In total, there have been two consultation responses received by local residents; one via telephone and one via email. In addition, two Parish Council meetings were held via online video conferencing. The feedback received from the local residents and those on the Parish Council calls raised a wide variety of topics in relation to the Proposed Development. The main areas of interest related to
- Construction and Operational Traffic;
 - Screening the visual impacts of the Proposed Development;
 - Biodiversity impacts on the Application Site; and
 - Community Benefits as a result of the Proposed Development.
- 1.16.□ All feedback received during the consultation has been considered by the Applicant throughout the design iteration and pre-planning stages of the Proposed Development. This SCI will detail how issues raised by respondents have been comprehensively addressed.

Purpose of this Statement of Community Involvement

1.17.□ This Statement of Community Involvement has been prepared by Neo Environmental Ltd on behalf of the Applicant to provide a comprehensive record of the pre-application public consultation undertaken on the Proposed Development.

1.18.□ Conducting an early and transparent pre-application public consultation is consistent with the guidance within the NPPF (2019). Paragraph 39 of the NPPF states that

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community”

1.19.□ The NPPF goes on to state that

“[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

1.20.□ The Planning and Compulsory Purchase Act of 2004 ensures Local Authorities develop strategies to engage the local community in the planning process. These strategies, called a “Statement of Community Involvement”, must be aimed at all sections of society - including identified "hard to reach" groups - and encourage engagement in the planning process. The aim is to encourage “ownership” of the planning process by the community.

1.21.□ As a result, this SCI also fulfils a formal recommendation of Torridge District Council, as the Local Planning Authority (LPA), to provide people with an opportunity to feed into the design process of a scheme.

1.22.□ Torridge District Council’s adopted Statement of Community Involvement (November 2014)² sets out how early community consultation should take place on planning issues. In section 4.0.12 of the statement – “Giving local communities a say before applications are submitted”, it states:

“Whatever the scale of development proposed, prospective applicants or developers are advised to discuss the proposals with the owners/occupiers of neighbouring land/premises prior to making an application. Pre-application discussion, undertaken by the applicant/developer should also include key consultees such as the Highway Authority and the Environment Agency. Such informal discussion can help to allay fears within the community on the nature and consequences of the development. An applicant informed by pre-application discussions and engagement will have the opportunity to positively respond to concerns or advice that may avoid objection at the formal application stage.”

² [Statement of Community Involvement: Torridge](#)

1.23.□ It goes on to note:

“The Council will expect all major planning applications to be supported by a Statement of Community Consultation that outlines what consultation has been undertaken and how the results of the exercise have been taken into account in the submitted scheme. Generally, the Council recognises that over and above the legal requirements of the Localism Act 2011 pre-application consultation with the local community cannot be enforced, nor can an application be rejected in the absence of a supporting statement.”

1.24.□ In addition to the above, the Applicant recognises that local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicant or project team, in many cases resulting in a stronger proposal.

1.25.□ Consistent with advice in the LPA’s Statement of Community Involvement, this document forms a consultation supporting statement that summarises the consultation activities undertaken by the Applicant, a summary of comments received, and issues raised, and how the Applicant has had regard to these comments.

1.26.□ The approach to community consultation as presented in this SCI reflects the LPA’s advice for community consultation. Throughout the pre-application public consultation, the Applicant has:

- Invited comments at a time when they can inform the process.
- Provided sufficient information to describe the subject matter of the consultation
- Given notice of consultations in advance
- Clearly described how to submit comments
- Considered the representations received prior to submitting the planning application
- Acknowledged representations that have been received electronically and physically.

Community and Stakeholder Mapping

1.27.□ This section details the key local stakeholders on which the Applicant focussed during the pre-application public consultation process. Prior to the start of the consultation, the Applicant undertook detailed desk research to develop a comprehensive understanding of the key stakeholders to engage with during pre-application public consultation. This research involved identifying local stakeholders located around the site of the Proposed Development.

1.28.□ The stakeholder groups identified included:



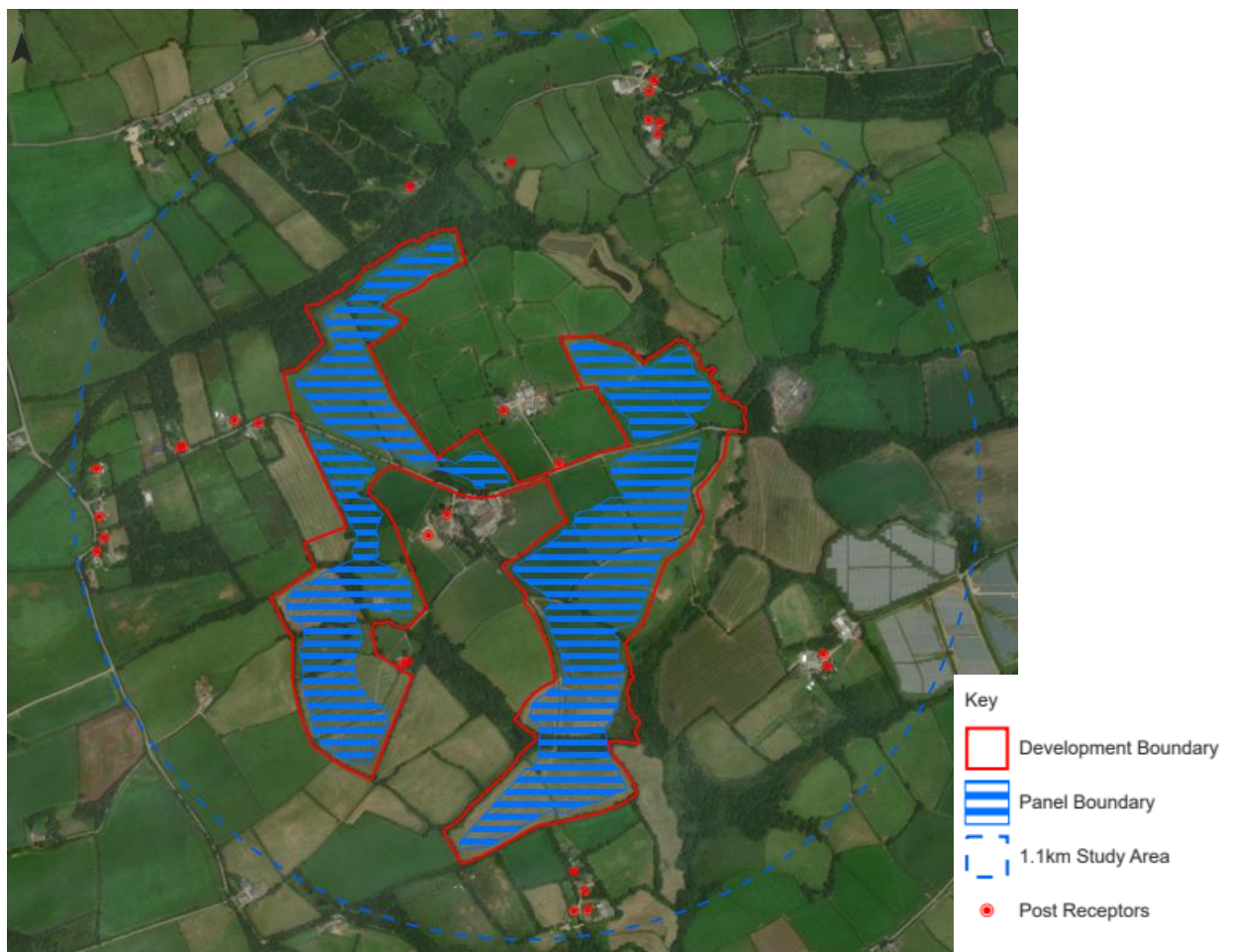
- The local population around the Application Site, including Bridgerule and Pyworthy villages and close neighbours; and
 - Locally elected political representatives.
- 1.29.□ As discussed in detail below, 21 residential properties were identified within a 1.1km radius of the Application Site and were provided with a letter introducing the Applicant and providing details of the Proposed Development. A copy of the letter is provided in **Appendix A**.
- 1.30.□ Although the Application Site is located in a very rural setting, it is punctuated with some individual farmsteads and residential properties. The three nearest properties, Monks Farm; New Park; and Trelana are all involved with the Proposed Development. The near neighbours of a property located circa 70m from the western boundary of the Application Site were contacted by the Applicant to discuss any concerns they may have relating to the Proposed Development.
- 1.31.□ Locally elected political representatives from the following Ward and Parish Councils were also contacted and this is discussed later in this SCI.
- Milton & Tamarside Ward within Torridge District Council;
 - Electoral division of Holsworthy Rural within Devon County Council
 - Pyworthy Parish Council; and
 - Bridgerule Parish Council

METHODS OF CONSULTATION

Letter Distribution

- 1.32.□ A key priority of the pre-application public consultation was to actively engage with residents close to the site. A letter introducing the Applicant and providing details of the Proposed Development was sent via post to 21 residential properties within a 1.1km radius of the Application Site on the 21st January 2021. It was designed so that nearby properties would directly receive information about the project and could provide feedback and / or contact the Applicant with any concerns or thoughts on it. A link to the project website, launched on the 20th January 2021 was also included in order for residents to be able to read up further on the proposals and contact the Applicant directly.
- 1.33.□ A copy of the letter is included in **Appendix A** and the distribution area is shown below in **Figure 1** and within **Appendix C**.

Figure 1: Residential Addresses that received an information letter.



Website

- 1.34.□ A project website was launched on the 21st January 2021 and can be found at www.derrilwater-solarfarm.co.uk.
- 1.35.□ The website details information on the Applicant; the Proposed Development and why the Application Site was selected for it. It shows images of the draft red line boundary of the site and a location map. Additionally, the website discusses the various planning and environmental considerations of the Proposed Development. This includes information on the following topics:
- Landscape and Visual
 - Ecology
 - Flood Risk
 - Archaeology and Cultural Heritage
 - Noise
 - Glint and Glare; and
 - Traffic
- 1.36.□ The website discusses in a non-technical way the benefits of solar farm developments and how they can contribute significantly to not only the UKs net-zero carbon emissions targets, but also Torridge District Councils climate change targets. Lastly, it provides contact details of the Development Project Manager and the Community Relations Manager at RES should any members of the community want to contact them.

Other Communication

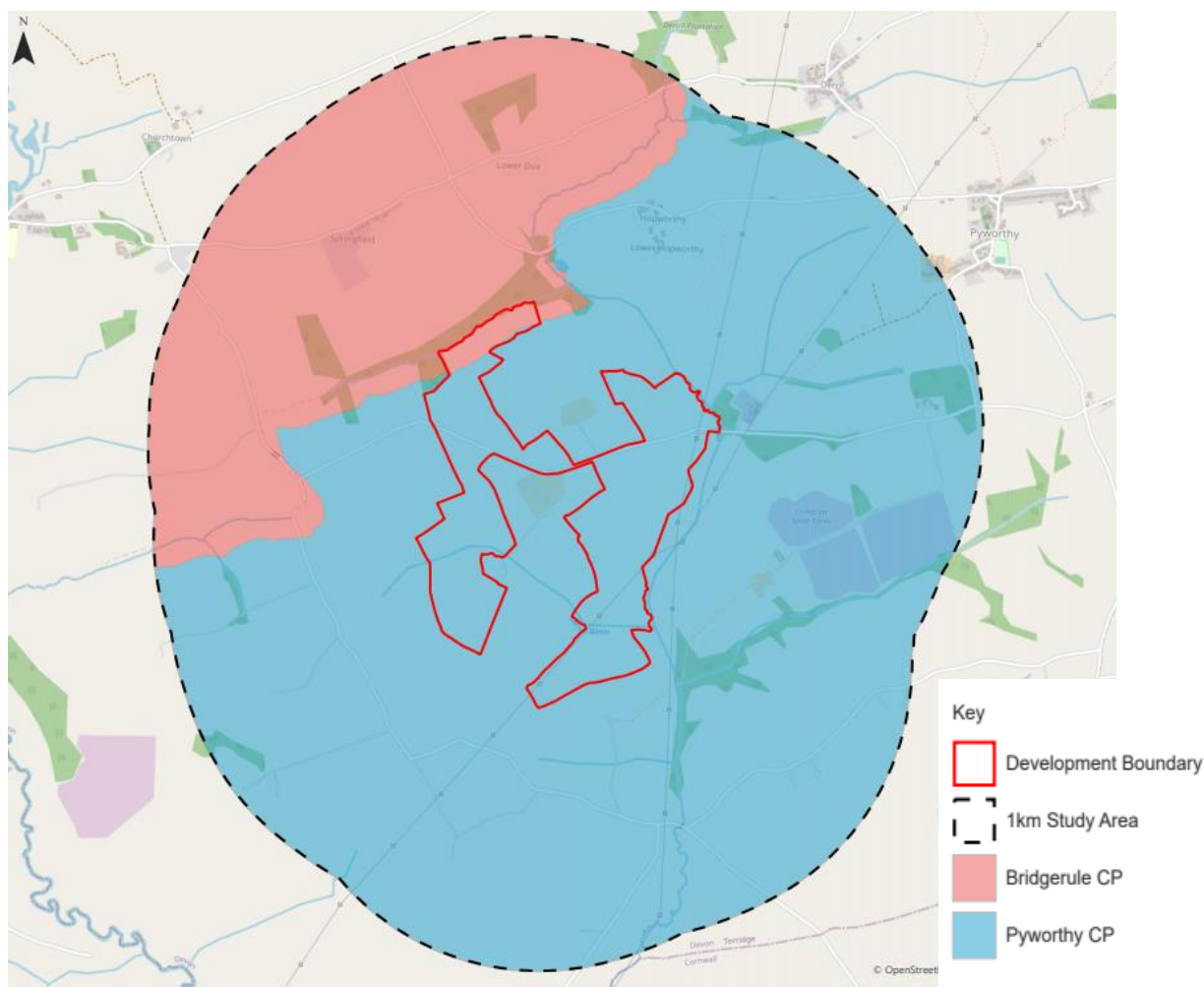
- 1.37.□ An advert was produced and published in the Pyworthy monthly newsletter in order to ensure that even those that are “hard to reach” were informed of the Proposed Development and had an opportunity to comment on it prior to the submission of a full application. The advert detailed what the Proposed Development is, where it will be sited if given consent, the key benefits of the project and the Applicants contact details.
- 1.38.□ A copy of the advert is provided in **Appendix B**.

Parish Council Consultation

- 1.39.□ The Application Site sits within Pyworthy Parish Council, with Bridgerule Parish bordering its northern boundary (See **Figure 2** below and within **Appendix C**).



Figure 2: Parish Councils surrounding the Application Site.



- 1.40.□ Due to the location of the Application Site, emails were sent on 18th December 2020 to both Parish Council Clerks introducing the Proposed Development and requesting an online conference call in January 2021.
- 1.41.□ Contact was also made with Ward Councillors from Milton & Tamarside and to the Devon County Councillor. See **Table 1** below for a contact log of all emails sent by the Applicant.

Table 1: Parish and Ward Council Contact Log

| Date of Contact | Contact | Description |
|-----------------|---|--|
| 18.12.2020 | To Devon County Councillor ,B. Parsons | Introduction email describing the Proposed Development and requesting a meeting with Councillors to further discuss the project. |
| | To Milton & Tamarside Ward Independent Leader of the Council, Councillor K. James | |

| | | |
|------------|---|---|
| | To Milton & Tamarside Ward Conservative, Councillor K. Hepple | |
| | To Bridgerule Parish Council Clerk, Rachel Stratton | |
| | To Pyworthy Parish Council Clerk, Cathy Withall | |
| 12.01.2021 | From Pyworthy Parish Council Clerk, Cathy Withall | Invitation to join Pyworthy Parish Council meeting |
| 14.01.2021 | Pyworthy Parish Council meeting | Presentation of the information brochure detailing the Proposed Development and discussion / Q&A. |
| 20.01.2021 | From Bridgerule Parish Council Clerk, Rachel Stratton | Invitation to join Pyworthy Parish Council meeting from Clerk. |
| | Bridgerule Parish Council meeting | Presentation of the information brochure detailing the Proposed Development and discussion / Q&A. |
| 26.01.2021 | To Pyworthy Parish Council Clerk, Cathy Withall | Follow up letter giving thanks and detailing the project website link. |
| | To Bridgerule Parish Council Clerk, Rachel Stratton | |
| 02.02.2021 | To Pyworthy Parish Council Clerk, Cathy Withall | Copy of the advert published in the Pyworthy newsletter* (See Appendix H) |
| | To Bridgerule Parish Council Clerk, Rachel Stratton | |

* The advert had been updated since its publication in the Pyworthy newsletter to account for changes to the number of homes powered and the amount of CO₂ displaced following the final design of the Proposed Development.

1.42.□ An example of the email sent from the Applicant to the Clerk of the Parish Councils requesting a conference call is detailed below:

"I am writing to advise you that RES is exploring the potential for a solar farm on land south west of Pyworthy Village.



RES, a British company, is the world's largest independent renewable energy business active in onshore and offshore wind, solar, energy storage and transmission and distribution. At the forefront of the industry for over 39 years, RES has delivered more than 18 GW of renewable energy projects across the globe.

We are currently undertaking detailed assessments for the proposed solar farm and have sought pre-application planning advice from Torridge District Council. An Environmental Impact Assessment ("EIA") Screening Opinion was requested from Torridge Council in December and a response is expected early in the new year.

As we transition to a net-zero future, reducing the impacts of climate change both locally and globally, it is imperative that we continue to seek to deliver clean, green, low cost electricity. Solar PV is the fastest growing source of renewable energy due to cost, speed of deployment and versatility. Recent analysis on electricity generation costs published by the Department of Business, Energy and Industrial Strategy have marked large-scale solar PV as the outright cheapest electricity generating technology available in the coming years.

We are currently undertaking detailed studies, with the view to preparing a planning application in the new year. We would welcome the opportunity to discuss the proposed scheme in more detail with the Parish Council and receive your feedback. Therefore, we would be grateful if we could attend your next virtual Parish Council meeting in January 2021. If this is not possible, we could hopefully agree a suitable day and time to discuss the proposals next month.

Please let us know if you have any questions in the short-term and we will be back in touch in the New Year regarding a meeting.

Yours sincerely"

- 1.43.□ A full copy of the letter can be found in **Appendix D**.
- 1.44.□ As detailed in the above table, responses from the Parish Council Clerks were received promptly and four representatives of RES Ltd and two representatives of Neo Environmental Ltd made themselves available to meet via Zoom Video Conferencing with elected members of Parish throughout the month of January 2021.
- 1.45.□ Both meetings held with the Parish Councils involved a similar routine of the Applicant presenting details of the Proposed Development to the Council, with input from the Agent, followed by a period of time set aside for questions and answers. A copy of the presentation can be found in **Appendix E**.
- 1.46.□ Various comments were raised throughout the conference calls and many of the same comments were put forward. Following the calls, the presentations were sent to the Clerks for distribution to all councillors.



FEEDBACK ANALYSIS

Private Residents and Close Neighbours

Email and Telephone Correspondence

- 1.47.□ Email addresses and telephone numbers for both the Development Project Manager and the Community Relations Manager at RES are provided on the website. The link to the website has been shared with the Clerks of Pyworthy and Bridgerule Parish Councils and is detailed on both the newsletter advert and letters sent to local residents. Additionally, an email address was provided directly on the aforementioned letters and a phone number was provided on the newsletter advert. These email addresses were monitored between 9am and 5pm Monday to Friday. All emails received were responded to by the Applicant and are detailed below. The email addresses remain in operation.
- 1.48.□ Letters were sent by the Applicant on the 22nd January 2021 to two close neighbours sharing with them the indicative infrastructure layout of the Proposed Development and a copy of the presentation which was shared with the Parish Councils. The correspondence also noted that should the neighbours have any questions, the Applicant was happy to set up a video call to answer these and discuss any plans. A follow up email was sent to both residents on the 25th of January 2021, but no response has yet been received. A copy of the letter can be found in **Appendix F**.
- 1.49.□ Emails were sent to those neighbours on the 24th February 2021 to update them on the anticipated submission date of the application but no response was received.
- 1.50.□ A call from a local resident was received on the 26th of January 2021 requesting a hard copy of the Proposed Development application documents. The Applicant assured the resident that they would do so once the application has been validated by Torridge District Council.
- 1.51.□ An email from a local resident was received on the 31st January 2021. The email is detailed below, with some confidential details removed.

“Thank you for your letter dated 21st January 2021 regarding the proposed solar park at Trelana Farm (Monks Farm), EX22 6LJ.

Firstly I think the address is incorrect. Monks Farm is opposite 'Trelana Farm'. Can you clear that up for me please?

Secondly, I see that there is already a planning application 1/1162/2020/SCR with Torridge. Is that correct please?

Thanks very much in advance”



- 1.52.□ The Applicant responded to this on the 1st of February and attached an updated site location plan. The response is detailed below:

“Thank you for your email. I’m glad to hear that you received the letter.

As per the attached plan the site boundary covers both Monks Farm and Trelana Farm.

The planning reference you quoted relates to the EIA screening application which was submitted for this project in December. When we submit the full planning application a new reference number will be generated (happy to keep you informed when this happens).

Please feel free to contact me if you have any further questions. If you want to send on your contact number I’d be happy to give you a call at a time that suits.

Best regards”

- 1.53.□ Another email was received in response to the public consultation documentation, dated 5th of February enquiring about the acreage of the Proposed Development. This email was responded to on the same day by the client. The response was as follows:

“The development area is approx. 164 acres. The footprint of the solar panels and associated infrastructure cover approx. 30% of the site (50 acres).

Best regards”

Meetings with Close Neighbours

- 1.54.□ The Applicant made themselves available on the 15th January 2021 to meet via online video conferencing (due to the COVID-19 pandemic) with a near neighbour, located circa 70m west of the Proposed Development. At the time of the meeting, the red line boundary of the Proposed Development bordered the eastern edge of their land and solar arrays were anticipated to be located in the adjacent field. See below for further information on amendments to the design.

- 1.55.□ On the 17th of January 2021, an email and letter were received from the near neighbour. The email noted:

“Very many thanks for your time on Friday. We very much appreciate being consulted on the plan before it is finalised so that we can try to minimise any issues of potential dispute when the planning application is submitted.

Please see letter attached. We look forward to your response.”

- 1.56.□ A copy of the attached letter can be found in **Appendix G**, however some of this is redacted for confidentiality reasons.

- 1.57.□ The letter showed support for the Proposed Development, however, some concerns as a result of the Proposed Development were raised. The concerns outlined were:



- ☐ Visual and amenity value due to the field directly east of their land being utilised for solar panels; and
- ☐ Construction traffic access.

1.58.☐ How these concerns have been addressed are detailed in the “key concerns” section below.

1.59.☐ An email received on the 15th February from the same near neighbour asked for confirmation on the access and egress route to the Application Site and noted that they “*have been really pleased with the “neighbourly” approach so far*”. The neighbours main concern outlined in this email was in regard to house value in the local area as a result of the implementation of the solar farm. The Applicants response, dated 22nd February is as follows:

“Thank you for your email.

As a responsible developer, RES will always look to ensure that we mitigate any potential impacts from our developments. This is an important part of the pre-planning stage and feedback regarding the design of our projects helps us to create projects that are acceptable to as many people as possible.

We do understand your concerns regarding the proximity of the project to your property, however, there is no firm evidence on whether solar farms do or do not affect house prices. We are aware of residents, close to other renewable energy projects, who value having renewable energy projects close by and think that they add value to their community.

As you know we have removed the panels and inverter from the field adjacent to your property and we really appreciate the constructive feedback from you, leading to this refinement of the design of the project. We remain committed to keeping this dialogue open and would welcome the opportunity to discuss the other ideas you have in terms of mitigating any impacts of the development, if it is consented.

Whilst incomparable due to size and visual impact, there are extensive studies regarding the impact of wind farms on house prices. Hedonic approached research carried out by RICS on Cornish wind farms concluded there was no direct relationship between turbine visibility and property values. Various studies have shown the perceived negative impact of wind turbines being constructed nearby may cause a transitory drop in house prices, however, this is shown to quickly reverse when these negative impacts fail to materialise post-construction.

With regard to construction traffic, I can confirm that the lorries will arrive and leave by the same route (via the A386).

We are currently in the final stages of preparing the application. We will update you and forward on a link to the application documents once the application has been validated.

Please let me know if you have any further queries.

Best regards”

Parish Councils

- 1.60.□ The key topics arising from consultation with Parish Councils have been identified in **Table 2** below. The Applicants response to these have also been outlined.

Table 2: Most frequently commented on aspects of the Proposed Development with the associated response from the Applicant.

| Comment raised | Applicant response |
|---|--|
| <p>Some members specified the importance of protecting local biodiversity.</p> | <p>The site is currently arable land which is of low ecological value. With the introduction of a solar farm, the land would be converted from arable to pasture, with light grazing proposed (i.e. the site will be dual use; production of renewable energy and agricultural activities). Grazed pastures provide nesting and feeding habitat for various species of birds. In addition to this, the land will no longer be sprayed with artificial pesticides and fertilisers, improving the quality of the land for local pollinators. With the implementation of a Biodiversity Management Plan (BMP) and a Landscape and Ecology Management Plan (LEMP), there will be a net positive effect for local wildlife. These plans include new hedgerow planting, native species planting and the use of wildflower and species-rich grassland seed mixes, in addition to introducing hibernacula and beehives.</p> <p>Design measures have also been introduced to protect local wildlife from the Proposed Development, including a 5m buffer from hedgerows and drains and a 10m buffer from the watercourse and woodland. A 10cm gap has been designed into the bottom of the perimeter fencing to allow mammals to pass through the Application Site.</p> |
| <p>Some members expressed concern about the visual impact of the solar farm in a rural setting.</p> | <p>Visibility of the Proposed Development will be limited to localised receptors due to the sites relatively flat lands, surrounding mature field boundaries and low heights of the proposed infrastructure (c. 2.7m).</p> <p>The Applicant has reviewed comments relating to visual impact and Neo Environmental Ltd have prepared a comprehensive landscaping plan including detailed screening (planting) proposals.</p> <p>Throughout the design iteration process, the Application Site has reduced in size from circa 80 hectares at the EIA Screening stage to the current site area of 66.33 hectares. This was to accommodate suitable buffers from nearby residential properties and to ensure that the Proposed Development fits sympathetically within the surrounding environment, reducing the potential for visual or cumulative landscape impacts.</p> |

| | |
|---|--|
| <p>Some members expressed concern about construction and operational traffic</p> | <p>The haulage route will likely be from the A386 to the east of the Application Site. The delivery vehicles will exit the A386 at Hatherleigh to join the A3072 and continue along the A3072 until joining the A388 at Holsworthy. From here they will travel north along the A388 into Holsworthy, turning left onto Bodmin Street, where they will follow this two-lane road out towards North Tamerton until they reach Thorndon Cross. Once there they will turn right onto this single lane road and follow this for approximately 1.3 miles to reach the Application Site.</p> <p>Increased volumes of traffic will be generated by the Proposed Development during the construction period however, the overall volumes of traffic generated by the Proposed Development during the construction period are considered to be quite low. During the anticipated six-month construction period, a total of 783 HGV deliveries will be made to the Application Site. During the peak construction period there will be an approximate maximum of 20 daily HGV deliveries and no abnormal loads.</p> <p>The operational phase of the solar farm is anticipated to have negligible trip generation potential with approximately 10-15 Light Goods Vehicles (LGVs) expected every year for scheduled maintenance checks, with additional visits required to attend to remedial issues when necessary.</p> <p>The Applicant will conduct a pre- and post-construction condition survey of the unnamed local road that the Application Site is accessed from, from the most western access point to the existing substation entrance point (approximately 1.1km), with the Applicant liable to repair any damage to the road attributed to the construction of the Proposed Development.</p> |
| <p>Some members were interested to know if there will be community benefits as a result of the projects and what these will likely be</p> | <p>RES firmly believe that solar schemes should provide significant benefits locally and wish to continue actively engaging with local communities on the priority aims and projects in their area. RES welcome feedback to understand what projects could be supported directly. The type of projects we could support are initiatives such as fuel poverty, village hall improvements or other priorities as determined by local action plans.</p> |

KEY CONCERNS

- 1.61.□ As noted in **Table 2** above and alluded to in correspondence with the Parish Councils and nearby neighbours, the key concern of the local community is construction traffic associated with the Proposed Development.
- 1.62.□ It was explained at the Parish Council meetings and during the online video conferencing with the near neighbour that the volumes of traffic associated with an operational solar farm is very low, anticipated at 10-15 Light Goods Vehicles (LGVs) per year for scheduled maintenance checks, with additional visits required to attend to remedial issues when necessary.
- 1.63.□ Increased volumes of traffic will be generated by the Proposed Development during the construction period. However, the overall volumes of traffic generated are considered to be quite low. During the anticipated six-month construction period, a total of 783 HGV deliveries will be made to the Application Site. During the peak construction period there will be an approximate maximum of 20 daily HGV deliveries. Additional site visits may be required due to site conditions, weather restrictions, and due to unforeseen circumstances and therefore, these numbers should be treated as a guideline for planning purposes only.
- 1.64.□ There will be a combination of HGVs (for the component and material deliveries) and cars/vans (for construction staff) on site. HGV movements are expected to be the most intense during the first few weeks of construction, reducing in numbers towards the final weeks, although it should be noted that there will be no abnormal loads. Car/van movements are expected to be constant throughout.
- 1.65.□ Information on traffic associated with the Proposed Development is also provided on the project website.
- 1.66.□ As detailed in correspondence received by the near neighbour, the main concern was the potential for construction vehicles accessing the site from the west. They noted that the route was in poor condition; close to housing and schools; and on a National Cycle Route. The eastern route, from the A3072 was preferable, noted as being away from most housing and having various passing spaces.
- 1.67.□ Another concern raised by the near neighbour was the proximity of the Proposed Development to their land. As mentioned above, at the time of the meeting, the red line boundary of the Proposed Development bordered the eastern edge of their land and solar arrays were anticipated to be located in the adjacent field.

Amendments to the Proposed Development

- 1.68.□ It was made clear during the Parish Council meetings and the meeting with the near neighbour, that that the construction traffic route had not been finalised and that local input was being sought in order to determine the most appropriate route.
- 1.69.□ The main feedback received involved ensuring that the construction traffic route avoided travel through the villages of Bridgerule and Pyworthy and avoided schools and high volumes of housing.
- 1.70.□ The final route was determined based on the feedback received during pre-application discussions and is now anticipated to be from the A386 to the east of the Application Site. The delivery vehicles will exit the A386 at Hatherleigh to join the A3072 and continue along the A3072 until joining the A388 at Holsworthy. From here they will travel north along the A388 into Holsworthy, turning left onto Bodmin Street, where they will follow this two-lane road out towards North Tamerton until they reach Thorndon Cross. Once there they will turn right onto this single lane road and follow this for approximately 1.3 miles to reach the Application Site.
- 1.71.□ Further information can be found in **Technical Appendix 5: CTMP of Volume 3: Technical Appendices**.
- 1.72.□ In addition to the above, the Applicant have proposed various mitigation measures to ensure there will be no unacceptable harm to the local highway network or to the local community. These mitigation measures include the following:
- A dedicated Site Manager will be appointed for the management of the delivery booking system during the construction stage. It will also be this person's duty to make sure haulage companies use the chosen haul route (See **Figure 5.1: Appendix 5A**), without fail.
 - The Applicant will conduct a pre- and post-construction condition survey of the unnamed local road that the site is accessed from, from the most western access point to the existing substation entrance point (approximately 1.1km), with the Applicant liable to repair any damage to the road attributed to the construction of the Proposed Development.
 - Traffic movements will be limited to 07:00 - 19:00 on Monday to Friday and 08:00 – 16:00 on Saturdays, unless otherwise agreed in writing with North Devon and Torridge Council. Deliveries will be scheduled to avoid morning and evening peak hours. This will avoid HGV traffic arriving during the morning peak hours, creating conflict with

local residents' commute or school run. Construction personnel will be encouraged to car-pool, or to travel to site in minibuses.

- During the construction phase, clear construction warning signs will be placed on the unnamed road leading to the Proposed Development access, on both approaches to each access point in accordance with Chapter 8 of the Traffic Signs Manual. The site entrances will also be appropriately signed. Access to the construction site will be controlled by onsite personnel and all visitors will be asked to sign in and out of the site by security/site personnel. Site visitors will receive a suitable Health and Safety site induction and Personal Protective Equipment (PPE) will be worn.
- To control, prevent and minimise dirt on the access route and emissions of dust and other airborne contaminants during the construction works, the following mitigation measures will also be implemented:
 - Wheel washing equipment will be available and used onsite within the construction compound, as required, to prevent the transfer of dirt and stones onto the public highway. All drivers will be required to check that their vehicle is free of dirt, stones and dust prior to departing from the site;
 - Wheel washing facilities will consist of a water bowser with pressure washer.
 - The bowser will contain water only and no other additives.
 - Run-off from this activity will be directed to the drainage situated on the lower boundary of the construction compound.
 - Dampening of site roads to minimise dust emissions;
 - Any soil stockpiles will be covered and / or lightly tracked when left for extended periods of time;
 - Drivers will adopt driving practices that minimise dust generation including a 5m/h internal access road speed limit; and,
 - Any dust generating activities will be avoided or minimised, wherever practical, during windy conditions.
- Once construction of the Proposed Development is completed, all portacabins, machinery and equipment will be removed and hard standing excavated. The area will be regraded with the stockpiled topsoil to a natural profile.

- 1.73.□ It was additionally explained that the Applicant will put in place these measures from the outset to minimise impact upon the local road network during construction. Further information can be found within the Construction Traffic Management Plan (CTMP) in **Technical Appendix 5 of Volume 3**.
- 1.74.□ During the design iteration process, the Application Site boundary has changed according to discussions with nearby neighbours and as a result of site visits conducted by consultants of Neo Environmental Ltd, including a landscape architect; hydrology consultant; archaeology consultant and ecologist.
- 1.75.□ The initial boundary of the Proposed Development was circa 80 hectares; however, it was then reduced to 69.5 hectares in order to accommodate buffer zones from nearby residents and other design measures such as buffer zones from watercourses; drains; hedgerows and areas of woodland in order to reduce potential impacts on local wildlife.
- 1.76.□ The letter received from the near neighbour on the 17th January acknowledged this, noting *“We are grateful that you have removed panels from the area to the North of our house totally, as several upstairs windows look directly onto this field, and also that there are no proposed panels immediately alongside our garden area”*
- 1.77.□ The letter also stated their concerns for the fields immediately east of their property, which at the time of receiving the letter had panels located within it. They stated their reasons for concern, which can be found in **Appendix G** and noted *“we consider that it would demonstrate your commitment to being good neighbours if you could remove the panels entirely from that whole field next to our property”*.
- 1.78.□ Following further discussions with the near neighbour and with the landowner of the fields directly adjacent to this property, the design was then amended again to exclude the nearest field to the near neighbour from the Proposed Development and hence, remove all solar panels from this field, thereby reducing potential negative amenity impacts on the owners of the adjacent land. The final Application Site boundary has a total area of 66.33 hectares.

CONTINUED COMMUNITY ENGAGEMENT

- 1.79.□ In addition to the pre-application community consultation, the Applicant is committed to continuing to engage with the local communities and stakeholders throughout the time that its planning application is being considered and, if the application is approved, during construction, commissioning and operation.



TORRIDGE DISTRICT COUNCIL

Pre-application Discussions

- 1.80.□ Consultation was also undertaken with Torridge Council as part of the pre-application consultation. A request for pre-application advice was made by Neo Environmental Ltd on behalf of the Applicant to the LPA in September 2020. Following a detailed meeting with the assigned case officer Laura Davies, held on 22nd October 2020 via online video conferencing, a formal pre-application letter was provided on the 10th November 2020 (ref: FPEM/0650/2020) and a copy of this is provided in **Appendix A** of the **Planning Statement: Volume 1**.
- 1.81.□ The pre-application response detailed comments from all relevant officers within Torridge Council, the Conservation Officer, the Environmental Protection Officer, the County Councils Highways team, and the Police Architectural Liaison Officer.
- 1.82.□ Other statutory consultees were also consulted as part of the pre-application response. These included:
- Environment Agency;
 - Natural England (ref: 329239); and
 - Lead Local Flood Authority (ref: FPEM/0650/2020);
- 1.83.□ A copy of all consultee responses listed above that were not included within the formal pre-application response letter can be found in **Appendix A** of the **Planning Statement: Volume 1**.
- 1.84.□ Following the receipt of the pre-application advice from the LPA, some further consultation was undertaken by Neo Environmental Ltd on behalf of the Applicant.
- 1.85.□ Laura Davies, the Principal Planning Officer was consulted on the 3rd of December 2020 in regard to the location of various viewpoints that were proposed to be used to undertake the Landscape and Visual Assessment (LVA) (See **Technical Appendix 1: Volume 3**). The email also details the approach that was taken for assessing the Proposed Development in the context of the local and wider landscape. Additionally, a draft infrastructure layout was provided for comment.
- 1.86.□ A response was received on the 17th December after having sent the infrastructure layout in a different format for review. The response noted:

“Thank you for your email and for resending the Indicative Infrastructure Layout plan.

The updated site plan is useful in understanding how the ongoing assessment of the site has now reduced the area of the site and the likely area of coverage by the solar panels.



Having reviewed the proposed viewpoints which are set out in the Landscape and Visual Consultation document for inclusion in a subsequent LVIA. I have no other suggested viewpoints for inclusion as those recommended include a mix of longer distance and closer viewpoints to the application site and take account of the potential cumulative impacts with existing solar farms, as far as these views are able to be gained on the ground.

In relation to the viewpoints for which photomontages to illustrate landscape mitigation should be provided, I would recommend that this includes at least one from the nearest public highway (i.e. either viewpoint 2 or 3) as well as at least one from a greater distance such as viewpoint 7, 6, 5 or 4.

I trust this is of use in informing the development of the LVIA."

- 1.87.□ In response to consultation with the Planning Officer, the following viewpoints were selected to include photomontages from:
- Viewpoint 3: Minor road close to Monk Farm;
 - Viewpoint 7: Junction between PRoW and minor road at East Yeomadon Farm; and
 - Viewpoint 8: Edge of Pyworthy
- 1.88.□ The supporting information provided with this planning application (**Volume 2: Planning Application Drawings and Volume 3: Technical Appendices**) responds directly to the requirements set out by the LPA and other relevant statutory consultees.

EIA Screening

- 1.89.□ The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 require the submission of an Environmental Statement (ES) with applications for planning permission for "EIA development".
- 1.90.□ The 2017 Regulations differentiate two types of EIA development - Schedule 1 and Schedule 2. Schedule 1 development (and changes/extensions thereto) is EIA development and therefore requires an EIA. Schedule 2 development (and changes/extensions thereto) is only EIA development if - in the opinion of the LPA - it is likely to have significant effects on the environment by virtue of factors such as size, nature or location.
- 1.91.□ An EIA Screening Request was submitted to Torridge District Council by Neo Environmental Ltd on behalf of the Applicant on the 14th December 2020; it included a detailed consideration of the Proposed Development's anticipated environmental effects.
- 1.92.□ As outlined within Torridge District Councils EIA Screening Opinion (ref: 1/1162/2020/SCRHID) dated 23rd December 2020, the development is not considered to have significant environmental effects; therefore, an **EIA is not required**. Please see **Appendix B of the Planning Statement: Volume 1** for a copy of the Screening Direction.

- 1.93.□ Since the EIA Screening request was submitted and the design iteration process began, the red line boundary of the Proposed Development has somewhat changed, reducing the area of the Proposed Development from circa 80 hectares at the EIA Screening stage to the current site area of 66.33 ha. This was to accommodate 100m buffers from nearby residential properties and to ensure that the Proposed Development fits sympathetically within the surrounding environment, reducing the potential for visual or cumulative landscape impacts. As the changes are very minor, it is assumed that the Screening Direction is still relevant.

CONCLUSION

- 1.94.□ This Statement of Community Involvement (SCI) has provided an overview of the engagement and consultation activities that have been, and continue to be, undertaken by the Applicant on the Proposed Development.
- 1.95.□ RES has undertaken a comprehensive pre-application engagement programme in order to proactively inform and engage with the local community and key stakeholders. Over 20 households were directly informed of the Proposed Development and many more were made aware through the advertisement in the Pyworthy Parish Council newsletter.
- 1.96.□ This process has allowed the Applicant to identify and respond to local issues and potential concerns. Of the issues raised during the consultation, issues relating to visual impact, local ecology and biodiversity and traffic and transport were of particular importance to the community. Helpful comments on these topics have been taken into consideration by the Applicant before the submission of the planning application.
- 1.97.□ This feedback has resulted in the Applicant undertaking an iterative design process in order to integrate the Proposed Development into the surrounding site as sensitively as possible, while taking account of comments received during the pre-application consultation. Some changes that have been made throughout the pre-application process is the decision to increase setbacks from close neighbours and increase the amount of screening proposed around the Application Site boundary to reduce visual impact further. Additionally, biodiversity enhancement measures such as wildflower meadow planting and the introduction of beehives have been confirmed since consulting with local councillors concerned with local wildlife.
- 1.98.□ The Applicant is committed to continuing the open dialogue it has established with the local community during pre-application public consultation as the application process continues, as outlined within this SCI.

APPENDICES

Appendix A – Letter distributed to local residents

Appendix B – Advert in Pyworthy newsletter

Appendix C – Figures

Appendix D – Letters to Parish Councils

Appendix E – Parish Council presentation

Appendix F – Letters to close neighbours

Appendix G – Letter from near neighbour

Appendix H – Updated advert sent to Parish Councils.





Appendix A: Letter distributed to local residents



«AddressBlock»

xx January 2021

Dear local resident,

RE: Derrill Water Solar Farm Proposal, Pyworthy

I am writing to advise you that RES is exploring the potential for a solar farm on land south west of Pyworthy Village. I have enclosed a location plan for your information.

RES, a British company, is the world's largest independent renewable energy business active in onshore and offshore wind, solar, energy storage and transmission and distribution. At the forefront of the industry for over 39 years, RES has delivered more than 18 GW of renewable energy projects across the globe.

A pre-application advice meeting with representatives of the LPA was held in October 2020. The planning application which we intend to submit will include a number of detailed assessments to ensure any impact upon the environment, landscape, heritage and local residents is appropriately assessed.

As we transition to a net-zero future, reducing the impacts of climate change both locally and globally, it is imperative that we continue to seek to deliver clean, green, low cost electricity. Solar PV is the fastest growing source of renewable energy due to cost, speed of deployment and versatility. Recent analysis on electricity generation costs published by the Department of Business, Energy and Industrial Strategy show that large-scale solar PV will soon be the cheapest electricity generating technology available.ⁱ

We have created a project website at <http://derrillwater-solarfarm.co.uk/>, where you can find out more information on the proposed solar farm, which will be updated regularly.

If you would like any more information, or to talk to us about the proposal, do not hesitate to contact us.

Yours sincerely,



Sarah Rocks

Development Project Manager

D: 01923 299 200 | M: 07957 800000

E: sarah.rocks@res-group.com

ⁱ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/911817/electricity-generation-cost-report-2020.pdf



Appendix B: Advert in Pyworthy Newsletter





Derril Water Solar Farm Proposal

RES is exploring the potential for a solar farm on land south west of Pyworthy village.

The proposed 49.9MW solar farm will consist of fixed tilt bi-facial, ground mounted solar arrays, in fields predominantly bound by a mix of dense treelines and hedgerows.

The planning application, which we intend to submit will include a number of detailed assessments to ensure that environmental, landscape, heritage and residential considerations are appropriately assessed.



Low cost renewable electricity



Approximately 43,000MWh of clean, green electricity produced every year



Equivalent to supplying 14,400¹ homes



19,300² tonnes of carbon emissions saved every year

For more information please visit www.derrilwater-solarfarm.co.uk

If you prefer a hard copy of the project information, please contact 01872 226 931

¹ Based on BEIS average domestic household consumption (3,578kWh/year)

² Based on BEIS's "all fossil fuels" emissions statistic of 446 tonnes of carbon dioxide per GWh of electricity supplied in the Digest of UK Energy Statistics







Appendix C: Figures



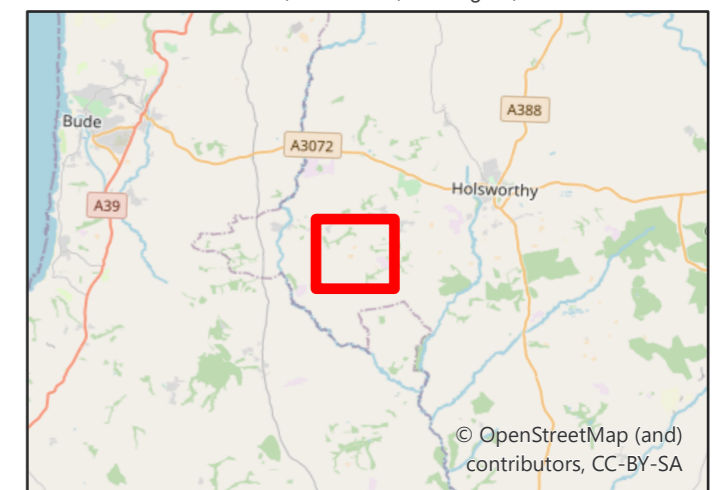
Derril Water Solar Farm Post Map Figure 1

Key

-  Development Boundary
-  Panel Boundary
-  1.1km Study Area
-  Post Receptors



Neo Office Address:
Cinnamon House, Crab Lane, Warrington, WA2 0XP



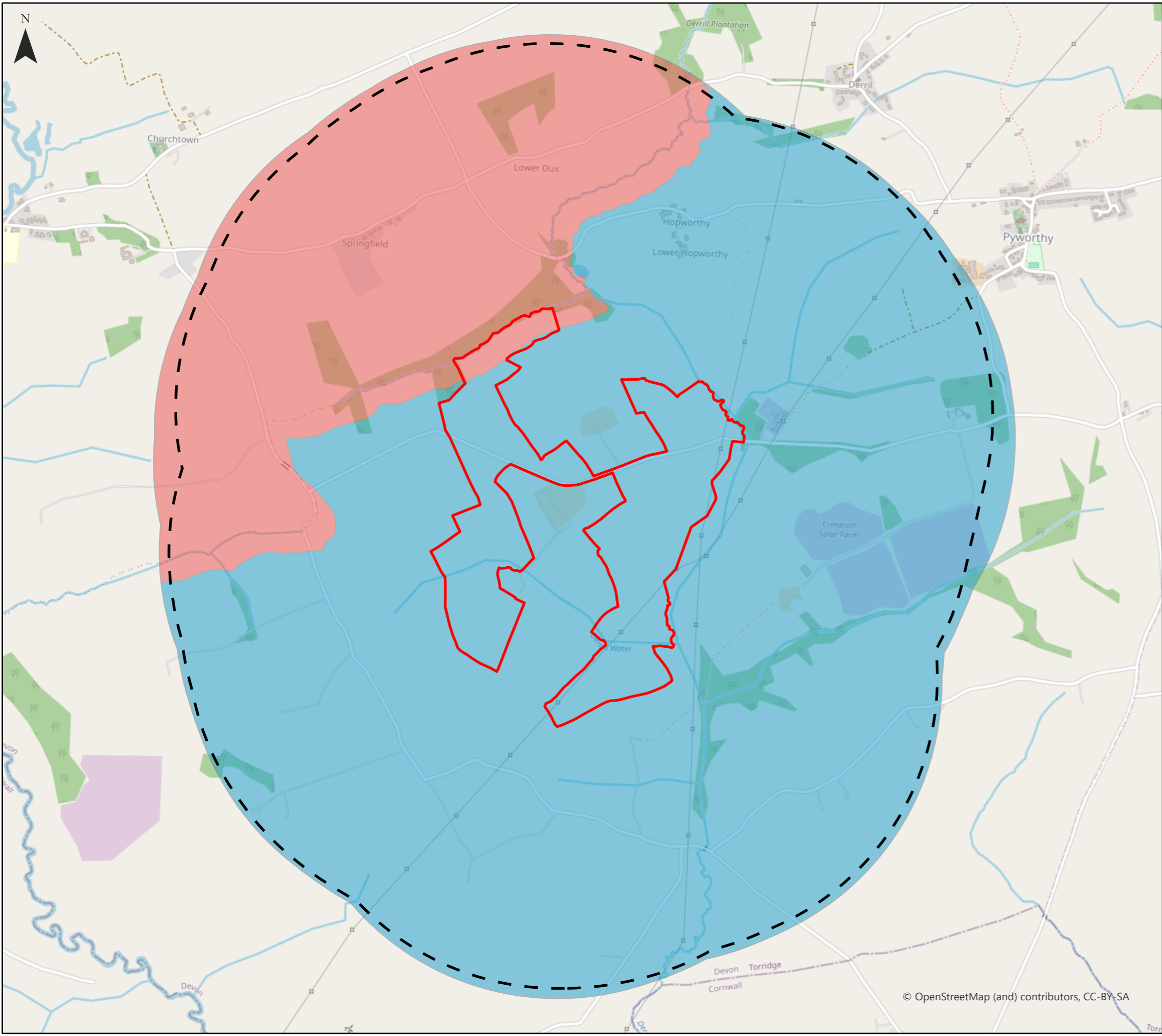
0 0.25 0.5 1 Kilometre

Maxar, Microsoft


Date: 29/01/2021
Drawn By: Scott Griffin
Scale (A3): 1:8,500
Drawing No: NEO00738/0621/A



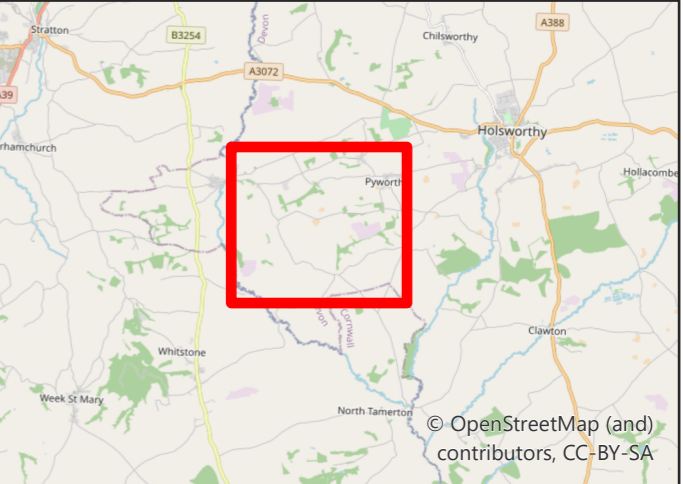
Derrill Water Solar Farm Parish Regions Figure 2



Key

-  Development Boundary
-  1km Study Area
-  Bridgerule CP
-  Pyworthy CP

Neo Office Address:
Cinnamon House, Crab Lane, Warrington, WA2 0XP



© OpenStreetMap (and) contributors, CC-BY-SA

Date: 26/01/2021
 Drawn By: Scott Griffin
 Scale (A3): 1:14,000
 Drawing No: NEO00738/0591/A





Appendix D – Letters to Parish Councils



Rachel Perry
8, Dicna Close
St Giles on the Heath
Launceston
Cornwall
PL15 9SH

18th December 2020

Dear Ms Perry,

RE: Derrill Water Solar Farm Proposal, Pyworthy

I am writing to advise you that RES is exploring the potential for a solar farm on land south west of Pyworthy Village.

RES, a British company, is the world's largest independent renewable energy business active in onshore and offshore wind, solar, energy storage and transmission and distribution. At the forefront of the industry for over 39 years, RES has delivered more than 18 GW of renewable energy projects across the globe.

We are currently undertaking detailed assessments for the proposed solar farm and have sought pre-application planning advice from Torrridge District Council. An Environmental Impact Assessment ("EIA") Screening Opinion was requested from Torrridge Council in December and a response is expected early in the new year.

As we transition to a net-zero future, reducing the impacts of climate change both locally and globally, it is imperative that we continue to seek to deliver clean, green, low cost electricity. Solar PV is the fastest growing source of renewable energy due to cost, speed of deployment and versatility. Recent analysis on electricity generation costs published by the Department of Business, Energy and Industrial Strategy have marked large-scale solar PV as the outright cheapest electricity generating technology available in the coming years.ⁱ

We are currently undertaking detailed studies, with the view to preparing a planning application in the new year. We would welcome the opportunity to discuss the proposed scheme in more detail with the Parish Council and receive your feedback. Therefore, we would be grateful if we could attend your next virtual Parish Council meeting in January 2021. If this is not possible, we could hopefully agree a suitable day and time to discuss the proposals next month.

Please let us know if you have any questions in the short-term and we will be back in touch in the New Year regarding a meeting.

Yours sincerely,



Edel Burke

New Sites Manager

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E: edel.burke@res-group.com

ⁱ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/911817/electricity-generation-cost-report-2020.pdf



Appendix E – Parish Council Presentation



Derrill Water Solar Farm Proposal

January 2021



- Introductions
- Project Information
- Q&A



19^{GW}

PROJECT PORTFOLIO

39

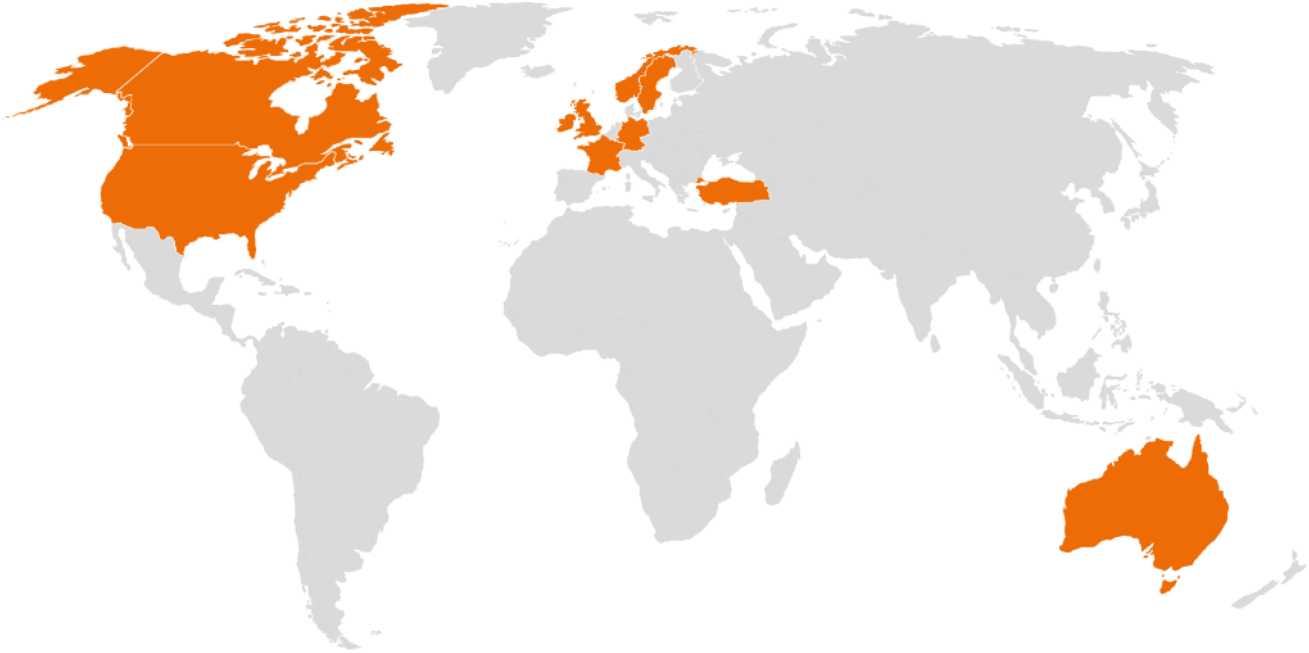
YEARS OF EXPERIENCE

7^{GW}

OF OPERATIONAL ASSETS SUPPORTED

3,000

EMPLOYEES



ACTIVITIES



DEVELOP



CONSTRUCT



OPERATE

TECHNOLOGIES



WIND



SOLAR

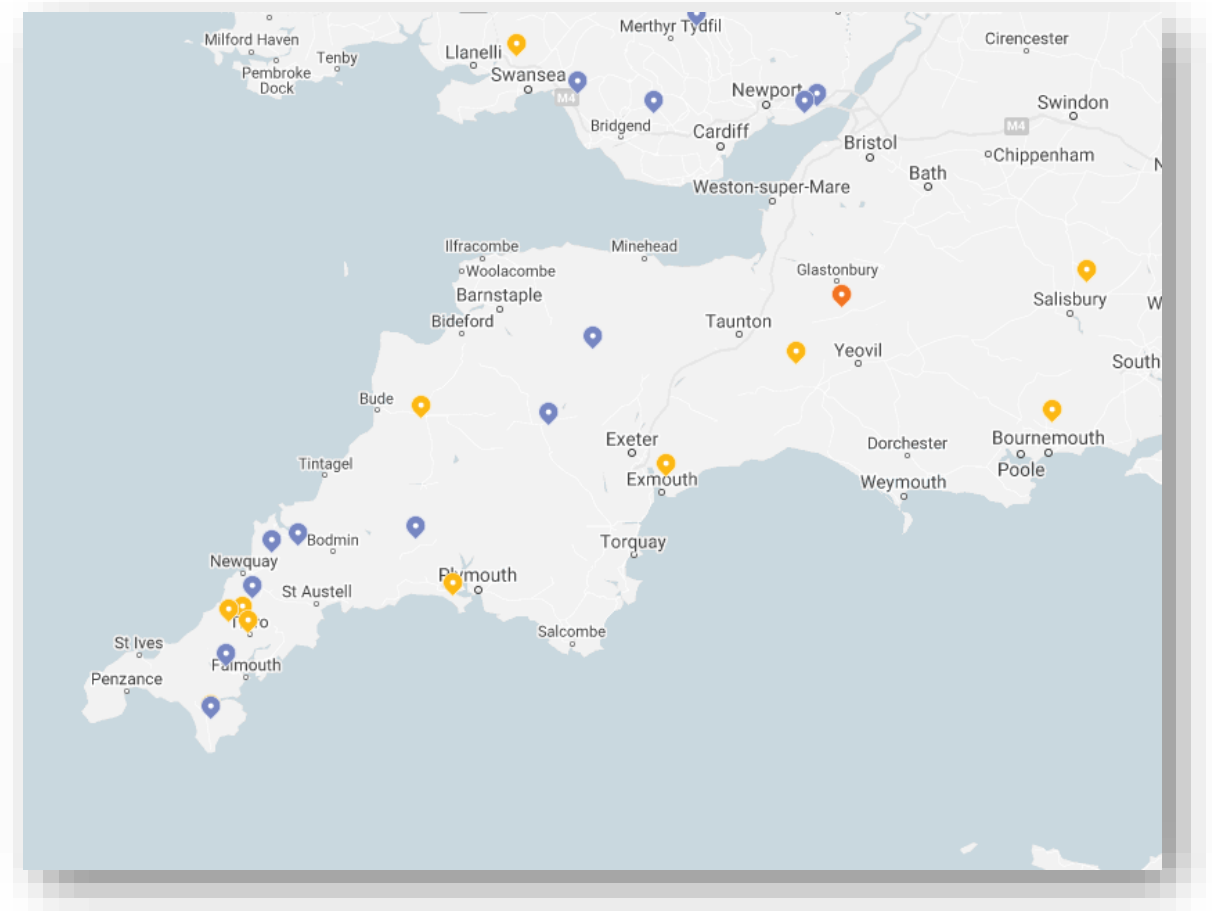


STORAGE



T&D

- Responsible for approximately 10% of the current renewable energy capacity in the UK.
- RES has developed and/or built four wind and solar farms in the South West with a total generation capacity of 43MW.
- RES currently operate nine solar farms across the South West, with generating capacity of nearly 89MW, including the Tamar Heights solar farm near Derriton and Bradford Manor.
- RES has an office in Truro, Cornwall and an O&M facility in Exeter.



What are we proposing?

Derrill Water is a proposed 49.9MW solar farm located on lands c. 1.2km southwest of Pyworthy.

The Proposed Development will consist of fixed tilt bi-facial, ground mounted solar arrays.

Why here?

- The fields are predominantly bound by a mix of dense treelines, hedgerows and woodland shelter belt, providing good enclosure and limiting visibility for local settlements and receptors;
- It is within an area with an existing industrial presence. There is an existing solar farm present on the southeastern boundary and another c. 1.23km to the southwest. Additionally, there is an electricity substation located on the eastern boundary of the Proposed Development Site;
- The site lies entirely within Flood Zone 1 (at little or no risk of flooding), with the exception of the small area surrounding the water course - Derrill Water - which runs through the Site to the south and adjacent on its eastern boundary;
- The closest settlement area lies 0.7km south, with few residences within close proximity;
- It lies outside of any statutory environmental, archaeological and landscape designations



Bi-facial panels generate power from both front and rear surfaces, increasing the production of renewable energy when compared to a conventional solar panel

Planning and Environmental Considerations

RES have worked alongside experts in the fields of Environment, Planning and Construction to design a solar farm that will fit sensitively in the surrounding landscape. During the development process our various consultants have liaised with the Local Planning Authority to agree survey requirements prior to submitting the proposed application.

A pre-application advice meeting with representatives of the LPA was held in October 2020. The planning application which we intend to submit will include a number of detailed documents to ensure any impact upon the environment, landscape, heritage and local residents is appropriately assessed. These documents will include:

- Extended Phase 1 Habitat Survey
- Ecological Impact Assessment
- Agricultural Impact Assessment
- Biodiversity Management Plan
- Landscape and Visual Assessment
- Landscape and Ecology Management Plan
- Cultural Heritage Impact Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Noise Impact Assessment
- Construction Traffic Management Plan
- Glint and Glare Assessment



Landscape and Visual

The Application Site is **not located within any nationally or locally designated landscapes**. A locally designated Area of Great Landscape Value (AGLV) is located c. 1.2km south, and c 2.5km southwest of the site within the neighbouring Cornwall Council area. However, given the low height of the Proposed Development and taking account of the intervening distance and screening by field boundary vegetation it is considered unlikely that the qualities of this AGLV will be indirectly adversely affected. Nevertheless, potential effects on the Cornwall AGLV will be considered.

Ecology

The proposed solar farm **does not lie within any statutory environmental designated sites**. The majority of the site comprises arable habitats (primarily cattle-grazed improved grassland and grass leys), which are considered to be of **low ecological value**. Adverse effects from the Proposed Development to habitats are not anticipated.

A Biodiversity Management Plan (BMP) will be produced and will be implemented during the construction and operational phases of the Proposed Development. This will involve the creation of new habitats offering food and shelter to wildlife, including priority species. As a result, it is anticipated that the Proposed Development will result in a **net gain for biodiversity**.

Cultural Heritage and Archaeology

There are no designated or non-designated heritage assets recorded within the boundary of the Proposed Development Site.

An archaeology walkover survey was also undertaken and did not identify any features of archaeological significance. As no recorded designated or non-designated sites are present within the Application Site boundary, **no direct effects upon recorded features will occur.**

Due to the absence of recorded sites within the Proposed Development Site, as well as the low number of such sites in the 1km study area, **no specific archaeological potential of significance within the Proposed Development Site is indicated** by the local HER.

Flood Assessment

The Application Site is wholly within **Flood Zone 1 (at little to no risk of flooding)**, with the exception of small areas around Derrill Water, which runs past the eastern boundary of the site. This shows some small areas near its banks where there is some minor flood risk (Zone 2 and 3); however, these areas will be completely avoided.

Traffic

Site is deemed unmanned for operational stage, with only require circa one visit a month with an LGV for O&M purposes.

In Construction phase there will be a max HGV numbers 20 per day (circa 2 per hour)

A delivery system will be in place to ensure vehicles access the site outside of morning and evening rush hours and to reduce impacts on local roads.

Acoustics

Solar panels themselves do not generate noise. The main noise source associated with a solar farm and energy storage development will be the inverter stations.

Glint and Glare

In terms of reflectance, photovoltaic solar panels are not highly reflective surfaces. They are designed to absorb sunlight and not to reflect it. Several studies have shown that photovoltaic panels have similar reflectance characteristics to water, which is much lower than glass, steel, snow and white concrete by comparison.

Indicative Site Design



Derrill Water Solar Farm- Project Benefits

- Renewable electricity at low cost to the consumer.
- Approximately 14,400 homes served.
- £162,000 annual business rates delivered.
- Quick to deploy.
- Outline overall CO2 savings anticipated at circa 21,500 tonnes per annum
- [unreadable]
- [unreadable]



Any questions?



Thank you!





Appendix F – Letters to Close Neighbours



«AddressBlock»SP

22 January 2021

Dear XX

RE: Derrill Water Solar Farm Proposal, Pyworthy

As discussed earlier this week, please find enclosed the updated draft layout for Derrill Water Solar Project, a copy of the presentation that was given to Pyworthy and Bridgerule Parish Council's this month and copy of the ad that will be going in the local newsletter.

We have created a project website at <http://derrillwater-solarfarm.co.uk/>, which provides some further information on the proposed solar farm which will be updated regularly.

Please feel free to contact me if you have any questions.

Yours sincerely,



Sarah Rocks

Development Project Manager

D: 01923 299 200 | M: 07946 1234567890

E: sarah.rocks@res-group.com



Appendix G – Letter from near neighbour



Sunday, 17 January 2021

Dear Sarah, Edel and all at RES,

Thank you for consulting us on Friday as neighbours to the proposed Derril Water Solar Farm to be developed and run by RES Group.

There were still a number of details that you were unable to confirm at this stage (eg positioning of the construction compound, security light and CCTV positions, enhancements for wildlife etc) that are important to us but we look forward to understanding those by your continued consultation as the final plan develops.

We would like to confirm at the outset that we are absolutely in favour of your commercial green energy production and associated carbon reduction – we have had PV panels on our roof for many years, we only buy green electricity in our home and previous business, we drive an electric car etc.

[REDACTED]

[REDACTED]

[REDACTED]

In our zoom meeting with you on Friday, we were made aware of the proposed panel sites and have realised that not all of Trelana Farm land has been earmarked for panels. Following the meeting, we would now like to take this opportunity to reiterate our two major concerns and to ask you to look favourably on them. If our concerns could be allayed on these two fronts we would find it very much easier to be tolerant of the scheme as a whole, both in the short term and long term, reducing the negative impact it will still undoubtedly have on us and others.

Firstly, now that we have seen the plans, we have thought further about the proximity of the panels to our property. We are grateful that you have removed panels from the area to the North of our house totally, as several upstairs windows look directly onto this field, and also that there are no proposed panels immediately alongside our garden area, [REDACTED]

We are very concerned, however, about the banks of panels that are proposed in the major part of the field right next to our property, which will be immediately below our hedge to the south of our garden and down the entire east side of our smallholding, just over the hedge from our own fields.

Our concerns are as follows:

Our house aspect is primarily to the South and looks directly over the lower half of the field that is next to our property and we would clearly see panels here both over, (and in the winter, through), our hedge at the bottom of our garden area. Panels here would be clearly visible from the majority of our house windows (both upstairs and down) and garden.

The bottom of our garden will butt up against the currently shown panels, especially when we extend it into the tiny paddock that is to the South of it currently, which we have planned to do on our imminent retirement.

We walk down through our fields and spend a significant time there every day- our smallholding is not farmed commercially and so this is all amenity land for us. We take great pleasure in this, for the peace and serenity of its situation, which would be affected by the construction and then proximity of panels just over the hedge.

We keep horses in our fields who we are very concerned will not cope well with pile drivers working right next to them for some considerable time.

It would make a huge difference to us if the field immediately next to our house and smallholding could remain as a green field and was not assigned to be full of solar panels. From our point of view, the short term significant disruption of the solar farm installation, and the long term visual and audible impact with its inevitable negative effect on our mental and spiritual wellbeing, would be greatly reduced if this modification could be accommodated, and the panels from this field re-allocated to areas of land currently without panels.

From the plans it is clear that you have put a buffer zone that is at least one field deep around the house and garden of each of the other affected properties. It was also clear that there were significant areas of land over which you have an option which were not currently marked with panels.

For all these reasons we consider that it would demonstrate your commitment to being good neighbours if you could remove the panels entirely from that whole field next to our property, – ie everything to the West of the watercourse that is shown around the edge - and not just the small area that is currently shown. We consider to do so would not only reduce the detriment to our house value but would also massively reduce the negative impact on our own mental wellbeing. From the point of view of RES, this should not impact on the total area of panels that you can put in as there are clearly areas shown well away from any properties, that, in the absence of extremely strong counter arguments, could be utilised instead.

On a related note, we would be grateful if you would confirm that there will be a legal agreement by way of a covenant or similar drawn up to prevent development at any time in the future on these areas over which you are not currently exercising your option. Clearly it would be worrying if commitments made now were for anything other than the full term of the lease.

Our second major concern relates to traffic movement during construction. We have made the assumptions that the 20 lorries per day will be coming from the A30 via Holsworthy towards the site and that offloading is likely to be done at a construction compound near the current substation (and close to your proposed new substation). You stated that the initial idea was that lorries would come in one way and leave the other way. We can see only one possible route by which to do this avoiding the villages and whilst this option obviously removes the chances of your lorries meeting in the narrow lanes, we are very clear that this upside is vastly outweighed by the downside as detailed below.

The road approaching the site from the East entails driving along the A3072, up the A388 for a small section in the South edge of Holsworthy and then on a road that is well away from most housing, past industrial units (and Waitrose) and out on the road towards North Tamerton, which is two lane

throughout. Turning off to the right (at Thorndon Cross) the road becomes single lane. This section is 1.3 miles in length to the site; it passes two houses directly on the road and one that is set back; it has been well surfaced as it is the usual approach to the substation. It has at least 20 passing spaces and visibility is generally good with only one small section where a lorry driver could not see traffic approaching. The three houses along this section of road are all situated on road junctions and so have the option for exercise to walk, cycle, horse-ride etc on roads that will be unaffected by the lorries. There are no school age children living in these houses and the school bus does not have to use this route. Finally, it is not on any national cycle route.

To approach the site from the West, the lorries would need to enter Holsworthy on a cut through off the A3072 to cross over the North of the town. This cut through (Waterloo Road) is steep and narrow and there have been a number of accidents between lorries. It is used by all lorries heading towards Bude. This route then passes both the primary and secondary school and a lot of housing before exiting Holsworthy. Turning off the A3072 (at Burnards House), the road towards Bridgerule is relatively busy. Bridgerule is a major village, has a full primary school and this is a cut through towards the Launceston road for many people. It is not two lane for a lot of the 1.7 miles between Burnards House and the next turn. Turning left here onto the next small lane there is still 2.7 miles to drive to get to the site. This is entirely windy, single track road; the passing spaces are further apart and the road is very poorly surfaced throughout. There is even one section that is barely drivable currently (and has been in every winter) where our family and others have burst a number of car tyres in the potholes. Not only are we sure that this road surface would not stand up to 20 lorry movements per day but the impact on the local community (including ourselves – but also the Burnards and the Giordannis) would be considerable. This route passes at least 25 residences. Importantly, only three of them (not including our own!) are placed at road junctions where they could have an alternative access or exercise route and none have access to public footpaths or bridleways. Not only do we all therefore utilise the narrow lane every day with its numerous blind corners for cycling, walking and horse riding but a section of it is on the National Cycle Route 3 so it is used by many others as well. Finally, there are a number of school age children who live on this route and hence it is an obligatory route for the school buses.

I apologise for the long-winded arguments and explanations, but we do want you to understand that you would be likely to face a lot of honest and sensible opposition if you choose to put in plans for traffic movements from the direction that runs past our house – not just from ourselves but also from many others. We would urge you to consider how you can effect movements that pass in both directions along the access from the East. Helpfully there is already a very large lay-by at Thorndon Cross where incoming lorries could be held if necessary whilst another lorry was exiting. At the other end of the single track, there is space at the current substation where an outgoing lorry could wait whilst another was incoming. It is only a simple matter of traffic control to massively reduce the total impact on neighbours, the risk of accidents and the likely cost of road repairs to yourselves!

We hope you will consider our requests favourably. Please do not underestimate the considerable stress this proposal has caused us already, including a number of sleepless nights, as we try to come to terms with the undoubtable change to our lives your scheme will bring. We have no wish to be unnecessarily obstructive, but are genuinely trying to find the most positive way in which to co-exist with the changes that are to be imposed upon us.



Appendix H – Updated advert





Derril Water Solar Farm Proposal

RES is exploring the potential for a solar farm on land south west of Pyworthy village.

The proposed 42MW solar farm will consist of fixed tilt bi-facial, ground mounted solar arrays, in fields predominantly bound by a mix of dense treelines and hedgerows.

The planning application, which we intend to submit will include a number of detailed assessments to ensure that environmental, landscape, heritage and residential considerations are appropriately assessed.



Low cost renewable electricity



Approximately 41,000MWh of clean, green electricity produced every year



Equivalent to supplying 12,100¹ homes



Over 18,600² tonnes of carbon emissions saved every year

For more information please visit www.derrilwater-solarfarm.co.uk

If you prefer a hard copy of the project information, please contact 01872 226 931

¹ Based on BEIS average domestic household consumption (3,578kWh/year)

² Based on BEIS's "all fossil fuels" emissions statistic of 446 tonnes of carbon dioxide per GWh of electricity supplied in the Digest of UK Energy Statistics



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