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Sent: 15 February 2022 12:32

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 214619 - Planning application comment was submitted

The following is a comment on application **P214619/F** by '**Sophie Glover**'

Nature of feedback: objecting_to_the_application

Comment:

TEKSS Solar Farm Application No 214619

The WGPC objects to this application as it conflicts with the WGPC Neighbourhood Plan - NDP policy P.13 and the Herefordshire Core Strategy PSD2 - 2, 3, and 4.

However there are improvements/amendments which could be made to overcome this objection.

1. The reduction of the site by the omission of fields A,D,E,I and H, these being of the highest agricultural land quality (mainly grade 1 and 2.)
2. Submission of details of the connection to the national grid or ensure all placed underground.
3. Details of the inverters and updated acoustic report.
4. A legal agreement relating to landscape retention (woodland) being maintained by third parties, including Westhide Estates.
5. A legal agreement requiring traffic routing.
6. Requirement of construction and vehicular movements to be restricted to Mondays to Friday 8am to 6pm. (No construction or activity during construction on weekends and bank holidays)

Without these further changes and details the WGPC retains its objection for the following reasons.

1. The scheme covers a substantial area of the countryside and in association with the nearby Ocle Pychard strawberry 'farm' polytunnels will have a profound visual impact.
2. There are no proposals for the transmission of the generated power to the national grid either by underground or overhead cables.
3. The scheme is very large affecting the residential and visual amenity, with no direct community benefit.
4. The site curves around the northern edge of Westhide and the submitted drawings fail to clearly illustrate the relation of the site to the dwellings. The majority the houses in Westhide will have a view of panels in addition for some also seeing the Ocle Pychard polytunnels. Both these are alien features in a 'green' countryside.
5. The site is made up of 40% good – very good agricultural land. The best and most productive land should be preserved for agricultural production.
6. During the construction stage there will be considerable noise generated by the use of pile drivers to insert metal supports.

7. Whilst the acoustic report indicates that background noise levels from the equipment (inverters) will be relatively low there is concern that this statement is not yet substantiated since no specific equipment has been proposed. The consultants indicate that additional baffles or specific low noise inverters have been assumed. (The submitted plans only show an empty box design.)

8. The routing of construction traffic to and from the A465 and along the C1130, with no vehicular movements through Withington (with the sole exception for the transformer) is offered, but there is concern over the enforceability. It will also be necessary to ensure that existing traffic operating from the Thinghill Court farm site is not diverted through Withington. Should the Planning Authority be minded to approve the application the WGPC would ask for.

1. Full details of the proposed invertors and noise assessment to be submitted and approved before development commences

2. Specific landscaping conditions relating to the retention of existing trees, the size of new trees, and the replacement of trees lost throughout the lifetime of the project. Any new tree screen planting to be undertaken the season before construction of the panels commences.

3. Construction traffic only to use the A465 and C1130 up to the proposed entrance at Thinghill Court, with specific proposals to ensure the safe continued use of the public right of way/bridleway WT23.

4. A further condition to ensure existing traffic generated by the farm complex is not diverted through Withington

5. A section 106 agreement, or similar legal agreement, detailing any offered/proposed community benefits. (It is unclear as to whether the Planning Authority has a standard community benefit policy regarding contributions from green energy providers – noting that other authorities have policies detailing fixed benefits, including financial contributions.)

Attachment:

Their contact details are as follows:

First name: Sophie

Last name: Glover

Email: wgpcclerk@hotmail.co.uk

Postcode:

Address:

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=214619

Form reference: 806358