

**PUBLIC MEETING ARRANGED BY TITLEY & DISTRICT GROUP PARISH COUNCIL  
ON TUESDAY 16<sup>TH</sup> JANUARY 2024 AT 7.30PM  
AT TITLEY VILLAGE HALL**

**Councillors Present:** Cllr R Edwards (Chairman), Cllr C Janson, J Mitchell, M Lloyd, N Davies, N Lloyd, R Sankey, Ward Cllr Phillips.

**Clerk:** R Jones

**Green Switch Capital Senior Project Manager:** Mr Andrew Cowley

**Members of public present:** 40

The Chairman Cllr Edwards opened the meeting, welcoming Mr Cowley and the residents.

Mr A Cowley did a presentation of the planning application and the following questions were raised from the residents:

**Access Issues Along Eywood Lane:** (8)

Concerns were raised about the amount of traffic that would be using Eywood Lane during the construction of the site, especially HGV/s. It was noted it is a single-track road, in a bad state of repair.

- Eywood Lane is a single-track road with no passing places. Once you have passed the entrance to Eywood, the road narrows, with a deteriorating road surface. The road will not cope with the number of heavy lorries and construction workers vehicles.
- How many vehicle movements will there be during the construction?  
*(At the peak daily average of 22 deliveries - 44 two-way movements. The site will take approximately 5/6 months to construct)*
- Has your traffic management plan taken into consideration the junction at B4355  
*(Yes it has been taken into consideration and no issues were raised)*
- The B4355 junction is a dangerous junction, as you cannot see when coming out of Eywood Lane and turning right on B4355 towards Kington. It is an accident waiting to happen
- The lorries delivering the stone for the new roadway from Oatcroft to the site will have to be 32 tonne lorries or articulated lorries, as there are no 26 tonne lorries delivering stone, as stated in your information. The road will not cope. *(The agent did not agree)*

**Visibility Concerns (14)**

The following concerns about the visibility of the site were raised:

- It will be a 'blot on the landscape and will look like an industrial site on top of a hill'
- If Beech Wood which presently hides the site is clear felled, what projection will be undertaken? *(Agent did not comment)*
- If woods screening the site are clear felled and replanted, trees take time to grow, therefore it will be visible.
- Even if trees are planted along the boundary of the site, the East part of the site will still be seen at Staunton and Stansbatch. The panels will be above the tree line.
- When the woods are clear felled below the site on the South side, it will be more visible from further away (Kingswood and Kington).
- Can you remove the 2 fields on the East side, so the site will be less visible from Staunton area? *(No, it would not be a viable project)*

- The Mortimer trail goes along the top of the site? (The land falls away so it will have no visibility of this site)
- Why is there no screening on the South side? (It is not possible to screen the southern side)
- The most visible area locally will be the South side along the B4355 and beyond.
- There will be visibility from the South and East side (from Mowley and Stansbatch area).
- If the woods in the area around the site are clear felled, then it will be more visible.
- You are missing the main point, you are building a factory on a hill, in the most beautiful spot/area.

### **Drainage**

- A question was asked regarding rain water run-off, from the solar panels. (The Agent explained that trenches will catch the water, which will sink into the ground).

### **Water Useage**

- How do you clean the panels and how often? (They will be cleaned by water imported by a bowser, not from Oatcroft's water supply. They are washed maybe once in the summer (Agent not 100% sure) and no chemicals are used)
- How much water will it take to wash the panels? (The Agent didn't know)

### **Glint And Glare**

The following concerns were raised regarding the glint and glare which may occur from the solar panels.

- A resident highlighted concerns regarding small planes which may fly over from Shobdon Airfield. (Agent disagreed)
- The views from the site are fantastic, therefore the glint and glare from the solar panels will be seen from miles away. (Agent disagreed)

### **Timing and Of The Construction**

The Agent explained that construction will start middle/late summer after the bird nesting season and finish by the end of the year.

### **Amount Of Workers On Site During Construction**

Approximately 80 people on site during the peak of the construction and then on average 40 people until it is completed, plus their vehicles.

### **General Questions**

The following questions were asked by the members of public:

- A resident asked if the Agent had any photos of other solar farm projects? (No)
- The resident also asked if any of the sites were in remote areas and asked for examples? (The sites vary)
- Have you developed brown field sites, not just green field sites? (There is a site at a former RAF base - RAF Coltishall. There are very few brownfield sites available as they are valuable and designated for housing)
- What are the financial benefits for Green Switch from this site? (Green Switch Capital sell electricity the same as any other provider and do not receive any grants)
- What is the forecasted profit for Green Capital? (It's private)
- Have you taken into consideration the carbon footprint while establishing this site? (The payback in terms of carbon is under 4 years)

- A resident queried the amount of homes stated in the report which the site could supply, as it seems very high when comparing with other suppliers. He asked the agent if Green Switch Capital were exaggerating, as their figures do not add up. Report states 9631 homes per year. (We use Ofgem statistics)
- Is the size of the proposal the maximum megawatts to connect to the electric network? (Yes). Could that change over the lifetime of the project? (No)
- Is battery storage a consideration in the future? (It is, but not on this site)
- Will the power line (cable) in East be upgraded (No)
- It will be a good opportunity for local employment during construction.
- Construction workers maybe looking for accommodation whilst constructing the site.
- Will there be any security lights at night? (CCTV will be in operation, but no lights, just emergency lights in case it needs to be accessed during dark hours)
- Is the site going to be completely fenced, if so what about wildlife? (The site will be fenced off, but mammal gates will be installed around the site)
- What is your success rate in the planning applications being approved? (In the past 2 years we have had 4 sites approved and 1 has gone to Appeal)
- What kind of fencing will be used around the site? (Wire mesh)
- Could you reduce the size of this project? (No, it would not be viable, as we have already reduced the site by 2 fields. It has to be a certain size to make it viable)
- How will the decommissioning work? (We are required to put in a decommissioning fund when it is constructed, which can be controlled by the local Council)

Ward Councillor Phillips explained the planning process to the residents.

Cllr Edwards closed the meeting and thanked Andrew Cowley for doing the presentation and everyone for attending the meeting.

Meeting closed 9.10pm