24/00161/FUL

Applicant	Exagen Development Ltd
Location	Land West Of Bradmore Road And North Of Wysall Road,Land West Of Wysall, Wysall
Proposal	Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling.
Ward	Bunny

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Local Resident representation

RECEIVED FROM: Stephen Reid

SUMMARY OF MAIN POINTS:

Concerns over fire safety and the access point on the southern parcel of the site for fire safety.

Concerns over the informative note from the Police design out crime officer which recommends that a high security fence should be used instead of dear fencing.

The development would ruin a valued rural vista from the Midshires way footpath

The proposal would have a detrimental effect on the local rural economy at the Plough and through loss of agricultural work by several resident farming families and their employees.

PLANNING OFFICERS COMMENTS:

Considerations of fire safety are covered within the committee report at para 143- 148. Condition 16 requires the submission of a a Risk Management Plan and Emergency Response Plan which includes the precise technology that would be used for the BESS element of the scheme.

The comments from the Police Design out Crime Officer form part of an informative note and are not part of the approved plans or relate to a condition. The proposed boundary treatment remains as shown in the submitted plans that form the application submission.

The impact on the character of the landscape as has been assessed within the committee report para 67-82.

No evidence to suggest that the would be loss of earnings for the Plough as a direct result of the proposed development.

It is acknowledged that the proposal would result in the loss of arable farming area however there would no loss of best and most versatile agricultural land as detailed in the report.

2. **NATURE OF REPRESENTATION:** Supporting note which covers Power generation and Overplanting clarification

RECEIVED FROM: Planning Agent - Exagen

SUMMARY OF MAIN POINTS:

The note covers total maximum power generation from the proposed development and the reasons for including over planting.

PLANNING OFFICERS COMMENTS:

The current statutory threshold for solar projects to be classified as nationally significant infrastructure projects (NSIPs) is 50 megawatts (MW). Individual solar panels generate electricity in direct current (DC) form. The electricity generated is transferred in cables to an inverter, which is used to convert the DC electricity to alternating current (AC). It is the AC figure which is used as the capacity threshold and there is power lost in converting the power generated by the panels from DC to AC.

The applicant has stated that the layout shows 110,25 panels and on this basis the panels could give a total capacity of circa 71.67 MWp DC. This is over the threshold of 50MW for a development, however the higher DC figure is reasonable given the power lost converting to AC for exporting to the National Grid.

There are also other factors including Degradation in panel efficiency over time; times of low irradiation (i.e. when it is cloudy, or at dawn and dusk); and shading such as from trees, particularly in the winter months at dawn and dusk, as well as shading between rows of panels.

In terms of the 'overplanting' this is a term used in the solar industry to describe the situation in which the maximum installed generating capacity (measured in direct current 'DC') of the solar panels is larger than the solar farm's grid connection (measured in alternating current 'AC').

There is policy support for a reasonable level of over planting within para 3.10.46 of National Planning Statement EN-3, which is set out below;

'The direct current (DC) installed generating capacity of a solar farm will decline over time in correlation with the reduction in panel array efficiency. Light induced degradation affects solar panels differently depending on the technology used to construct the panel and is one factor, along with price, that developers need to consider when deciding on a solar panel technology to be used. Applicants may account for this by overplanting solar panel arrays.'

The applicants explanation in terms of the level of power generated by the proposed

development and degree of overplanting is considered to be reasonable and in accordance with NPS EN-3. Furthermore, the confirmation that installed inverters would limit the power to the grid to 49.9MW is sufficient to conclude that the proposal would not constitute an NSIP development. A condition is also recommended in the report to secure the threshold of 49.9MW.

3. NATURE OF REPRESENTATION: BNG metric correction

RECEIVED FROM: Agent Exagen

SUMMARY OF MAIN POINTS:

The agent has highlighted that the quoted units and % gain is incorrect within the committee report. The committee report quotes 0.38 units and 2.77% for habitats and 0.98 units and 34.23% for hedgerows. Whereas the latest BNG assessment concluded 168.44 habitat units (81.94%), 45.65 hedgerow units (66.24%) and 0.34 watercourse units (14.4%).

PLANNING OFFICERS COMMENTS:

The figures within the committee report are incorrect and an update to members at the meeting to clarify the figures within the latest BNG metric will be made verbally to correct this.