

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 26 April 2024 15:48:24

Application Reference No. : SMD/2024/0067

Site Address: The Tawny Hotel Consall Lane Consall Staffordshire ST9 0AG STOKE-ON-TRENT

Comments by: EHolland

From:

Lawn Farm
Consall
Wetley Rocks
Staffordshire Moorlands

ST9 0AF

Phone:

Email:

Submission: Objection

Comments: I would like to object to the planning application SMD/2024/0067 for Installation of new 300kW solar photovoltaic array inclusive associated infrastructure (Total 887 PV modules) including additional screen planting to rear of site;

for the following reasons:

There is insufficient information in order to make a decision.

Consall is an extremely quiet area and the application provides no information to help residents or decision makers understand any noise implications. Whilst solar panels themselves don't make much noise; there are other plant and associated equipment with the operation of a solar array of this scale (I note there will be 3 inverters) that certainly do create noise so potentially may create an issue if not dealt with correctly and at an early stage of the planning and design process.

There is no information or details of whether this will be connected to the grid, and surplus sold back to the grid.

There are no details of the battery storage and safety measures required for the safe usage; or dealing with emergency incidents involving this volume of battery storage. Are there cooling systems in place? Why have they been sited next to an emergency exit of the adjacent building? How is radiation emitted going to be assessed and managed?

The application proposes to use the North entrance. Where is the North access?

planning condition 4 of SMD/2019/0057 which approved the redevelopment of Consall Hall into the Tawny Hotel and Foxtails Barns was put in place to ensure all vehicles use the West access to ensure Highway Safety.

The application proposes to install a container for battery storage. This is not in keeping with the area and goes against planning condition 35 of SMD/2019/0057 which stipulates no containers are to be sited anywhere on site to protect the character and appearance of the area. (This is huge, over 12m in length, 2.6m high and 2.4m wide).

Furthermore it is proposed that the battery storage is sited in the turning area and service yard; which goes

against planning condition 16, of SMD/2019/0057 which was requested by Staffordshire county council Highway department to be maintained for the lifetime of the development in the interest of Highway safety.

The solar panels are nearly 2m high looking at the mounting plan; I'm unsure whether the screening will be suitable to obscure these given the topography. There is significant glare visible from neighbouring properties from the glass from 160 vehicles parked in the car park; I can't even begin to imagine what this will be like from 800+ solar panels.

The application states the access to the solar field will be via the existing car park. Looking at the car park plan approved as part of SMD/2019/0057 and further protected by planning condition 16; will need to be modified to make an access; several parking spaces will block the access: it is expected 24hour access would be required to the solar field? So I'd have expected a car park amendment plan? Or variation to condition 16.

So it is very disappointing more thought hasn't been given to meeting the conditions imposed by previous development (SMD/2019/0057) on the site when designing this development and application SMD/2024/0067. It is very disappointing that the development is so far removed from the Churnet Valley Masterplan: this was initially supposed to be a small number of self catering lodges; permission was then granted for supposedly the UK's first deconstructed hotel; and badged up as an eco hotel in their application. Indeed I recall the officer report by Christopher Johnson stating the 15 solar panel previously used on the existing Consall Hall (now demolished) would be reused to meet sustainability. I note this document is no longer available on the planning portal? Although all other documents appear to remain. Has this been deliberately removed to cover up the negligence of Staffordshire Moorlands planning not ensuring huge developments really are responsibly designed with energy sustainability in mind?

The Tawny hotel and Foxtails Barns has such a colossally high energy demand.

(225MWh) why hasn't more been done to reduce energy consumption and design out the high usage? I'd be interested in the document associated with condition 31; can this be made public?

The proposed solar array are producing additional power to this. Potential to produce 257MWh, 93MWh self consumption (36%) and the remaining 64% being exported. It is unclear if this is being exported to the grid or to the battery storage. Eitherway; it seems a large volume to export against usage. Could the solar array therefore be smaller and more in keeping with the delicate area of Consall?

As it is 1MWh is equal to 1000kWh; so 225,000kWh

Ofgem states 'We estimate the typical household of 2.4 people in England, Scotland and Wales uses 2,700 kWh of electricity and 11,500 kWh of gas in a year.'

The UK's first Deconstructed Hotel is using the equivalent electricity as over 83 households. $225000/2700=83.3$ households with 2.4 people = 200 people. This is shameful! Not to mention the gas usage in addition to this!

At the 2021 Census; the entire village of Consall only had a population of 147 people. The energy usage of the development is more than the entire village of Consall.

Furthermore; so is their water usage. After the hotel development was given permission; the water consumption was so great; the remainder of the village lost water; Severn Trent had to deliver bottled water to households as a temporary measure until the installed a new water main. I can't help but think they've created a monster; at the detriment of the village of Consall and it keeps on escalating with each incremental development. Given its scale has an environmental impact assessment been carried out for this application and if not, why not?

Whilst I note the Natural England map has been used and classes the land as poor. There are of course limitations to this scale. Indeed the vast majority of the Staffordshire Moorlands is classed as poor or very poor in such maps. Which we know is not the case. Surely, the land owner and current farming use better shows this land at its true worth? Even those without local knowledge can see clearly from google maps that this parcel of land is included in the harvest of silage/hay. It is indeed meadow grass contributing to the dairy industry; so is very important in food production. Our green spaces need to be protected for UK food production.

The master plan states the Consall Hall Garden area there is Dale Sprinks pastures SBI, Churnet Valley SSSI and Consall Forge SBI. Has the close proximity to these protected landscapes been considered in this application?

I am concerned the the solar panel arrangement in a large block may be a danger to birds, particularly water birds; given the close proximity to the several lakes on the site and indeed those near the site at Consall nature reserve. It is noted in America where solar fields are more commonplace that they have a detrimental impact on bird life mistaking the solar panels as water; causing death on impact with the panels, mistaken for a water body.

Green energy should not be prioritised blindly over green space.

No solar arrays (I chose not to give the term solar farm!) should be approved for development on greenfield land until there collective impact on the environment, biodiversity and food security is fully understood.

Whilst I am conscious of the need for sustainable energy production. There are more suitable alternatives. Such as the 'Rooftop Revolution' could all the buildings, lodges, huts and the hub building all have solar panels, or indeed solar tiles or solar roof shingles? To generate clean electricity while cutting carbon emissions and sparing land for food, farming and nature. Surely this would be more in keeping/ less damaging to the character and appearance of the area and it's special inhabitants.

For the above reasons I object to planning application SMD/2024/0067.

I urge Staffordshire Moorlands district council to ensure they have the correct information in order to make an informed decision.

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