

July 2016

Appendix C – Changes to Renewable Energy Technology Section within the Deposit Plan

Joint Local Development Plan

Anglesey & Gwynedd



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Appendix C – Changes to Renewable Energy Technology Section within the Deposit Plan

In light of the findings of the Study into the Assessment of the Potential for solar PV farms in Gwynedd and Ynys Môn Planning areas, this appendix outlines the Councils suggested amendment to the Renewable Energy Technology section within the Deposit Plan (these additional amendments are shown in RED in the following table).

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red
Paragraph 7.2.24	Amend the wording introduced under focussed change NF33 to reflect the findings of the solar PV farms and wind farm developments studies for allocating areas of search.	<p>Delete the additional wording introduced by NF33: <u>In September 2015 the Welsh Government provided an updated ‘Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners’. This had an additional section on how to assess the potential for solar farm developments. A letter dated the 10 December 2015 by the Minister for Natural Resources stated his expectations for energy policies in LDPs. He expects allocations or identification of areas of search for local authority scale (5MW to 25MW) renewable energy schemes or other low carbon technologies. In light of this the Councils have commissioned additional work to ascertain any potential areas for solar farm development. In addition an assessment against the areas Landscape Sensitivity and Capacity Study will ascertain whether any local authority scale areas of search should be identified in the Plan.</u></p> <p>Replace with the following text: The findings of the study on the potential for allocating areas of search for solar PV farms concluded that there are opportunity areas that should be identified in the Plan. In relation to wind farm developments it has been concluded that due to landscape sensitivity and capacity issues no potential opportunity areas should be allocated as areas of search.</p>
New Policy	Introduce a new policy ADN1A and	

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red
	<p>Explanation for solar PV farms and associated explanatory text. This outlines the considerations with such development and allocates areas of search in relation to such developments.</p>	<p>POLICY ADN1A: SOLAR PV FARMS</p> <p>Proposals for Solar PV Farms greater than 0.5MW or 1.2Ha should be directed towards the allocated areas of opportunity as shown on the Proposals Map . Only in exceptional circumstances where there is a need for the scheme which can be satisfactorily justified or there are specific locational circumstances for a particular siting, will development at other areas be supported.</p> <p>All proposals should conform to the following criteria:</p> <ul style="list-style-type: none"> (i) The proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of solar PV panels and associated infrastructure especially in areas or the setting of areas designated for their historic or landscape value; (ii) The proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species; (iii) The proposal will not result in significant harm to the safety or amenity of sensitive receptors including effect from glint and glare and will not have an unacceptable impact on roads, rail or aviation safety; (iv) The proposal will not result in significant harm to the residential visual amenities of nearby residents; (v) The proposal will not have unacceptable cumulative impacts in relation to existing solar PV farms, those implemented and those which have permission and other prominent landscape features; (vi) The panels and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed. (vii) That a Construction Environmental Management Plan (CEMP) is provided to demonstrate that any potential negative effects arising during

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red																												
		<p data-bbox="904 309 1986 341" style="text-align: center;">construction and decommissioning phases are avoided.</p> <p data-bbox="904 384 1055 411">Explanation:</p> <p data-bbox="904 456 1986 627">7.2.38A The Assessment of the potential for solar PV farms in Gwynedd Planning Area and Ynys Môn was commissioned to identify potential areas of search for solar farm development. It was based upon the methodology outlined within Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2015) by the Welsh Government.</p> <p data-bbox="904 671 1986 842">7.2.38B Based upon a strategic level assessment it identified potential opportunity areas that should be allocated as areas of search for such development. The study identified 37 separate parcels of land with the potential for development, 4 top rated with the other 33 subject to grid constraint at the present time. The following table identifies these areas:</p> <p data-bbox="1196 887 1693 914" style="text-align: center;">Table 14A : Top Rated Opportunity Areas</p> <table border="1" data-bbox="999 919 1986 1177"> <thead> <tr> <th data-bbox="999 919 1234 1026">Site ID</th> <th data-bbox="1234 919 1485 1026">Allocation Number</th> <th data-bbox="1485 919 1738 1026">Site Location (Nearest Settlement)</th> <th data-bbox="1738 919 1986 1026">Total Site Area (Ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="999 1026 1234 1062">35</td> <td data-bbox="1234 1026 1485 1062">S1</td> <td data-bbox="1485 1026 1738 1062">Bangor</td> <td data-bbox="1738 1026 1986 1062">5.7</td> </tr> <tr> <td data-bbox="999 1062 1234 1099">5</td> <td data-bbox="1234 1062 1485 1099">S2</td> <td data-bbox="1485 1062 1738 1099">Rhoslan</td> <td data-bbox="1738 1062 1986 1099">117.3</td> </tr> <tr> <td data-bbox="999 1099 1234 1136">7</td> <td data-bbox="1234 1099 1485 1136">S3</td> <td data-bbox="1485 1099 1738 1136">Rhoslan</td> <td data-bbox="1738 1099 1986 1136">90.9</td> </tr> <tr> <td data-bbox="999 1136 1234 1177">84</td> <td data-bbox="1234 1136 1485 1177">S4</td> <td data-bbox="1485 1136 1738 1177">Rhoslan</td> <td data-bbox="1738 1136 1986 1177">1.5</td> </tr> </tbody> </table> <p data-bbox="1218 1222 1671 1249" style="text-align: center;">Table 14B : Other Opportunity Areas</p> <table border="1" data-bbox="999 1254 1986 1358"> <thead> <tr> <th data-bbox="999 1254 1234 1326">Site ID</th> <th data-bbox="1234 1254 1485 1326">Allocation Number</th> <th data-bbox="1485 1254 1738 1326">Site Location</th> <th data-bbox="1738 1254 1986 1326">Total Site Area (Ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="999 1326 1234 1358">9</td> <td data-bbox="1234 1326 1485 1358">S5</td> <td data-bbox="1485 1326 1738 1358">Llanddona</td> <td data-bbox="1738 1326 1986 1358">72</td> </tr> </tbody> </table>	Site ID	Allocation Number	Site Location (Nearest Settlement)	Total Site Area (Ha)	35	S1	Bangor	5.7	5	S2	Rhoslan	117.3	7	S3	Rhoslan	90.9	84	S4	Rhoslan	1.5	Site ID	Allocation Number	Site Location	Total Site Area (Ha)	9	S5	Llanddona	72
Site ID	Allocation Number	Site Location (Nearest Settlement)	Total Site Area (Ha)																											
35	S1	Bangor	5.7																											
5	S2	Rhoslan	117.3																											
7	S3	Rhoslan	90.9																											
84	S4	Rhoslan	1.5																											
Site ID	Allocation Number	Site Location	Total Site Area (Ha)																											
9	S5	Llanddona	72																											

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red				
			50	S6	Llanddona	4.4
			20	S7	Llandegfan	22.3
			51	S8	Llanfairpwll	5.1
			52	S9	Llanfairpwll	3.5
			22	S10	Llanfairpwll	14.7
			2	S11	Gaerwen	137.6
			32	S12	Gaerwen	6.5
			53	S13	Llangefni	2.8
			26	S14	Llangefni	14.4
			57	S15	Llangefni	4.2
			42	S16	Pentraeth	5.7
			56	S17	Pentraeth	4.4
			28	S18	Pentraeth	13.2
			16	S19	Pentraeth	27
			37	S20	Pentraeth	7.4
			4	S21	Gwalchmai	54.9
			10	S22	Gwalchmai	44.1
			6	S23	Llanddeusant	126.7
			19	S24	Llanddeusant	19.3
			39	S25	Caergeiliog	6.4
			3	S26	Caergeiliog	115
			27	S27	Caergeiliog	12.3
			34	S28	Caergeiliog	7.4
			45	S29	Caergeiliog	4
			47	S30	Caergeiliog	5
			58	S31	Caergeiliog	4.1
			59	S32	Caergeiliog	2.3
			23	S33	Bangor	16.3

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red				
			60	S34	Bangor	2.8
			61	S35	Bangor	4
			62	S36	Bangor	2.6
		<p>7.2.38C It is important to note that identifying areas of suitability for solar PV farms does not provide a definitive statement of the suitability of particular location for solar PV. Site specific assessment and design would still be required and all applications would still need to be assessed on their individual merits.</p> <p>7.2.38CH The methodology for assessing potential areas has avoided areas subject to environmental or heritage constraint however consideration should be given to any significant effect upon the setting of such constraints.</p> <p>7.2.38D Some of the opportunity areas cover a large area and encompass certain residential properties. In light of this careful consideration will be given towards the impact of a proposal on the amenity of adjacent users and the cumulative impact from a number of proposals in the same locality.</p> <p>7.2.38DD Possible intense direct reflection of the sun may cause viewer distraction, particular consideration should be given to properties higher up a slope. If the panels track the movement of the sun or are manually realigned every few months the impact of this should also be considered.</p> <p>7.2.38E The visual impact of a proposal is an important consideration e.g. loss of landscape features such as trees and hedges or contours through site levelling, height of panels could mask field patterns and whether there is a need for a security fence, CCTV cameras and associated security lights.</p>				

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red
		<p>7.2.38F The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy development by identifying and protecting sensitive and distinct areas from inappropriate development.</p> <p>7.2.38FF The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.</p> <p>7.2.38G The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).</p> <p>7.2.38NG The assessment for identifying potential opportunity areas has had regard to the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA. It should also be used for any proposals on sites outside these opportunity areas identified.</p> <p>7.2.38H There is the potential for short-term effects during construction and decommissioning phases. A Construction Environmental Management Plan (CEMP) should ensure that any potential negative effects arising during construction and decommissioning phases are avoided.</p>
Policy ADN2	In light of the findings in relation to solar PV farms it is suggested that an additional policy is prepared in	<p>POLICY ADN2: OTHER RENEWABLE ENERGY TECHNOLOGIES</p> <p>Proposals for non-wind renewable energy technologies or non-solar PV farms will be</p>

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red
	<p>relation to solar PV farms scale development. In light of this, policy ADN2 needs to be amended to reflect the fact that it no longer is applicable for these type of development.</p>	<p>permitted within development boundaries provided they do not cause unacceptable impact to the character or amenity of the area.</p> <p>Small scale proposals located outside development boundaries are required to justify the need to be sited in such a location.</p> <p>Large scale proposals located outside development boundaries will be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development.</p> <p>In all cases proposals should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their settings. In addition the potential effect of cumulative impact of renewable energy technologies should be considered.</p>
<p>Paragraph 7.2.39</p>	<p>This paragraph should be amended to clarify what type of solar applications is covered within this specific policy and what type is to be dealt with under the new ADN3 policy.</p>	<p>This policy covers a range of renewable energy technologies including domestic scale solar, biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines which are covered by policy ADN1 or solar PV farm developments which are covered by policy ADN1A.</p>
<p>Paragraphs 7.2.45 to 7.2.48</p>	<p>These paragraphs refer to the Landscape Sensitivity and Capacity Study in relation to solar PV energy development. In light of this they should be moved from the Explanation to policy ADN2 and rather be included within the Explanation to</p>	<p><u>Remove paragraphs 7.2.45 to 7.2.48 from the Explanation to policy ADN2:</u></p> <p>7.2.45—The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy development by identifying and protecting sensitive and distinct areas from inappropriate development.</p> <p>7.2.46—The indicative landscape capacity within the Sensitivity and Capacity Study, helps</p>

Relevant Part of the Deposit plan	Suggested Change	Amendment Shown in Red
	policy ADN3.	<p>to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.</p> <p>7.2.47 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).</p> <p>7.2.48 Regard should be given towards the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA.</p>