

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 5 - Productive and Enterprising Places – Renewable Energy
Wednesday, 8 March 2023 between 10.00 and 13.00

Action Point	Council response / proposed MAC	Inspector Comment
<p>AP5.1 – The Council to amend Policy SP13, Table 10 and the reasoned justification to include: the energy hierarchy; make reference to estimated ‘minimum’ rather than ‘maximum’ energy generation; and include criteria in relation to grid connection, access and highway safety and the impact on the amenity of residential properties or tourist accommodation.</p>	<p>The Council suggest the following revisions to Policy SP13. The revised additional text is highlighted in green:</p> <p>SP13: Renewable and Low Carbon Energy Development</p> <p>1) Renewable and low carbon development proposals which contribute to meeting national and local renewable and low carbon energy and energy efficiency targets will be permitted where:</p> <p>a) it can be demonstrated that there will be no unacceptable impacts on the natural and historic environment or local communities (such as noise and air pollution) and that no other unacceptable cumulative impacts will arise;</p> <p>b) Satisfactory mitigation can be put in place to minimise the impacts of renewable and low-carbon the proposals (and inclusive of its associated infrastructure) has sought to minimise the landscape and visual impact through its design and micro-siting, particularly where in close proximity to homes and tourism receptors; and</p>	<p>Changes agreed.</p>

c) Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use;

d) The proposal can facilitate a connection to the grid network;

e) There would not be an unacceptable impact on access and highway safety; and

f) There would not be unacceptable impact on the amenity of residential properties or tourist accommodation.

2) The following Local Search Areas (LSAs) are identified as areas considered suitable for wind and solar energy development:

a) LCA1: Llangynwyd Rolling Uplands & Forestry (Suitable for Wind Energy);

b) LCA8: Ogmere Forest and Surrounding Uplands (Suitable for Wind Energy); and

c) LCA 12: Newton Down Limestone Plateau (Suitable for Solar Energy).

Within the Local Search Areas (LSA), proposals for wind and solar energy generation will be permitted subject to criteria 1a), 1b), 1c) 1d), 1e) and f) and other relevant policies in this plan. Proposals for other development within these areas will only be permitted where they can demonstrate that they would not unacceptably prejudice the renewable energy generation potential of the LSA and the Future Wales' Pre-Assessed Areas for Wind Energy.

LSA 8 is partly located within Pre-Assessed Area 9 for Wind Energy. In accordance with the hierarchical approach of national planning policy, any proposal within this area should not prejudice the ability for large scale wind developments (>10MW) to come forward. Landscape considerations have already been taken into account in Future Wales and Criteria 1(b) should not apply to those parts of LSA 8 within Pre-Assessed Area 9.

In addition, the following amendments are proposed to the supporting text at para **5.4.90**. The additional text is highlighted in green.

5.4.90 Whilst this assessment finds that all the Council's landscapes are particularly sensitive to large-scale wind and solar developments, it identifies two Landscape Character Areas (1: Llangynwyd Rolling Uplands & Forestry and 8: Ogmere Forest and Surrounding Uplands) as having the least sensitivity to wind turbine development. Landscape Character Area 8: Ogmere Forest and Surrounding Uplands is located within Future Wales' Pre-Assessed Areas for Wind Energy, and in accordance with SP13, any proposal in this area will need to ensure that the intention of the Priority Area designation is not compromised. **Developments within or outside of Local Search Areas above 10MW+ will be determined by the Welsh Ministers under the Developments of National Significance process and not by the Local Planning Authority. Policies 17 and 18 of Future Wales will apply to such developments.**

The Council also suggest the following revisions to **Table 10 and para 5.4.87** – reference is now made to estimated '**minimum**' rather than '**maximum**' energy generation. The revised additional text is highlighted in **green**:

Table 10: Targets for Area-Based Resource Use

Energy Technology	Estimated maximum minimum accessible resource		Current installed capacity		LDP Targets	
	MW	MWh p.a	MW	MWh p.a	MW	MWh p.a
Wind	178 MWe ¹	418 GWhe	64 MWe	151 GWhe	81 MWe	191 GWhe
Ground Mounted Solar PV	3,835 MWe ¹	3,359 GWhe	13 MWe	11 GWhe	218 MWe	191 GWhe
Building Integrated Solar PV	212 MWe	188 GWhe	8MWe	7 GWhe	41 MWe	38 GWhe
Hydro	1MWe	3GWhe	0.05MWe	0.2GWhe	No target due to the low level of resource identified	
Biomass	19MWth	51GWth	7MW	17 GWth	No target	
Energy from Waste (Power)	0.2 MWe	2 GWhe	None – waste is transported out of the county		No target. Due to the small amount of resource available, a specific energy from waste target is not suggested. However, a policy to ensure that waste management at new development sites and waste management operations/contracts (that the Council engage with) comply with the Waste Hierarchy (Welsh Government, 2010) is suggested to ensure waste is used for energy generation where it cannot be prevented, reused or recycled.	
Energy from Waste (Thermal)	0.4 MWth	2 GWth	None – waste is transported out of the county			
Anaerobic digestion (Power)	0.6 MWth	3 GWth	n/a (heat generated is understood to be currently used for plant's parasitic load only)			
Anaerobic digestion (Thermal)	0.6 MWth	3 GWth	n/a (heat generated is understood to be currently used for plant's parasitic load only)			
Total Power Generation	4,225 MWe	3,970 GWhe	88 MWe	193 GWhe	340 MWe	418 GWhe
Total Heat Generation	20 MWth	55 GWth	7 MWth	17 GWth	No target. The REA recommends to base the target on the proportion of buildings in an area to have carbon heating systems installed rather than the number of connections or capacity.	

5.4.87 The Power Generation target contained with Table 10 reflects the findings of the Renewable Energy Assessment. **These targets should not be seen as maximum limits but a tool to maximise the available resource.** The predominant renewable energy resources in the County Borough are wind and solar. The wind generation target is based on a combination of the current installed capacity and an estimation of the remaining potential within the Landscape Character Areas identified as having moderate sensitivity to large wind turbine developments of 76-110 m tip height (as opposed to high sensitivity). The Ground mounted solar target is based upon transferring the majority of the wind energy generation potential to solar PV, given the existing heavy concentration of wind turbines

	in the north of the County Borough. The building integrated solar PV target is based on a combination of the current installed capacity and the desire to prioritise the incorporation of the technology into new build housing proposals.	
AP5.2 – The Council to add Local Search Areas for Wind and Solar to the proposals map.	The changes have been made to the Proposals Map.	Changes agreed.
AP5.3 – The Council to amend Policy ENT 10 to amend the reasoned justification of the policy to include a definition of major development and make reference to a future SPG which explains the form and content of an ‘Energy Masterplan’.	<p>The supporting text of Policy ENT10 has been amended to include a definition of major development and makes reference to a future SPG. The following amendments are proposed to the supporting text at paras 5.4.95 highlighted in green.</p> <p>ENT10: Low Carbon Heating Technologies for New Development</p> <p>5.4.95 The Bridgend Renewable Energy Assessment identifies the most appropriate low-carbon heating solution for the LDPs Strategic Sites (refer to PLA1-5). As part of the Council’s holistic approach to the decarbonisation of heat, ENT10 seeks to ensure that low carbon heating technologies are installed as part of all new major development (heat networks below this threshold will also be encouraged). For residential proposals, major developments relate to 10 or more dwellings as defined by The Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Non-residential commercial developments with a total floorspace of 10,000sqm or more should also consider the potential for a heat network in accordance with Future Wales. This policy will also help ensure that development is designed in such a way to not prejudice the future development of a potentially Countywide District Heating Network, and enable development to connect to it at a later date once it becomes operational. The precise alignment of the Network will only be finalised following detailed ground investigations and feasibility assessments. Developers are encouraged to discuss the alignment with the Council at an early stage to ascertain whether their proposals are likely to be affected. Proposed developments must demonstrate how the proposal will facilitate a connection to a District Heating Network, or robustly justify why the connection is not technically and/or economically viable and suggest an alternative approach. This robust policy position is</p>	Changes agreed.

	justified on the basis of development longevity. Schemes should be able to demonstrate that they are suitable for a net-zero carbon energy system, otherwise costly retrofits will be required in the future to ensure that carbon targets are met. Further guidance on the form and content of an 'Energy Masterplan' will be prepared as SPG in support of the aspiration for all new homes to be net zero carbon.	
AP5.4 – The Council to delete Policy ENT11.	In agreement with the Inspector, the Council will delete Policy ENT11.	Changes agreed.

General note on Action Points (APs):

These will normally be agreed in principal by the Inspector and the Council, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the Council will liaise with the Inspector over this via the Programme Officer. The Inspector will send the suggested form of wording for the APs to the Council via the Programme Officer as soon as practicable after the end of a hearing session. Once the Council is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The Council will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspector will confirm when she expects to be sent an up to date MAC Schedule; this will normally be in advance of the final hearing session.