

# EIA Scoping Direction

## DNS CAS-03952-H9R8G4

### Heolddu Solar Farm

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**This Scoping Direction is provided on the basis of the information submitted to Planning and Environment Decisions Wales on 13 February 2025, in addition to consultation responses received. The advice does not prejudice any recommendation made by an Inspector or any decision made by the Welsh Ministers in relation to the development, and does not preclude the Inspector from subsequently requiring further information to be submitted with the submitted DNS application under Regulation 24 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (as amended) (“The 2017 Regulations”).**

## 1. Introduction

Planning and Environment Decisions Wales (PEDW) received a request under Regulation 33 of the 2017 Regulations for a Scoping Direction in relation to a proposed development for a solar farm, including associated ancillary infrastructure and development, temporary laydown areas and landscape and environmental enhancements by Heolddu Solar Park Ltd.

The request was accompanied by a Scoping Report (SR) dated February 2025 that outlines the proposed scope of the Environmental Statement (ES) for the proposed development:

‘2025-02-13 - EIA Scoping Request - Scoping Report’ and ‘2025-02-13 - EIA Scoping Request – Appendices’ available via the Planning Casework Portal -

<https://planningcasework.service.gov.wales/> and search **CAS-03952-H9R8G4**

Planning and Environment Decisions Wales (PEDW) is authorised to issue this Scoping Direction on behalf of the Welsh Ministers.

This Direction has been prepared in accordance with the requirements of the 2017 Regulations as well as current best practice towards preparation of an ES. In accordance with the 2017 Regulations PEDW has consulted on the SR and the responses received from the consultation bodies have been duly considered in adopting this Direction.

## 2. Site Description

The site comprises two solar areas and an underground cable route connecting the two areas, as well as offsite parcels for ecology mitigation and / or enhancement if required. The site extends to 90.5 hectares and is wholly located within the administrative boundary of Carmarthenshire County Council.

Further information is available in section 2.1 of the SR.

## 3. Proposed Development

The proposal as described in the SR is for a solar photovoltaic electricity generating station with an installed generation capacity of circa 40 MW and associated ancillary development, including a 132 kV substation, with landscape and environmental enhancements.

The main components of the Proposed Development are:

- Solar panels and frames
- Central Inverters
- Transformers
- Cabling

- Substations with communications tower
- Internal access roads
- Fencing
- Landscape and wildlife enhancements

Further information is available in section 2.2 of the SR.

The scope of the EIA should include all elements of the development as identified in the SR, both permanent and temporary, and this Scoping Direction is written on that basis.

In the ES, any maps, drawing and illustrations that are proposed to describe the project should be designed in such a way that they can be overlaid with drawings and illustrations produced for other sections.

In line with the requirements of Regulation 17 and Schedule 4 to the 2017 Regulations, any reasonable alternatives considered should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

#### 4. History

No site history is provided in the SR, although it notes the site is set within a rural, farmed landscape.

#### 5. Consultation

In line with Regulation 33(7) of the 2017 Regulations, formal consultation was undertaken with the following bodies:

- Carmarthenshire County Council (CCC)
- Natural Resources Wales (NRW)
- Cadw
- Agricultural Land Use & Soil Policy, Welsh Government (LQAS)
- Dŵr Cymru
- Health and Safety Executive
- Civil Aviation Authority
- Mid And West Wales Fire and Rescue Service

Responses received are included in **Appendix 1**.

#### 6. Environmental Impact Assessment Approach

The Applicants should satisfy themselves that the ES includes all the information outlined in Schedule 4 of the 2017 Regulations. In addition, the Applicant should ensure that the Non-Technical Summary includes a summary of all the information included in Schedule 4. Consider a structure that allows the author of the ES and the appointed Inspector and Decision Maker to readily satisfy themselves that the ES contains all the information specified Regulation 17 and Schedule 4 of the 2017 Regulations. Cross refer to the requirements in the relevant sections of the ES, and include a summary after the Contents page that lays out all the requirements from the Regulations and what sections of the ES they are fulfilled by.

As the assessments are made, consideration should be given to whether standalone topic chapters would be necessary for topics that are currently proposed to be considered as part of other chapters, particularly if it is apparent that there are significant effects and a large amount of information for a particular topic.

There may also be topic areas scoped out of the ES where the developer may wish to include application documents that sit outside of the ES and provide information that will support their consultation(s) and the decision-making process. The developer is encouraged to liaise with key consultees regarding non-ES application documents which are not a legislative requirement of the DNS regime. If agreement cannot be reached over non-ES application documentation, then the developer may wish to explore whether PEDW can help provide clarity via its statutory pre-application advice service.

The ES should focus on describing and quantifying significant environmental effects. Policy considerations / arguments relating to those impacts should be addressed in other documentation supporting the application (e.g. a Planning Statement), which cross references the ES where necessary. This does not imply that ES chapters should not be prepared in accordance with relevant advice in policy documents (e.g. Technical Advice Notes), rather that the ES should concentrate on identifying significant effects on the environment rather than dealing with policy arguments or exhaustively listing policies.

### 6.1 Baseline

Schedule 4 of the 2017 Regulations states that the 'baseline scenario' is "A description of the relevant aspects of the **current** state of the environment" (emphasis added). The baseline of the ES should reflect actual current conditions at that time.

### 6.2 Reasonable Alternatives

In line with the requirements of Regulation 17 and Schedule 4 to the 2017 Regulations, any reasonable alternatives studied by the Applicant should be presented in the ES. The reasons behind the selection of the chosen option should also be provided in the ES, including where environmental effects have informed the choices made.

It is worth bearing in mind that under the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations") unless it can be clearly shown to the Welsh Ministers that the project would have no adverse effect on the integrity of any designated sites, it would have to be shown that there is no feasible alternative solution. Further advice regarding the Habitats Regulations is provided in the final chapter of this Scoping Direction.

### 6.3 Currency of Environmental Information

For all environmental aspects, the applicant should ensure that any survey data is as up to date as possible and clearly set out in the ES the timing and nature of the data on which the assessment has been based. Any study area applied to the assessments should be clearly defined. The impacts of construction, operation and decommissioning activities should be considered as part of the assessment where these could give rise to significant environmental effects. Consideration should be given to relevant legislation, planning policies, and applicable best practice guidance documents throughout the ES.

The ES should include a chapter setting out the overarching methodology for the assessment, which clearly distinguishes effects that are 'significant' from 'non-significant' effects. Any departure from that methodology should be described in individual aspect assessment chapters. Where professional judgement has been applied this should be clearly stated.

The ES topic chapters should report on any data limitations, key assumptions and difficulties encountered in establishing the baseline environment and undertaking the assessment of environmental effects.

#### 6.4 Cumulative Effects

The Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – Advice on Cumulative Effects Assessment sets out a staged process for assessing cumulative impacts which the Applicant should follow when preparing the list of projects for inclusion in the ES: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment>

The Applicant should ensure that relevant schemes identified are addressed in the ES using the tiered approach set out in the Advice.

There may be other types of development that could have cumulative impacts with the proposal, and it should not be assumed that the consideration of cumulative impacts can be restricted to other renewable energy proposals.

Effects deemed individually not significant from the assessment, could cumulatively be significant, so inclusion criteria based on the most likely significant effects from this type of development may prove helpful when identifying what other developments should be accounted for. The criteria may vary from topic to topic.

Best practice is to include proportionate information relating to projects that are not yet consented, dependent on the level of certainty of them coming forward.

All of the other developments considered should be documented and the reasons for inclusion or exclusion should be clearly stated. Professional judgement should be used to avoid excluding other development that is close to threshold limits but has characteristics likely to give rise to a significant effect; or could give rise to a cumulative effect by virtue of its proximity to the proposed development. Similarly, professional judgement should be applied to other development that exceeds thresholds but may not give rise to discernible effects. The process of refinement should be undertaken in consultation with the Local Planning Authority (LPA), NRW, Cadw and other consultees, where appropriate.

The scope of the cumulative assessment should be fully explained and justified in the ES.

#### 6.5 Mitigation

Any mitigation relied upon for the purposes of the assessment should be explained in detail within the ES. The likely efficacy of the mitigation proposed should be explained with reference to residual effects. The ES should provide reference to how the delivery of measures proposed to prevent/ minimise adverse effects is secured (through legal requirements or other suitably robust methods) and whether relevant consultees agree on the adequacy of the measures proposed.

## **6.6 Population and Human Health**

The Applicant should ensure that the ES addresses any significant effects on population and human health, in light of the EIA Regulations 2017. This could be addressed under the separate topic chapters or within its own specific chapter.

## **6.7 Transboundary Effects**

Schedule 4 Part 5 of the EIA Regulations requires a description of the likely significant transboundary effects to be provided in an ES. The ES should address this matter as appropriate.

## **6.8 Topics Scoped In but not subject to a standalone chapter**

For such topics it may be helpful to users of the ES if it includes a summary table that signposts the chapters where these matters are addressed.

## **7. Environmental Impact Assessment Aspects**

This section contains PEDW's specific comments on the scope and level of detail of information to be provided in the Applicant's ES. Environmental topics or features are not scoped out unless specifically addressed and justified by the Applicant, and confirmed as being scoped out by PEDW. In accordance with Regulation 17(4)(c) the ES should be based on this Scoping Direction in so far as the Proposed Development remains materially the same as the Proposed Development described in the Applicant's Scoping Report.

PEDW has set out in this Direction where it has / has not agreed to scope out matters on the basis of the information available at this time. PEDW is content that the receipt of a Scoping Direction should not prevent the Applicant from subsequently agreeing with the relevant consultees to scope such matters out of the ES, where further evidence has been provided to justify this approach. However, in order to demonstrate that the matters have been appropriately addressed, the ES should explain the reasoning for scoping them out and justify the approach taken.

### **7.1 Aspects Scoped In**

Subject to the comments provided at Table 1, the following aspects are scoped into the ES:

- Population and Human Health (not necessarily as a standalone chapter)**
- Land (not necessarily as a standalone chapter)**
- Material Assets (not necessarily as a standalone chapter)**
- Risk of Major Accidents and Disasters (not necessarily as a standalone chapter)**
- Ground Conditions, Hydrology and Hydrogeology**
- Noise and Vibration**
- Cultural Heritage**
- Glint and Glare (not necessarily as a standalone chapter)**
- Residential Visual Amenity (not necessarily as a standalone chapter)**
- Climate Change (not necessarily as a standalone chapter)**
- Landscape and Visual Impact**
- Biodiversity**
- Soils**
- Waste (not necessarily as a standalone chapter)**

## 8. Table 1: Planning and Environment Decisions Wales Comments

ID	Reference in Scoping Report	Issue	Comment
<b>General</b>			
ID.1	2.2	Description of development	The applicant's attention is drawn to comments from NRW outlining their expectations regarding the content of the description of the development in the ES.
ID.2	3.3.18 – 3.3.20	Cumulative effects	<p>The applicant's attention is drawn to comments from CCC regarding the approach to assessing cumulative effects and recommending that a new 400 kV substation proposed on land to the north of the settlement of Llandyfaelog, some 3 km to the north-east of the site is also included in the cumulative schemes (currently at pre-application stage). CCC advises it is consulted on the final cumulative schemes to be assessed to ensure any new scheme are incorporated.</p> <p>PEDW notes the SR states that where developments are built and operational at the time of assessment will be considered as part of the baseline. PEDW advises that while developments that have been built and are operational will form part of the baseline, this does not mean that they should be excluded when considering cumulative effects. Paragraph 5 of Schedule 4 of the 2017 Regulations makes it clear that consideration of cumulative effects should include existing development.</p> <p>PEDW welcomes the SR states that the cumulative schemes to be considered in the ES will be agreed with CCC.</p>
ID.3	3.3.23	Approach to mitigation	PEDW notes the SR states that the topic chapters will take into account measures included as part of the project design (primary mitigation). PEDW's

ID	Reference in Scoping Report	Issue	Comment
			position is that 'mitigation by design' or 'primary mitigation' is better addressed under the 'Reasonable alternatives considered' in the ES.
ID.4	5.2.2	Decommissioning	PEDW welcomes the SR states the Proposed Development Description chapter will include a description of the decommissioning phase. The applicant's attention is drawn to comments from NRW regarding a Preliminary Decommissioning Assessment as outlined under Ground Conditions, Hydrology and Hydrogeology below.
<b>Applicant's aspects proposed to be scoped out</b>			
ID.5	4.2.2 – 4.2.3	<b>Planning policy context</b>	PEDW welcomes the SR states that a separate Planning Statement will be submitted with the planning application. PEDW is content for this topic to be scoped out of the ES.
ID.6	4.2.4 – 4.2.6	<b>Population and Human Health</b>	In their response, CCC highlights that the impacts of the development upon the population and human health in terms of, amongst other things, amenity or living conditions, form part of specific topics such as noise, air quality and traffic and the LPA have provided comments on these topics separately below.  As this topic should be addressed in appropriate chapters of the ES, <b>population and Human Health is scoped into the ES, but not necessarily as a standalone chapter.</b>
ID.7	4.2.7 – 4.2.16	<b>Transport</b>	CCC confirms they are content for Transport to be scoped out. PEDW agrees and welcomes that SR states that a standalone Access Strategy, Transport Assessment and an Outline Construction Traffic Management Plan (CTMP) will accompany the planning application. As these will likely outline relevant mitigation measures, PEDW recommends they are included as technical appendices to the ES. PEDW also draws the applicant's attention to the Pre-

ID	Reference in Scoping Report	Issue	Comment
			<p>Application Consultation (PAC) response from the Highways and Transport Division, appended to CCC’s response, advising cable routing delivery and installation is included in the CTMP.</p>
ID.8	4.2.17 – 4.2.20	<b>Land (for example land take)</b>	<p>The applicant’s attention is drawn to comments from LQAS disagreeing with the statements in the Land section of the SR. They state that the development is long term and generational; that they are not aware of any solar PV development on agricultural land that has been decommissioned and therefore impacts to soil functions and services are unknown; and that they do not accept broad statements that solar development improves the quality of land. LQAS draws the applicant’s attention to a study that considers that solar PV developments can have negative impacts on plant cover and biomass, Soil Organic Carbon and soil compaction. LQAS considers Land should be scoped into the ES.</p> <p>CCC references the Agricultural Land Classification survey of the site which indicates 48% of the site comprises Best and Most Versatile (BMV) agricultural land. They state that an assessment of the effects of the development in terms of the loss of the BMV agricultural land, including its potential economic and sustainability impacts from an agricultural production perspective, should be scoped into the ES. CCC adds that given the impact upon the agricultural land and soils within the site and the loss of the BMV land are inextricably linked, they would recommend their assessment in one chapter of the ES.</p> <p>Given these considerations, it is not possible to scope out Land. PEDW notes that the concerns raised in relation to the proposal to scope out Land cross over with the content of the Soils section of the SR, which is further addressed below. The applicant may therefore wish to consider addressing the impacts on Land as part of that chapter. <b>Land is therefore scoped into the ES, although not necessarily as a standalone chapter.</b></p>

ID	Reference in Scoping Report	Issue	Comment
ID.9	4.2.21 – 4.2.24	<b>Air</b>	<p>CCC agrees that significant effects in terms of Air Quality are unlikely and can be scoped out of the ES.</p> <p>PEDW notes that the SR states that mitigation measures will be outlined in the Construction Environmental Management Plan (CEMP) which will accompany the planning application. PEDW recommends the CEMP is included as a technical appendix to the ES. PEDW agrees this topic can be scoped out.</p>
ID.10	4.2.25 – 4.2.27	<b>Material Assets</b>	<p>PEDW notes the SR states separate consideration of material assets is not considered necessary as material assets are in practice considered across a range of topic areas within an ES, in particular in relation to cultural heritage, which the SR considers as part of a standalone assessment.</p> <p>PEDW advises that it will be necessary to address Material Assets in a proportionate manner in relevant chapters. <b>Material Assets is therefore scoped into the ES, although not necessarily as a standalone chapter.</b></p>
ID.11	4.2.28 – 4.2.30	<b>Risk of Major Accidents</b>	<p>The applicant's attention is drawn to the fact that some solar panels are coated in PFAS (Per- and polyfluroalkyl substances) which can leach over time due to wear and tear. Should the panels proposed include this, appropriate measures need to be put in place to ensure that leaching of PFAS into the local environment does not occur and this should be addressed in a proportionate manner in the ES.</p> <p>The applicant's attention is drawn to comments from the Mid and West Wales Fire and Rescue Service regarding consideration of the need to provide adequate water supplies and vehicle access for firefighting purposes on the site.</p> <p>PEDW notes the SR states that each topic chapter will include a consideration of the impact of major accidents and disasters on that topic.</p>

ID	Reference in Scoping Report	Issue	Comment
			Given these considerations, <b>Risk of Major Accidents and Disasters is scoped into the ES, although not necessarily as a standalone chapter.</b>
ID.12	4.2.31 - 4.2.35 4.2.47 - 4.2.59	<b>Ground Conditions, Hydrology and Hydrogeology</b>	<p>Matters relating to Ground Conditions, Hydrology and Hydrogeology are further addressed against the subheadings below, further to paragraphs 4.2.31 to 4.2.35 and paragraphs 4.2.47 to 4.2.59 in the SR. The applicant's attention is drawn to comments from NRW and CCC on these matters, noting there is some cross-over between ground conditions as well as hydrology and hydrogeology. Both organisations concur these topics should be scoped in.</p> <p>Given the below considerations, <b>PEDW does not agree that Ground Conditions, Hydrology and Hydrogeology can be scoped out and this is therefore scoped into the ES.</b> PEDW recommends the issues below are appropriately addressed in the ES.</p>
ID.13	4.2.33 / 4.2.54	Geoenvironmental Desktop Study (GDTS)	<p>PEDW notes the SR states that a GDTS will be included as a technical appendix to the ES, considering the baseline ground conditions and providing an assessment of issues relating to soils and groundwater, surface water, contamination and geology.</p> <p>As the GDTS is due to assess impacts and where necessary include recommendations to prevent adverse impacts, insufficient information is currently available to determine whether there will be any significant effects. PEDW recommends the applicant liaises directly with the CCC and NRW on the outcome of the GDTS and on the specific matters outlined below. Should following discussion it be decided any matters can be scoped out, a robust rationale for this should be provided in the ES.</p>
ID.14	4.2.33 / 4.2.53	Groundwater / Drainage	NRW highlights that the site is largely defined as 'High Groundwater Vulnerability' and that the depth to groundwater at the site varies but is shallow

ID	Reference in Scoping Report	Issue	Comment
			<p>close to watercourses. They add that there are several water courses that border and are in the vicinity of the site. NRW states that the drainage characteristics of the ground system, including the depth to groundwater and how that groundwater may be hydraulically linked to local watercourses, is not known. NRW adds that given the size of the proposed development the ground system will be variable over such a large area.</p> <p>NRW notes the final design layout of the solar farm has not been provided, including the type and location of buried cabling and any other infrastructure such as transformers. The degree to which buried cabling may alter existing drainage characteristics is unknown as is the capacity of the cabling trenches to influence the current flows of shallow groundwater as trenches can act as preferential flow paths. NRW states that information should be provided on existing drainage and operational drainage.</p> <p>PEDW welcomes the SR states that a Conceptual Drainage Design will be prepared and recommends this is included as a technical appendix to the ES.</p>
ID.15		Private Water Supplies	<p>NRW advises the ES should include an assessment of the presence and potential interactions of any private water supplies on or near the site. This should also include other water features such as streams, ponds, springs and groundwater.</p>
ID.16	4.2.31 / 4.3.33 / 4.2.58	Pollution prevention	<p>NRW notes from the SR that the site is underlain by the Milford Haven Group of rocks, largely atop of bedrock. NRW highlights that these rocks may be fractured and fractures may act as preferential conduits for the rapid movement of any chemicals that may be released during operation.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>PEDW notes the SR states the Conceptual Drainage Strategy will detail measures in relation to pollution prevention during operation and recommends this is included as a technical appendix to the ES.</p> <p>NRW also highlights that if at decommissioning buried features such as cabling were to be left in the ground they would eventually degrade and potentially release hazardous chemicals into the environment, including groundwater.</p> <p>The applicant's attention is drawn to NRW's comments regarding two sources of information on impacts of cabling:</p> <ul style="list-style-type: none"> <li>• Scottish and Southern Electricity Networks – The Challenges with Undergrounding at 400kV: <a href="https://www.ssen-transmission.co.uk/globalassets/projects/2030-projects/2030-project-documents/the-challenges-with-undergrounding-at-400kv.pdf">https://www.ssen-transmission.co.uk/globalassets/projects/2030-projects/2030-project-documents/the-challenges-with-undergrounding-at-400kv.pdf</a></li> <li>• Low voltage underground power cable systems: degradation mechanisms and the path to diagnostics: <a href="https://pure.tue.nl/ws/files/62028565/20170424_Kruizinga.pdf">https://pure.tue.nl/ws/files/62028565/20170424_Kruizinga.pdf</a></li> </ul> <p>NRW in their response also highlights concerns in relation to water quality due to the potential for silt contaminated surface water run-off; cabling routes acting as watercourses during periods of heavy rainfall if sections are left open and not backfilled swiftly; and the poaching of vegetation due to the number of vehicle and machinery movements during the construction phase.</p> <p>The applicant's attention is also drawn to guidance provided in CCC's PAC response regarding the need to provide buffer zones between the development and any watercourses traversing or bordering the site.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>NRW welcomes the SR details that construction phase mitigation will be implemented through a CEMP. NRW highlights that it should be ensured that contaminated water cannot run uncontrolled into any watercourses (including ditches) or waterbodies. They state the Guidance for Pollution Prevention (GPP) documents should be followed, particularly GPP5 'Works and maintenance in or near water' in terms of protecting the water environment:  <a href="https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/">https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/</a></p> <p>NRW also states that the ES must demonstrate that the design and construction of the site ensures that all potential pollution pathways are protected. They add that the CEMP should be site-specific, with identified pollution pathways and measures implemented to avoid pollution, taking into account groundwater and diversion of surface water streams beneath the site. The applicant's attention is drawn to their comments outlining the required content of the CEMP.</p> <p>PEDW recommends the CEMP is included as a technical appendix to the ES.</p>
ID.17	4.2.48	Hydrological linkages	<p>PEDW notes the SR states that due to environmental conditions and the distance between the proposed development and the Carmarthen Bay Special Protection Area (SPA), the SPA is assessed to be located outside the zone of hydraulic influence and hydrological impacts from the proposed development to the designated site will be undiscernible.</p> <p>The applicant's attention is also drawn to comments from CCC noting that the SR confirms that both the eastern and western areas of the proposed development are crossed by ordinary watercourses that are hydrologically linked to a number of designated sites which include the Carmarthen Bay SPA as well as the Carmarthen Bay and Estuaries Special Area of Conservation (SAC), with potential impacts during the construction and decommissioning</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>phases. The LPA therefore considers that ground conditions, hydrology and hydrogeology should be scoped into the ES insofar as assessing the potential hydrological effects of the development upon the features of the designated sites which should cross reference with the Biodiversity chapter.</p> <p>The applicant’s attention is also drawn to comments from NRW highlighting the Carmarthen Bay and Estuaries SAC should be included in section 4.2.48.</p>
ID.18	5.2.2	Decommissioning	<p>PEDW welcomes the SR states that ES will include a description of the key works, activities and processes that would be required during the decommissioning phase.</p> <p>The applicant’s attention is drawn to comments from NRW requiring a Preliminary Decommissioning Assessment which identifies the tasks, activities, durations and estimated costs for decommissioning the solar farm. They add that the assessment should consider the decommissioning of any buried infrastructure, notably buried cabling as leaving such materials in the ground in perpetuity will eventually result in degradation of that cabling and release of chemicals likely hazardous to the local environment.</p>
ID.19	4.2.47 / 4.2.52	<b>Flood Risk</b>	<p>NRW notes that the Flood Map for Planning identifies the site as located within Flood Zone 1 and therefore NRW has no concerns or comments to raise over flood risk and are satisfied this can be scoped out.</p> <p>PEDW is therefore content for Flood Risk to be scoped out and welcomes the SR states a Flood Consequences Assessment (FCA) will be prepared and included as a technical appendix to the ES. PEDW draws the applicant’s attention to the new version of Technical Advice Note 15: development, flooding and coastal erosion, which was published 31 March 2025:</p>

ID	Reference in Scoping Report	Issue	Comment
			<a href="https://www.gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion">https://www.gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion</a>
ID.20	4.1.7 4.2.36 – 4.2.46	<b>Noise and Vibration</b>	<p>PEDW notes that the SR states there are three identified residential properties located within 30 m of the site boundary which are anticipated to represent the key acoustic constraints. The SR concludes that no significant effects due to noise or vibration are anticipated at any noise-sensitive receptors, subject to the control measures in the CEMP, and acoustic specifications incorporated into the design. However, the SR also indicates a Noise Impact Assessment is currently under preparation.</p> <p>The applicant's attention is drawn to comments from CCC on this matter. They state that the development is located within close proximity of a number of sensitive receptors in the form of residential properties, with potential significant effects arising during the construction and operational phases. On that basis and given the scheme design is evolving, CCC states that it is premature to scope out the topic.</p> <p>As the Noise Impact Assessment is due to be completed, insufficient information is currently available to determine whether there will be any significant effects and any required mitigation measures. <b>It is therefore not possible to scope out noise and vibration at this stage and this is therefore scoped into the ES.</b> PEDW recommends the applicant liaises directly with the LPA on the outcome of the Noise Impact Assessment. Should following discussion it be decided this topic can be scoped out, a robust rationale for this should be provided in the ES.</p>
ID.21	4.2.60 – 4.2.101	<b>Cultural Heritage</b>	CCC's Built Heritage Officer supports the intention to provide a detailed historic desk-based assessment to assess the impact upon historic assets and agrees

ID	Reference in Scoping Report	Issue	Comment
			<p>impacts upon built heritage can be scoped out insofar as they relate to Listed Buildings and Conservation Areas.</p> <p>The applicant’s attention is also drawn to comments from Cadw highlighting they disagree that Cultural Heritage can be scoped out. Cadw notes the SR states there will be no significant effects on the historic environment, but highlights this conclusion is based on incorrect information. Cadw notes that paragraph 4.2.75 notes that the western (largest) part of the proposed solar farm is inside the registered Tywi Valley landscape of outstanding historic interest, but paragraphs 4.2.84 and 4.2.97 suggest that this is not in a key area of the registered historic landscape as it is not an area that has been characterised. Cadw however advises that it is part of Historic Landscape Character Area 175 Allt Hilltop and that the information provided in the SR is therefore not sufficient to determine that the proposed development will not have a significant impact on the registered historic landscape.</p> <p>The applicant’s attention is also drawn to comments from CCC, highlighting comments from Heneb, recommending that the potential impact on the historic environment be scoped into the ES. Heneb also highlights that as the site is located within Registered Historic Landscape HLW(D)5 Tywi Valley and partially within Historic Landscape Character Area 175 Allt Hilltop, they consider that the potential impact on the historic environment, including mitigation, should be included in the ES.</p> <p>The applicant’s attention is further drawn to comments from Cadw highlighting that the proposed development is likely to have a significant impact on the setting of scheduled monument CM190 Round Barrow.</p> <p>Given these considerations, <b>Cultural Heritage is scoped into the ES.</b> PEDW recommends the applicant liaises directly with Cadw and Heneb on these</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>matters, ensuring cultural heritage is appropriately assessed and addressed in the ES.</p>
ID.22	4.2.81 – 4.2.85	Assessment methodology	<p>Cadw agrees with the proposed methodologies for the historic environment desk-based assessment. They however add that an assessment of the significance of the impact of development on historic landscape (ASIDOHL) will be required. Cadw states that this should be prepared following the methodology contained in the Welsh Government document “Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process”. Cadw adds that the historic landscape character areas to be included in the ASIDOHL should be agreed with them before the detailed assessment is carried out.</p> <p>CCC in their appendix provides Heneb’s PAC response. Heneb supports the intention to provide the Historic Environment Desk Based Assessment and requests that they be consulted on the Written Scheme of Investigation in advance. PEDW welcomes the SR states that Heneb will be consulted on further investigations required.</p> <p>The impact of the proposed solar farm on the settings of all scheduled monuments and listed buildings located inside 5 km of the application area, as included in Cadw’s response, will need to be assessed following the methodology outlined in the Welsh Government document “The Setting of Historic Assets in Wales”.</p>
ID.23	4.2.102 – 4.2.125	<b>Glint and Glare</b>	<p>NRW agrees that glint and glare can be scoped out of the ES as a standalone chapter and be provided within the Landscape and Visual chapter. CCC concurs and advises that identified glint and glare impacts and any mitigation should be fully considered as part of iterative scheme design, alongside wider landscape and visual effects.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>PEDW notes the SR states that impacts on Pembrey West Wales Airport will be included as part of the Glint and Glare Assessment and recommends the applicant liaises directly with Pembrey West Wales Airport on this matter.</p> <p><b>Glint and Glare is therefore scoped into the ES, but necessarily not as a standalone chapter.</b> PEDW welcomes the SR states a standalone glint and glare assessment will be undertaken and included as a technical appendix to the Landscape and Visual chapter of the ES.</p>
ID.24	4.2.126 – 4.2.135	<b>Residential Visual Amenity (RVA)</b>	<p>The applicant’s attention is drawn to comments from CCC regarding Residential Visual Amenity Assessment (RVAA). CCC notes that the SR states significant RVA impacts are not expected and that residual impacts could be reduced to an acceptable level subject to effective iterative layout design and on-site planting. However, they advise that to enable effective design phase mitigation, the nature of visual effects to RVA will need to be identified and they recommend a supporting RVA technical appendix be submitted as part of the ES to demonstrate the identified effects and iterative design measures adopted to minimise impacts. They further advise that the mitigation effects of long-term management (particularly in terms of hedgerow management height) should be considered as part of mitigation for impacts to RVA.</p> <p>The applicant’s attention is also drawn to CCC’s comments about the 1 km RVAA study area, considering it acceptable, but requesting two additional properties within the Zone of Theoretical Visibility (ZTV), but outside the 1 km study area, be included within the RVA review.</p> <p>Given these considerations <b>it is not possible to scope out Residential Visual Amenity and this is scoped into the ES, although not necessarily as a standalone chapter</b>, if consideration within the Landscape and Visual Impact</p>

ID	Reference in Scoping Report	Issue	Comment
			Assessment chapter is preferred. PEDW recommends the RVAA is included as a technical appendix to the ES.
ID.25	4.2.136 – 4.2.138	<b>Climate Change</b>	PEDW agrees that Climate Change does not require a standalone chapter as related impacts will be considered in other chapters and supporting assessments for topics scoped out. <b>Climate Change is therefore scoped into the ES, but not as a standalone chapter.</b>
<b>Landscape and Visual Impact Assessment</b>			
ID.26	Appendix 5.2	Methodology	<p>CCC considers the Landscape and Visual Impact Assessment (LVIA) methodology broadly acceptable, but requests the following is included as part of the Relevant Guidance:</p> <p>NRW Guidance Note GN46 - Using LANDMAP in LVIA (January 2021):  <a href="https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en">https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en</a></p> <p>NRW states the search and study area are identified in compliance with Guidance Note 46 and inform the 5 km study area shown on the initial ZTV.</p> <p>NRW confirms that the LVIA methodology and proposals as set out in Chapter 5.5 and Appendix 5.2 are in line with 'The Landscape Institute, Guidelines for Landscape and Visual Impact Assessment (GLVIA)' (Third Edition, 2013). They add that this should be used together with 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment GLVIA3 Technical Guidance Note LITGN-2024-01' (August 2024):  <a href="https://www.landscapeinstitute.org/technical-resource/notes-and-clarifications-on-aspects-of-the-3rd-edition-guidelines-on-landscape-and-visual-impact-assessment-glvia3-litgn-2024-01/">https://www.landscapeinstitute.org/technical-resource/notes-and-clarifications-on-aspects-of-the-3rd-edition-guidelines-on-landscape-and-visual-impact-assessment-glvia3-litgn-2024-01/</a></p>

ID	Reference in Scoping Report	Issue	Comment
ID.27	5.5.11	Landscape Character Assessment	The applicant's attention is drawn to comments from CCC, highlighting the LPA has commissioned a Landscape Character Assessment for the authority area to form supplementary planning guidance to inform the revised LDP. This is currently under preparation and it is advised this document is addressed as a base reference document pending the status at the time of landscape character assessment for the EIA. PEDW recommends the applicant liaises directly with the LPA on this matter, ensuring it is appropriately addressed in the ES.
ID.28	5.5.8	Designated landscapes	NRW notes the ZTV does not indicate visibility as far as the Gower National Landscape and effects on the National Landscape are therefore not expected. NRW adds that as the Bannau Brycheiniog National Park is situated approximately 25 km away, they also do not expect any effects on the National Park.
ID.29	Table 5.2	Viewpoints	CCC considers the proposed representative viewpoints acceptable, but requests a viewpoint is included from Public Right of Way (PRoW) 29/28 to provide representation of landscape and visual effects to areas to the east.
ID.30	5.5.23	Visual receptors	CCC states the LVIA should include assessment of impacts and appropriate mitigation proposals to users of PRoW 62/12 which passes through the western site. CCC adds that within the study area the road network is often used as a recreational resource, for equestrian, cycling and walking routes, providing links between sections of the formal PRoW network. It is requested that these users be considered as highly sensitive receptors within the visual baseline.
ID.31	5.5.30 / 4.2.133	Mitigation	The applicant's attention is drawn to comments from CCC regarding unavoidable impacts to landscape character and associated mitigation through enhancement of existing landscape elements. CCC recommends enhancement to existing landscape character should be a fundamental objective of the proposed landscape strategy referred to in paragraph 4.2.133 of the SR. The

ID	Reference in Scoping Report	Issue	Comment
			<p>applicant's attention is drawn to CCC's recommendations regarding the landscape strategy, including in relation to the management and improvement of hedgelines, further to the Arboricultural Survey Report. The LPA draws the applicant's attention to further advice from their Landscape Officer on the proposed landscape strategy and the details required to accompany the application, as provided in the appended LPA's pre-application response to the applicant.</p> <p>As the SR states the landscape strategy plan will include intended mitigation measures, PEDW recommends it is included as a technical appendix to the ES.</p>
<b>Biodiversity</b>			
ID.32	5.6.31 / 5.6.33	Aspects to be scoped in	<p>The SR at these paragraphs is somewhat vague on which aspects are due to be scoped in or out, stating "...the following impacts and their resultant effects would be assessed, or scoped out where not relevant".</p> <p>PEDW recommends the applicant liaises directly with NRW and CCC's Ecology Officer to agree which aspects should be scoped into the ES. Any departure from the advice provided by NRW and CCC should be supported by a robust rationale in the ES.</p>
ID.33	5.6.16	Protected species assessment	<p>The applicant's attention is drawn to comments from NRW on protected species impact assessment, including information to be provided in relation to species-specific impacts, mitigation and compensation measures, and comprehensive descriptions of the habitats affected.</p> <p>NRW also advises that impact assessments should consider conservation status (current and favourable) as well as significance. NRW further advises that where proposals implicate protected species which are also notified features of</p>

ID	Reference in Scoping Report	Issue	Comment
			designated sites, the ES should consider the impacts on those species from both perspectives.
ID.34	5.6.2	Protected species surveys	The applicant's attention is drawn to comments from NRW regarding protected species surveys. NRW advises on assessment to determine the likelihood of protected species being present and likely to be affected by the proposals. NRW states targeted species surveys should be undertaken for all species scoped in and provides advice on how these should be undertaken and addressed in the ES.
ID.35	5.6.13	Protected and notable species	<p>NRW notes that the SR states that the site contains habitats potentially suitable for bats and great crested newts, as well as mammals listed under section 7 of the Environment (Wales) Act 2016, which they note includes dormice, otters and water voles. NRW highlights however, that the SR does not indicate whether these species have been scoped in, or what the nature and scope of any surveys for these species is intended to be. NRW is therefore unable to provide detailed comments, but advice on protected species in their remit is provided, as outlined below.</p> <p>PEDW recommends the applicant liaises directly with NRW on the impacts on protected and notable species, seeking agreement on surveys to be undertaken and species to be scoped into the ES. Any departure from the advice provided by NRW should be supported by a robust rationale in the ES.</p>
ID.36	5.6.13	Bats	Noting the references in the SR to potential roost features and relevant target notes in the Phase I habitat plan, NRW advises Bats are scoped into the ES. NRW advises all surveys should be carried out in accordance with 'Bat Surveys for Professional Ecologists – Good Practice Guidelines' (4th edition), published by the Bat Conservation Trust, 2023. NRW adds that further surveys may be required, in accordance with best practice guidelines.

ID	Reference in Scoping Report	Issue	Comment
			<p>NRW states that a detailed plan should be included in the supporting information for the ES that shows the location of trees and buildings, together within an indication of their potential to support roosting bats, and the results of any additional surveys.</p> <p>NRW also advises that should bat roosts be confirmed, an assessment of the impacts of the scheme on these roost sites, and proposals for mitigation and / or compensating, are included in the ES. They expect that where possible, important features for bats would be retained and their function for bats protected.</p> <p><b>The impacts on Bats are therefore scoped into the ES.</b> PEDW recommends the applicant liaises directly with NRW on this matter to ensure the impact on bats is appropriately assessed and addressed in the ES.</p>
ID.37	5.6.12	Otter	<p>NRW highlights that the otter is a qualifying feature of the Carmarthen Bay and Estuaries SAC. NRW advises that due to the proximity to the SAC, otters are considered in the context of being a European Protected Species as well as a qualifying SAC feature, and the proposal is considered under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).</p> <p>NRW notes the Phase I habitat plan indicates that both standing and running water on site and that a mammal slide or run was discovered during preliminary surveys. They therefore advise that otters are scoped in to the ES. NRW notes the SR provides no survey scope or methodology for otter. The applicant's attention is drawn to their advice on the assessment to be completed. Impact assessment should cover all stages of development, including the potential for elements of the development to block or impede otter movement and subsequently increase road casualties.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>NRW advises that should further surveys indicate that otter use the development site for breeding, resting, foraging or commuting, important habitat features are retained where possible and their function for otter protected.</p> <p><b>Given these considerations, otter is scoped into the ES.</b> PEDW recommends the applicant liaises directly with NRW on this matter to ensure the impact on otter is appropriately assessed and addressed in the ES.</p>
ID.38	2.1.8	Dormouse	<p>NRW highlights they hold records of dormice within close proximity to the development site, and notes that the SR indicates some dormouse habitat (sections of hedgerow) would need to be removed to facilitate development. NRW therefore advises that dormouse is scoped into the ES.</p> <p>NRW notes no scope or methodology of survey for dormice has been provided and advises that surveys should be carried out in accordance with 'The dormouse conservation handbook - Second edition', published by English Nature, 2006.</p> <p><b>Dormouse is therefore scoped into the ES.</b> PEDW recommends the applicant liaises directly with NRW on this matter to ensure the impact on dormice is appropriately assessed and addressed in the ES.</p>
ID.39	5.6.13	Great Crested Newts (GCN)	<p>NRW notes no scope or methodology of survey for GCN has been provided in the SR. They advise that all ponds within 500 m of the proposed site boundary should be identified, and Habitat Suitability Index assessment plus eDNA sampling be undertaken, following best practice guidelines. NRW adds that where works are proposed within 250 m of any ponds confirmed by surveys to support GCN, population size class surveys will be needed to inform mitigation proposals and licensing.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>NRW advises that should GCN be confirmed to be present within the study area, the ES should assess the likely impacts of the proposals on GCN and include suitable mitigation measures.</p> <p><b>GCN is therefore scoped into the ES at this stage.</b> PEDW recommends the applicant liaises directly with NRW on survey requirements and outcomes. Should following discussion it be agreed that impacts on GCN can be scoped out, a robust rationale for this should be provided in the ES.</p>
ID.40		Water vole	<p>NRW notes no scope or methodology of survey for water vole has been provided in the SR. NRW advises that the survey considers on-site and adjacent watercourses and the surrounding suitable habitat extending beyond the immediate aquatic environment, noting that water voles may exhibit a fossorial lifestyle.</p> <p>NRW adds that results of surveys should inform proposed mitigation measures and that, where possible, habitat suitable for supporting water vole should be retained and protected.</p> <p><b>Water vole is therefore scoped into the ES at this stage.</b> PEDW recommends the applicant liaises directly with NRW on survey requirements and outcomes. Should following discussion it be agreed that impacts on water vole can be scoped out, a robust rationale for this should be provided in the ES.</p>
ID.41	5.6.5 / 5.6.14 / 5.6.36 / 4.2.122	Protected sites	<p>The applicant's attention is drawn to comments from CCC regarding the potential impact of the development upon the Carmarthen Bay and Estuaries SAC by way of hydrological links, as addressed in the Ground Conditions, Hydrology and Hydrogeology and Flood Risk section above. CCC considers that the potential hydrological effects upon the SAC should be scoped into the ES.</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>NRW highlights that the site lies approximately 1.5 km to the east of the Carmarthen Bay and Estuaries SAC and Afon Tywi Site of Special Scientific Interest (SSSI) and is hydrologically linked to these protected sites via minor watercourses, which connect to the Cwm Mill Stream main river. They add that there is therefore an impact pathway to these protected sites.</p> <p>NRW agrees the project will not have an adverse effect on the integrity of any benthic features of the Carmarthen Bay and Estuaries SAC owing to the distance of the development from these sites, despite being hydrologically linked.</p> <p>NRW adds that the Bury Inlet SPA lies approximately 5.5 km to the south-west of the site, which regularly supports large numbers of overwintering wildfowl and waders. NRW states the wintering bird survey results are required to fully understand whether there will be impacts on wintering birds and that currently they are unable to rule out adverse impacts on the integrity of the SPA.</p> <p>CCC also highlights that without the full wintering bird report they do not consider a functional link to Carmarthen Bay SPA and Bury Inlet SPA can be ruled out. They note results from the surveys so far suggest use of the site by the SPA bird features is unlikely, but add this possible link should be assessed.</p> <p>Given these considerations, NRW also disagrees with the statement in the SR that a Habitats Regulations Assessment is not required to be undertaken and the applicant's attention is drawn to their comments on this matter. Further attention is drawn to section 9.3 of this Scoping Direction.</p> <p><b>Impacts on the Bury Inlet SPA, Carmarthen Bay and Estuaries SAC and Afon Tywi SSSI are therefore scoped into the ES at this stage.</b> PEDW recommends the applicant liaises directly with NRW and CCC on this matter</p>

ID	Reference in Scoping Report	Issue	Comment
			and if following discussion and survey results it is agreed any of these impacts can be scoped out, a robust rationale should be provided in the ES.
ID.42	5.6.14	Marine ornithology	<p>In addition to the comments outlined above regarding wintering bird surveys in relation to determining impacts on the SPA, NRW adds that if the results from the wintering bird surveys show the area being utilised by wintering wildfowl, impacts to marine bird behaviour should be assessed and this should be included within the Glint and Glare assessment methodology list provided in paragraph 4.2.122.</p> <p>PEDW recommends the applicant liaises directly with NRW on survey outcomes to ensure impacts on marine ornithology are appropriately assessed and addressed in the ES.</p>
ID.43	5.6.12	Non-Marine Ornithology	NRW states that with regard to determining the importance of bird species, the applicant should refer to Wales specific resources as listed in NRW's comments.
ID.44	5.6.13	Breeding birds	<p>The applicant's attention is drawn to comments from NRW, highlighting that due to the habitats present on site, the application has the potential to have impacts on breeding birds, particularly ground nesting birds and barn owl.</p> <p>NRW recommends that surveys for breeding birds are undertaken, in line with industry best practice: <a href="https://birdsurveyguidelines.org/introduction/">https://birdsurveyguidelines.org/introduction/</a>.</p> <p>NRW adds that additional, species-specific surveys may also be required and should be informed by the habitat on site as well as the results of any desktop surveys. These may have different methodology requirements. NRW highlights that without sight of the full desktop survey results they are not able to provide</p>

ID	Reference in Scoping Report	Issue	Comment
			<p>an exhaustive list of the species-specific surveys expected to be included in the ES.</p> <p>The applicant's attention is also drawn to their comments indicating the site appears suitable to support breeding and foraging barn owls, recommending this species is considered within the ES. They add that surveys for barn owls should follow CIEEM guidance: <a href="https://cieem.net/resource/barn-owl-survey-methodology-and-techniques-for-use-in-ecological-assessment/">https://cieem.net/resource/barn-owl-survey-methodology-and-techniques-for-use-in-ecological-assessment/</a></p> <p><b>Given these considerations, impacts on breeding birds and barn owl are scoped into the ES at this stage.</b> PEDW recommends the applicant liaises directly with NRW on survey requirements in relation to breeding birds, including barn owl, ensuring these impacts are appropriately assessed and addressed in the ES. Should following discussion it be agreed that any impacts can be scoped out, a robust rationale for this should be provided in the ES.</p>
ID.45	4.1.9 / 5.5.10 / 5.6.31	Arboricultural impacts	<p>PEDW notes that SR states there are a substantial number of individual trees, hedgerows and blocks of woodland across the site, or immediately adjacent to it. PEDW welcomes the SR states that a full Arboricultural Impact Assessment will be undertaken as a standalone assessment to accompany the planning application. The applicant's attention is drawn to CCC's PAC comments, as appended to CCC's consultation response, on the need for a tree survey and Arboricultural Impact Assessment. PEDW recommends the Arboricultural Impact Assessment is included as a technical appendix to the ES.</p>
ID.46		Local Biodiversity Interests	<p>The applicant's attention is drawn to comments from NRW relating to local biodiversity, recommending that the applicant consults the LPA to ensure that regional and local biodiversity issues are adequately considered and that other relevant stakeholders are contacted for biological information / records relevant to the site and its surrounds.</p>

ID	Reference in Scoping Report	Issue	Comment
			NRW also advises that where European Protected Species and / or nationally fully protected species are present, habitat connectivity is maintained across the development site.
ID.47		Mitigation, compensation and enhancement	<p>The applicant's attention is drawn to comments from NRW regarding mitigation and enhancement. They state that where buffer distances are required or need to be considered, reference should be made to Goodship &amp; Furness 2022 or alternative published references for species not listed within this:  <a href="https://www.nature.scot/doc/naturescot-research-report-1283-disturbance-distances-review-updated-literature-review-disturbance">https://www.nature.scot/doc/naturescot-research-report-1283-disturbance-distances-review-updated-literature-review-disturbance</a></p> <p>NRW advises that the ES sets out how the long-term site security of any mitigation or compensation will be assured, advocating that where the potential for significant impacts on protected species is identified, a Conservation Plan is prepared for the relevant species and included as an annex to the ES.</p>
ID.48	5.6.34	Decommissioning	PEDW notes the SR states that effects during the decommissioning stage are considered to be similar or no worse than during construction. Environmental and operating conditions are subject to change over the operational life and as such decommissioning is not simply a reverse of construction. The ES should address the impacts of the decommissioning phase on any receptors identified, as well as any required mitigation measures.
<b>Soils</b>			
ID.49	5.7.3	Legislation and policy	The applicant's attention is drawn to comments from LQAS outlining the policies and guidance considered applicable to the development.
ID.50	5.7.11	Assessment methodology	The applicant's attention is drawn to comments from LQAS highlighting they disagree with the statement in the SR that all Best and Most Versatile (BMV)

ID	Reference in Scoping Report	Issue	Comment
			land has been placed in the 'High' sensitivity category. They refer the applicant to the IEMA guidance, which is appended to their response, stating that the IEMA guidance indicates that all BMV agricultural land (ALC Grades 1,2 and 3a) in Wales is considered 'Very High' sensitivity.
ID.51	5.7.8	Agricultural Land Classification (ALC)	LQAS states the Predictive ALC Map notes that the site contains mostly Subgrade 3a (BMV) agricultural land, with small areas of Subgrade 3b agricultural land. LQAS notes that an ALC survey has been undertaken with the grading maps and areas of grades included in the SR. However, as the full ALC survey report and finding have not been included in the SR, the Department has been unable to validate the report. The applicant's attention is drawn to their comments outlining how to request such confirmation. LQAS highlights that the ALC survey should be validated to confirm the grades, areas and distribution of grades in order to inform the EIA assessment.
ID.52	5.7.15 / 5.5.6	BMV agricultural land	<p>LQAS states it is highly probable that the site will contain a significant area of BMV agricultural land. The Department expects clear evidence to be provided of how PPW paragraphs 3.58 and 3.59 have been addressed and highlights the policy clarification in the DCPO letter of 1st March 2022 regarding 'BMV agricultural land and solar PV arrays'.</p> <p>As indicated under the 'Land' section above, CCC advises that an assessment of the effects of the development in terms of the loss of the BMV agricultural land, including its potential economic and sustainability impacts from an agricultural production perspective, should be scoped into the ES.</p>
ID.53	5.7.5	Baseline information	LQAS states that the location and extent of soils on site and their physical characteristics would be beneficial to assess potential impacts and inform decisions on infrastructure siting as well as decommissioning, restoration and

ID	Reference in Scoping Report	Issue	Comment
			beneficial after use of the site. They add that volumes of soil units excavated should be clear and based on survey evidence.
ID.54		Impact on soils / soil functions	<p>LQAS considers that soils and soil functions should be scoped into the ES. The applicant's attention is drawn to their comments on infrastructure and potential impacts on soil functions. They state that the type, location and level of infrastructure proposed will need to be fully detailed for the assessment. LQAS provides detail on the information they expect to be included in the assessment. They add that the assessment will also need to provide detailed information on the methodology for the installation and decommissioning of the infrastructure and, considering the soils on site, how any likely impacts have been assessed and avoided.</p> <p>LQAS states that a Soil Management Scheme (SMS) should be prepared, informed by the baseline ALC report, soil resources and physical characteristics. They add that the SMS should set out set a clear scheme of how all soils and their function will be conserved and reinstated, that can be confidently conditioned against. The applicant's attention is drawn to their comments regarding the requirements for the SMS.</p> <p><b>Soils and soil functions are therefore scoped into the ES.</b> PEDW recommends the applicant liaises directly with LQAS on these matters to ensure they are appropriately assessed and addressed in the ES. PEDW also recommends the SMS is included as a technical appendix to the ES.</p>
<b>Other considerations</b>			
ID.55		Waste	<p>It will be necessary to address Waste in a proportionate manner in relevant chapters, especially given the decommissioning phase will be addressed in the ES. The CEMP should also be included as a technical appendix to the ES.</p> <p><b>Waste is therefore scoped into the ES, although not necessarily as a standalone chapter.</b></p>

## 9. Other Matters

**This section does not constitute part of the Scoping Direction, but addresses other issues related to the proposal.**

### 9.1 Changes to PPW

On 11 October 2023 the Welsh Government introduced changes to Chapter 6 of PPW relating to:

- Green Infrastructure,
- Net Benefit for Biodiversity and the Step-wise Approach,
- Protection for Sites of Special Scientific Interest, and
- Trees and Woodlands.

Details are available in the relevant 'Dear Chief Planning Officer' letter:

<https://www.gov.wales/addressing-nature-emergency-through-planning-system-update-chapter-6-planning-policy-wales>

These changes have now been consolidated into a new edition of PPW (ed. 12), published on 07 February 2024: <https://www.gov.wales/planning-policy-wales>

### 9.2 Updated Guidance from the Design Commission for Wales

On 23 November 2023 the Design Commission for Wales published their updated guidance "Designing for Renewable Energy in Wales". The guidance is available online:

<https://www.gov.wales/designing-renewable-energy-wales>

### 9.3 Habitats Regulation Assessment

The Conservation of Habitats and Species Regulations 2017 require competent authorities, before granting consent for a plan or project, to carry out an appropriate assessment (AA) in circumstances where the plan or project is likely to have a significant effect on a European site (either alone or in combination with other plans or projects). The competent authority in respect of a DNS application is the relevant Welsh Minister who makes the final decision. It is the Applicant's responsibility to provide sufficient information to the competent authority to enable them to carry out an AA or determine whether an AA is required.

When considering whether or not significant effects are likely, applicants should ensure that their rationale is consistent with the CJEU finding (<https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A62017CN0323>) that mitigation measures (referred to in the judgment as measures which are intended to avoid or reduce effects) should be assessed within the framework of an AA and that it is not permissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European site when determining whether an AA is required ('screening'). The screening stage must be undertaken on a precautionary basis without regard to any proposed integrated or additional avoidance or reduction measures. Where the likelihood of significant effects cannot be excluded, on the basis of objective information the competent authority must proceed to carry out an AA to establish whether the plan or project will affect the integrity of the European site, which can include at that stage consideration of the effectiveness of the proposed avoidance or reduction measures.

Where it is effective to cross refer to sections of the ES in the HRA, a clear and consistent approach should be adopted.

The Planning Inspectorate's guidance for Nationally Significant Infrastructure Projects – Advice on Habitats Regulations Assessments may prove useful when considering what information to provide to allow the Welsh Ministers to undertake AA: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-habitats-regulations-assessments>

#### 9.4 SuDS Consent

Whilst a separate legislative requirement from planning permission, the Applicant's attention is drawn to the statutory SuDS regime that came into force in Wales in January 2019. The requirement to obtain SuDS consent prior to construction may require iterative design changes that influence the scheme that is to be assessed within the ES and taken through to application. As such, it is recommended that the applicant contact the local SuDS Approval Body early on.

# Appendix 1: Consultation Responses

Response of Carmarthenshire Local Planning Authority to the Planning and Environment Decisions Wales (PEDW) in respect of :

**Town and Country Planning Act 1990**

**The Developments of National Significance (Procedure) (Wales) Order 2016**

**Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017**

**Potential DNS Application:** Heolddu Solar Farm (DNS CAS-03952-H9R8G4)

**Site Address:** Maes Mawr and Treforris Fawr Farm, Ferryside, Carmarthenshire, SA17 5YD

**Proposed Development:** Proposed development of a solar farm, including associated ancillary infrastructure and development, temporary laydown areas and landscape and environmental enhancements.

Introduction

This response has been prepared on behalf of the Council by the Local Planning Authority (LPA) and contains advice and recommendations from a number of internal and external consultees and organisations. The comments provided are without prejudice to any comments the Council may wish to make when consulted on any subsequent application/Environmental Statement (ES) based on the information available at that time.

Enclosed is the LPA's pre-application advice to the applicant in respect of the development dated 10 March 2025 (ref: PRE/02611) which, amongst other things, sets out the Council's planning policy context for the consideration of the development, both in terms of its current adopted LDP and emerging Second Deposit LDP. This Scoping advice should be read in conjunction with this pre-application advice which is contained in Appendix 1. The responses from the relevant consultees to the pre-application submission are provided in Appendix 2.

For ease of reference, the Scoping Opinion follows the same topic order of the EIA Scoping Report (SR).

**Chapter 3 – General Approach to EIA**

The methodology and approach to the EIA as set out in Chapter 3 of the SR is generally supported by the LPA. The approach to assessing the cumulative effects of the development and the cumulative schemes identified are also supported, however, the LPA would recommend that a new 400Kv substation proposed on land to the north of the settlement of Llandyfaelog some 3km to the north-east of the site which is currently at the pre-application stage also be included in the cumulative schemes.

The applicant is advised to undertake a final review of the cumulative schemes through consultation with the LPA prior to the commencement of the EIA to ensure any new schemes identified are incorporated into the cumulative assessment.

## **Chapter 4 – Scope of Assessment**

This section contains the LPA's specific comments on the topics to be scoped out of the ES.

### Planning Policy Context

The LPA agree that the planning policy context of the development and relevant topics in the ES can be scoped out and would be better dealt with in a supporting Planning Statement that should be cross referenced in the ES.

### Population and Human Health

The impacts of the development upon the population and human health in terms of, amongst other things, amenity or living conditions, form part of specific topics such as noise, air quality and traffic and the LPA have provided comments on these topics separately below.

### Transport

Based upon the information provided in the SR and advice from the Council's Head of Transportation and Highways, it is agreed that transport and traffic can be scoped out of the ES. Nevertheless, the separate standalone technical reports, including an Access Strategy, Transport Assessment and Construction Traffic Management Plan, as referred to in the SR, should be provided with the application.

### Land (for example, land take)

The LPA notes the intention to graze sheep on the land during the operational phase of the development and that there will be no irreversible loss of agricultural land. Nevertheless, based upon the detailed ALC survey of the site which confirms that over 38 hectares or 48% of the site comprises Subgrade 3a land which consists of the best and most versatile agricultural land (BMV) that Planning Policy Wales, Edition 12, states should be conserved as a finite resource for the future, an assessment of the effects of the development in terms of the loss of the BMV agricultural land, including its potential economic and sustainability impacts from an agricultural production perspective, should be scoped into the ES.

### Air

Based on the information provided in the SR and advice from the Council's Environmental Health Team, it is agreed that significant effects in terms of Air Quality are unlikely and can be scoped out of the ES.

## Material Assets

This topic is primarily addressed in the Historic Environment Section below.

## Risk of Major Accidents and Disasters

Based on the information provided, the LPA agrees that significant effects in this respect are unlikely and can be scoped out of the ES.

## Ground Conditions & Hydrology, Hydrogeology and Flood Risk

The LPA notes the applicant's intention to scope out ground conditions, hydrology and hydrogeology, however, the SR confirms that both the eastern and western areas of the proposed development are crossed by ordinary watercourses that are hydrologically linked to a number of designated sites which include the Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA with potential impacts during the construction and decommissioning phases. The LPA therefore consider that ground conditions, hydrology and hydrogeology should be scoped into the ES insofar as assessing the potential hydrological effects of the development upon the features of the designated sites which should cross reference with the Biodiversity chapter.

The applicant should be advised of the need for separate Sustainable Drainage Approval (SAB) that will need to demonstrate how surface water will be managed on site and that this should be fully assessed as part of the iterative scheme design. Further advice on the same is provided in the response from the Council's SAB team to the SR which is enclosed with this response in Appendix 3.

## Noise and Vibration

The LPA notes that initial predictions from the Noise Impact Assessment currently under preparation indicate that significant effects during the construction and operation phase of the development will be avoided with the implementation of control measures to be implemented as part of a CEMP and the acoustic specifications to be incorporated into the design. Nevertheless, the development is located within close proximity of a number of sensitive-receptors in the form of residential properties with potential significant effects arising during the construction and operational phases of the development. The latter would include the noise generated by, amongst other things, various electrical components such as inverters and transformers. On this basis, and given the scheme design is evolving and running in tandem with the scoping process, the LPA would recommend that it is premature to scope out the topic and suggest a precautionary approach whereby the noise impact of the development should be scoped into the ES.

## Historic Environment

The LPA's Built Heritage Officer supports the applicant's intention to provide a detailed historic desk-based assessment to assess the impact upon historic assets

and agrees with the applicant's intention to scope out the impact upon built heritage insofar as they relate to Listed Buildings and Conservation Areas.

However, Heneb (formerly known as the Dyfed Archaeological Trust), who are the LPA's archaeological advisors have provided the following comments in relation to archaeology wherein they recommend that the potential impact on the historic environment be scoped into the ES.

*'We note from the Cultural Heritage section of the Heolddu Solar Farm Environmental Impact Assessment Scoping Report prepared by RPS (February 2025) that cultural heritage is proposed to be scoped out of the EIA. It is assessed that any impacts on the historic landscape, Scheduled Monuments and built heritage are unlikely to result in a significant adverse effect in EIA terms, and this element of the topic can be scoped out of the EIA.'*

*It is considered that the impact of the proposed development on the historic environment can be appropriately addressed through pre-determination evaluation of the site, which will inform the need for further mitigation. A desk-based assessment report, incorporating impact assessment, results of the geophysical survey, as well as the results of any additional surveys which may be required, will be submitted to support the planning application. (4.2.101)*

*As the development site is located within a Registered Historic Landscape: HLW(D)5 Tywi Valley, as defined by Cadw (1998), and partially within Historic Landscape Character Area 175, Allt Hilltop, we consider that the potential impact on the historic environment, including the mitigation outlined above, should form a chapter of the EIA. An ASIDOHL may also be appropriate'.*

In addition, whilst Cadw have confirmed that they will respond directly to PEDW in respect of the scope of the ES, in their recent response to the applicant's pre-application submission (Appendix 2) they confirmed the requirement that the ES include a chapter on Cultural Heritage that should include assessments of the impact of the development upon the setting of all scheduled monuments and listed buildings located within 5km of the application area. They advised that this should follow the methodology outlined in the Welsh Government document "The setting of Historic Assets in Wales".

They also advised that the impact on the registered Taf and Tywi Estuary landscape of outstanding historic interest will need to be assessed following the methodology contained in the Welsh Government document "Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process" normally referred to as ASIDOHL.

### Glint and Glare

Based upon the information provided in the SR, it is agreed that glint and glare can be scoped out of the ES. However, the 'Solar Photovoltaic Glint and Glare Assessment' to be undertaken should accompany the ES and the applicant is advised that identified glint and glare impacts and any mitigation should be fully

considered as part of iterative scheme design, alongside wider landscape and visual effects.

### Residential Visual Amenity Assessment

It is noted that the Scoping Report proposes to scope out Residential Visual Amenity (RVA) Assessment as a formal EIA chapter. It is acknowledged from the commentary on the expected nature of the impacts presented within the Scoping Report (para 4.2.126 to 4.2.135) that RVA impacts of a significance in EIA terms are not expected and that residual impacts could be reduced to an acceptable level subject to effective iterative layout design and on-site planting. The LPA is in agreement with this approach, however, to enable effective design phase mitigation, the nature of visual effects to RVA will need to be identified.

The LPA would recommend that a supporting RVA technical appendix be submitted as part of the ES to demonstrate the identified effects and iterative design measures adopted to minimise impacts.

In general, it is considered that the RVAA 1km Study Area is acceptable, and that Table 4.1 sets out an initial screening and identifies those properties (P3, P8, P12 and P13) subject to potential visual effects which will be addressed through iterative layout design and on-site planting. However, it is requested that the following additional properties within the ZTV but outside the 1km study area be included within the RVA review: -

- Plas Y Gwilde, Pant Y Llwydrew, Cwmffynnonau, SA17 5AU and any nearby properties on elevated land to the south (indicative grid ref. 240409;209407)
- Nantyoetre Isaf, Ferryside, SA17 5YA (to the north; grid ref. 2399444; 211839)

The RVA technical appendix should set out the proposed mitigation measures and design phase mitigation adopted in relation to the impacts and demonstrate to the decision maker and local residents that the scheme has addressed visual effects. It is advised that the mitigation effects of long-term management (particularly in terms of hedgerow management height) should be considered as part of mitigation for impacts to RVA

### **Chapter 5 – Landscape and Visual Impact Assessment (LVIA)**

The LPA's Landscape Officer has provided the following comments on the SR.

*'The Landscape and Visual Impact Assessment Methodology set out in Appendix 5.2 is broadly acceptable, however, it is requested that the 'Relevant Guidance' (para 1.1) include the following: -*

- *NRW Guidance Note GN046 Using LANDMAP in LVIA (January 2021)*

*The LPA have commissioned a Landscape Character Assessment for the authority area to form supplementary planning guidance to inform the revised LDP. This document is currently under preparation by appointed consultants. It is advised that this document should be addressed as a base reference document pending the status at the time of landscape character assessment for the EIA.*

*Table 5.2 sets out proposed Representative Viewpoints, these viewpoints are all acceptable, however it is considered that the following additional viewpoint be considered for inclusion :*

- Viewpoint from PRow 29/28 (indicative grid ref. 241098;211199) to provide representation of landscape and visual effects to areas to the east.*

*The LVIA should include assessment of impacts (and appropriate mitigation proposals) to users of PRow 62/12 which passes through the western site*

*Within the study area the road network is often used as a recreational resource, for equestrian, cycling and walking routes providing links between sections of the formal public right of way network. It is requested that these users be considered as highly sensitive receptors within the visual baseline.*

*It is expected that the proposed development would result in unavoidable impacts to landscape character against which enhancement of existing landscape elements could provide material mitigation for, and it is recommended that a fundamental objective of the proposed landscape strategy referred to in para 4.2.133 should include enhancement to existing landscape character. The following recommendations are provided.*

- It is noted that the submitted Arboricultural Survey Report identifies 'aged' and 'historic' hedgelines (G20-G29) it is recommended that the landscape strategy include an appraisal to propose whether to supplement or manage these hedgelines as important elements of existing landscape character.*
- The strategy should explore all opportunities to improve the structural condition of hedgelines (All H references in the Arboricultural Survey Report) and to improve all hedgelines assessed as of 'Fair' structural condition to 'Good'.*
- Introduce additional hedgeline trees to reinforce landscape character and to act against the expected long term impacts of the loss of ash to Ash Die Back within the landscape (predominantly oak, but with with holly, hawthorn, and occasional beech, with alder in wetter areas)'.*

*Further advice on the proposed landscape strategy and the details required to accompany the application are provided in the Landscape Officer's advice provided*

with the Council's pre-application response to the applicant contained in Appendix 2.

## **Chapter 6 - Biodiversity**

The Council's Planning Ecologist has provided the following observations in respect of the SR wherein the LPA is broadly satisfied with the scope of the ES subject to addressing two matters. The second matter raised relates to the potential impact of the development upon the Carmarthen Bay and Estuaries SAC by way of hydrological links and has been addressed in the Ground Conditions & Hydrology, Hydrogeology and Flood Risk section of this response above, whereby the LPA considers that the potential hydrological effects upon the designated site should be scoped into the ES. The assessment would inform a Habitats Regulation Assessment of the impact of the development upon the SAC.

*'We mostly agree with the proposed content of the Environmental Statement, however, have the following comment on section 5.6.36:*

- *Without the full wintering bird report we do not consider a functional link to Carmarthen Bay SPA and Bury Inlet SPA can be ruled out. Although results from the surveys so far (discussed in section 5.6.14) suggest use of the site by the SPA bird features is unlikely, this possible link should be assessed.*
- *We also note there are hydrological links between the site and Carmarthen Bay and Estuaries SAC. It is not clear why the watercourses are not considered pathways to effect, for example, through construction and decommissioning phase pollution and sediment and/or commuting/foraging routes for otter'.*

## **Chapter 7 – Soils**

The approach outlined in the SR is deemed largely appropriate, however, the LPA would refer to its comments provided above in relation to 'Land (for example, land take)' wherein, based upon the findings of the detailed ALC survey confirming 48% of the site comprises BMV, it is recommended that the impact of the development in terms of the loss of this BMV land be scoped into the ES. Given the impact upon the agricultural land and soils within the site and the loss of the BMV land are inextricably linked, the LPA would recommend their assessment in one chapter of the ES.

The LPA have sought comments from the Welsh Government's Agricultural Land Classification & Soil Team in respect of the SR, however, no response has been received to date. It is therefore assumed that they will respond directly to PEDW. Notwithstanding this, they did provide observations on the applicant's pre-application submission to the LPA (Appendix 2) in which they advised of the need to provide a detailed ALC field survey to enable an assessment of the application against the national planning policy objectives of Planning Policy Wales, Edition 12

to conserve the BMV as a finite resource for the future. Moreover, they referred to the Welsh Government letter of the 1 March 2022 to Chief Planning Officers advising that 'where BMV land is identified within a proposed solar PV array development, considerable weight should be given to protecting such land from development, because of its special importance, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission'.

**Conclusion:**

The LPA trusts the foregoing comments are of assistance, however, should you have any queries or require further information, please do not hesitate to get in touch.

**Enclosures**

1. Appendix 1 – LPA pre-application decision dated 10-3-25.
2. Appendix 2 – Consultee responses to applicant's pre-application enquiry issued with LPA pre-application decision.
3. Appendix 3 – Council SAB team response to SR.

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Fy nghyf / My ref **PRE/02611**

Annwyl Syr / Madam - Dear Sir / Madam

**Application No: PRE/02611**  
**Town and Country Planning (Pre-Application Services) (Wales) Regulations**

I refer to your submission dated 13/12/2024 for:-

**Proposal:** Proposed solar farm and ancillary development

**Location:** Land East of Ferryside

Further to your Statutory Pre-Application request, please find enclosed the Local Planning Authority's response. In accordance with the Town and Country Planning (Pre-Application Services) (Wales) Regulations 2016, the response is set out under five headings.

**(a) The planning history of the land on which the proposed development is to be carried out, so as far relevant to the proposed application:**

- W/30795 - Installation of a maximum hub height of 30.5m and a maximum tip height of 48m wind turbine with control box and all associated works
- Full Planning Permission 8 October 2015
- W/32171 - Proposed development of a 19 MW solar photovoltaic park complete with all necessary inverters, switchgear, transformer, security fence, infra-red CCTV, and all necessary ancillary works.
- Full Planning Permission 8 September 2015

**b) The provisions of the development plan, so far as material to the proposed application:-**

The site is located in a countryside location outside the development limits of any settlement defined in the Carmarthenshire Local Development Plan (LDP) adopted in December 2014.

Policy SP11 'Renewable Energy and Energy Efficiency' is the strategic policy in the Plan that supports renewable energy production in areas where the environmental and cumulative impacts can be

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addressed satisfactorily. Specific reference is made to the need for such developments to not cause demonstrable harm to residential amenity and be acceptable in the landscape.

Policy RE3 'Non-wind Renewable Energy Installations' supports proposals for large schemes outside the defined development limits in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified, and the development will not cause demonstrable harm to the landscape. The Policy goes on to state that proposals that would cause demonstrable harm to the landscape, visual impact, noise, ecology, or ground and surface water as a result of the cumulative effect of renewable energy installations will not be permitted.

The reasoned justification of the Policy in paragraph 6.7.31 recognises the important role that large scale solar schemes will play in assisting the Welsh Government in achieving its renewable energy generation targets and, for this reason, indicates that the need for the scheme will be weighed up against the need to protect the landscape from inappropriate development.

Policy GP1 'Sustainability and High Quality Design' is applicable to the proposal and of particular note is criterion (b) of the policy which seeks to ensure developments incorporate existing landscape or other features and take account of, amongst other things, prominent skylines or ridges. Allied to this, the policy requires that proposals retain important local features such as trees and hedgerows, and protect the landscape, historic and cultural heritage of the County.

The policy also requires that proposals should not have a significant impact on the amenity of adjacent land uses and properties and should be served by an appropriate access and not lead to highway safety concerns.

Policy SP1 'Sustainable Places and Spaces' of the Plan reinforces the requirements of Policy GP1 in, amongst other things, seeking to ensure that proposals respect and reflect local character and distinctiveness.

Policies SP13 'Protection and Enhancement of the Historic Environment' requires that development proposals preserve or enhance the built and historic environment, its cultural and landscape assets and their setting. This includes features of recognised historical importance, and the objectives of the Policy are reinforced by Policy EQ1 'Protection of Buildings, Landscapes and Features of Historic Importance' of the Plan.

Policies EQ4 'Biodiversity' and SP14 'Protection and Enhancement of the Natural Environment' seek to protect and wherever possible enhance the natural environment and ensure proposals do not have an adverse impact upon priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation. Allied to these policies, Policy EQ5 'Corridors, Networks and Features of Distinctiveness' of the Plan requires that proposals should not adversely affect those features which contribute to local distinctives and qualities and supports their retention and appropriate management. These include, amongst others, hedgerows, streams, species rich grasslands, tree belts and woodlands.

The following policies of the Plan are also relevant to the proposal:

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### Strategic policies

- Policy SP1 (Sustainable Places and Spaces)
- Policy SP9 (Transportation)

### Specific policies

- Policy TR3 (Highways in Developments – Design Considerations)
- Policy EP1 (Water Quality and Resources)
- Policy EP2 (Pollution)
- Policy EP3 (Sustainable Drainage)

Further information on the LDP can be viewed on our website:-

<http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan>

### **(c) Any supplementary planning guidance, so far as material to the proposed application:-**

- Placemaking and Design (September 2016).
- Nature Conservation and Biodiversity
- Wind and Solar Energy (June 2019)

### **(d) Any other considerations which are or could be material in the opinion of the authority:-**

National Planning Policy and Guidance is provided in Future Wales: [The National Plan 2040, Planning Policy Wales](#) (PPW) Edition 12, February 2024 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Future Wales (FW) is the highest tier of development plan in Wales and local development plans “are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively”. FW represents, as supported by PPW, the most up to date planning policy position in terms of assessing renewable energy schemes and the WG’s wider strategic aims and policies. Policy 17 of FW sets out the Welsh Government’s strong support for the principle of developing renewable and low carbon energy from all technologies to meet future energy needs and advises that in determining applications for such schemes, decision makers must give significant weight to the need to meet Wales’ international commitments and target to generate 70% of consumed electricity by renewable means by 2030. Policy 18 of FW provides the decision-making framework for renewable and low carbon energy technologies.

The latest version of Planning Policy Wales (PPW) aligns with Future Wales in stating that low carbon energy must become the main source of Energy in Wales, and that onshore DNS energy applications are to be considered under the policies in Future Wales.

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The Council acknowledges that the policies of the adopted LDP and in particular RE3 which states that large scale renewable schemes outside defined development limits may be permitted where there is overriding need for the scheme do not reflect the less restrictive approach advocated in Future Wales and Policy 17 therein which strongly supports the principle of developing renewable energy at all scales and advises that significant weight must be given to meet the 70% target by 2030.

In terms of the Council's emerging Development Plan, the Second Deposit LDP is currently at examination and it is anticipated that the Plan will be adopted later this year or in early 2026. Policy CCH2 of the Plan permits proposals for renewable energy and low carbon developments and associated infrastructure outside the pre-assessed areas identified in Future Wales where they accord with a number of criteria. These include the requirement that proposals should, amongst other things, not have an unacceptable impact upon areas designated for their landscape value and not cause an unreasonable nuisance to nearby residents or members of the public. The Deposit Plan includes a renewable energy assessment which is a high-level strategic assessment of the potential for different forms of renewable energy generation in the County.

No weight is currently afforded to the policies and proposals of the emerging Plan in the determination of planning applications.

**(e) An initial assessment of the proposed development on the basis of the information provided under paragraphs (a) to (d):-**

The site is located approximately 1.5 km to the east of the settlement of Ferryside and 1.7km to the north of the settlement of Llansaint. It extends to approximately 90 hectares that is divided between four separate parcels of land. The two larger parcels of land whereon the solar farm is proposed flank the northern and southern side of the C2075 and a narrow unclassified road that extend in an east west direction between the A484 and Ferryside. The site includes an underground cabling route between both parcels that runs contiguous with the route of the road, as well as two smaller parcels of land that flank the C2057 to the north which have been included in the proposal for the purposes of providing temporary construction compounds

The larger westernmost parcel extends to 55 hectares and is primarily south- westerly facing and encloses the farmstead of Maesmawr Farm on three sides. It consists of a large number of open pasture field enclosures and is well contained in the wider landscape being bounded by mature hedgerows and trees. The smaller easternmost parcel extends to 25 hectares and is primarily south-easterly facing consisting of a smaller number of field enclosures that, similar to the larger parcel, are enclosed by hedgerows and trees. The land generally raises up in a northerly direction from the roadway which, combined with the surrounding topography, means it is more visible in the wider landscape than the larger parcel to the west.

The proposal relates to the development of a solar farm on the two larger parcels of land that will have an installed capacity of approximately 40 MW, together with associated ancillary development that will include a 132 kV substation. The substation will potentially be located in the small easternmost parcel where it is anticipated that the point of connection to the grid will be at an existing 132kV pylon located in this part of the site. The details submitted indicate the panels will reach a height of 2.85m being set

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on support frame uprights that will be pile driven into the ground with boundary treatments around the site consisting of post and wire deer fencing.

Based upon the overview of the proposed development provided with your submission, the Council have received the following consultations responses from the relevant specialist consultees which are appended with this decision for your information. The Council notes and supports the intention to prepare an Environmental Impact Assessment in support of the application.

## Ecology

Enclosed is a response from the Council's planning ecologist in respect of your proposal wherein advice is provided on the ecological information required in support of the application for the proposed development. It includes advice on the scope of the preliminary ecological appraisal (PEA) that should include, amongst other things, surveys and assessment of the effect of the development upon species and habitats within the site together with recommendations for mitigation and enhancement.

The findings of the PEA and associated surveys should inform the development layout and the proposal will need to demonstrate through the PEA and Green Infrastructure Statement (GIS) how the step-wise approach of Planning Policy Wales has been applied to the development and it will meet the national planning policy requirement of delivering a net benefit for Biodiversity.

Further guidance on the requirements of the GIS is provided in the Ecologist's response, together with advice on the need to provide an assessment of the impact of the development upon the Carmarthenshire Bay and Estuaries Special Area of Conservation (SAC) in the form of a Habitat Regulations Assessment Screening Report given the site's proximity to the SAC. Additional advice is provided in respect of the need for a tree survey and arboricultural impact assessment to inform the development layout, both of which should be submitted with the application. The Council's Arboricultural Officer's response also provides advice on the same. Guidance is also provided by the Ecologist on the need to provide buffer zones between the development and any watercourses traversing or bordering the site.

NRW have not provided any comments on your proposal and have instead confirmed their intention to provide comments to PEDW at the EIA Scoping stage.

## Highways and Transport

The Council's Highway Officer has provided comments on your proposal wherein he supports the proposed submission of a Transport Assessment (TA) and Construction Traffic Management Plan (CTMP) in support of the application that will include access designs to demonstrate that the site can be safely accessed for construction. You are advised to contact the highway officer to discuss and agree the precise scope of the TA and CTMP to be submitted with the application. You'll note his advice that that works relating to the delivery of the underground cable routing be considered and addressed in the CTMP.

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## Historic Environment and Archaeology

Consultation responses have been received from both Cadw and Heneb in respect of your proposal, and the Council's built heritage officer has also provided advice on the proposal.

Cadw refer to the location of the site within the registered Taf and Tywi Estuary Landscape of Outstanding Historic Interest while also referring to a number of scheduled monuments, registered parks and gardens and listed buildings within 5km of the site. Reference is also made to the potential for undesignated historic sites within the site itself. Whilst noting the intention to provide a Historic Environment Desk Based Assessment and Geophysical Survey of the site, Cadw have recommended the provision of additional assessments that include an assessment of the impact upon the settings of all scheduled monuments and listed building located within 5km of the site, and the impact upon the Taf and Tywi Estuary landscape of outstanding historic interest.

Heneb support the intention to provide the Historic Environment Desk Based Assessment in support of the application and request that they be consulted on the WSI in advance. The Council also notes their previous acceptance of the WSI for the Geophysical Survey that has been undertaken.

Further advice is provided by the Council's built heritage officer on the potential impacts upon listed buildings and conservation areas in the surrounding area wherein you'll note he raises no adverse comments regarding the proposal.

## Public Rights of Way

The Council's Public Rights of Way Officer has provided detailed advice on the public right of way that traverses the larger western part of the site whilst noting the intention to accommodate its route within the site without the need to stop up or divert the path. On this basis, they have raised no adverse comments in respect of the proposal whilst also providing advice on the management of the footpath during the construction phase of the development.

## Drainage

The Council welcomes the intention to provide a flood consequence assessment and drainage strategy in support of the application to assess the impact of the development on hydrological receptors and demonstrate how surface water will be controlled in a sustainable manner. Please find enclosed advice from the Council's Sustainable Drainage Approval Body wherein they provide advice on your proposal from a surface water drainage perspective.

Whilst Welsh Water were consulted on your proposal, no response has been received from them to date.

## Agricultural Land Classification

The Welsh Government's Land Quality Advice Service have confirmed that based upon the Predictive ALC Map for Wales (2019), the site is likely to contain ALC Subgrade 3a land which comprises best and most versatile BMV agricultural land. In doing so, they refer to the policy objectives of Planning

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Policy Wales that such land should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. Paragraph 3.59 of Planning Policy Wales refers.

The Council notes and supports the proposal to survey the actual ALC value of the site and precise extent of any BMV to inform the design of the development with the intention of seeking to avoid areas of BMV where possible.

### **Landscape and Visual Impact**

Enclosed is a response from the Council's Landscape officer wherein he provides detailed advice on the information required in support of the application to inform an assessment of the landscape and visual impacts of the proposed development upon the surrounding landscape and receptors. The Council welcomes the intention to provide a Landscape and Visual Impact Assessment (LVIA) as part of the EIA and the intention to provide a Zone of Theoretical Visibility (ZTV) as part of the Scoping stage of the EIA to inform the selection of suitable candidate viewpoints.

The Landscape Officer reiterates Cadw's advice whereby part of the site is located within a sensitive landscape that is designated as a Registered Landscape of Outstanding Historic Interest and provides advice on the need to assess the impact upon the same as part of the LVIA. Further detailed advice is provided on the information required in support of the application including a Residential Visual Amenity Assessment, Arboricultural Constraints Plan and a Landscape and Ecological Proposal Scheme.

The latter should either be in the form of a concept scheme that should set out the locations, extent and layout, and broad descriptions and proposed design functions of all elements of the scheme in sufficient detail to enable an assessment of the overall concept and its potential scope to deliver the relevant local and national planning policy objectives including, amongst other things, the requirement to deliver a net benefit for biodiversity. Alternatively, it should consist of a detailed landscape and ecological design scheme that sets out the locations, extent and layout, and specific proposals for all elements of the scheme with sufficient detail to enable a full assessment of the proposals.

The Council supports the intention to undertake a Glint and Glare Assessment to inform the design and layout of the development.

### **Other Matters**

Finally, the Council welcomes the intention to provide a noise impact assessment in support of the application given the proximity of the development to existing residential properties and sensitive receptors. Enclosed is a response from the Council's Senior Environmental Health Officer who will be able to provide advice on the scope of the assessment.

The Council is supportive of the principle of renewable energy developments in line with its declaration in 2019 of a climate emergency. Whilst the principle of the development a solar development on part

### **Lle a Chynaliadwyedd**

3 Heol Spilman, Caerfyrddin, SA31 1LE.

### **Place and Sustainability**

3 Spilman Street, Carmarthen, SA31 1LE.

of the site has previously been accepted with the granting of planning permission for a 19MW solar farm in September 2015, nevertheless, based upon the brief overview of the development provided and in the absence of the detailed supporting documentation referred above, the Council is unable to provide further informed advice on the acceptability of the proposal within the context of planning policy objectives of its LDP and national planning policy.

The Council can confirm its acceptance of the schedule of documents to be submitted in support of the application, as contained in the covering letter accompanying your submission and would also refer to any additional documents specified above.

**The above advice is given on the basis of the information currently available, and without prejudice to any formal determination that the Council may be required to make. Any subsequent applications will be subject to formal determination based upon consideration of the merits of each application, current planning policy, legislation, relevant consultation responses and other material planning considerations relevant at that time.**

### What to do next?

Once you are ready, the easiest way to submit an application is on-line via the Planning Portal. You can complete the application form; attach supporting documents and pay fees on-line, saving you the cost of printing and postage.

Additional information and guidance can be found on the Planning Portal and Welsh Government websites.

Should you require any further assistance please do not hesitate to contact the above-mentioned case officer.

**DATED:** 10/03/2025

Yn gywir / Yours faithfully

**Rhodri Griffiths**

**Head of Place and Sustainability / Pennaeth Lle a Chynaliadwyedd**

### Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

### Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

Carmarthenshire County Council  
Built Heritage Consultation Response

Application  
reference

PRE/02611

Details

Proposal	Proposed Solar Farm and ancillary development.		
Location	Land East of Ferryside		
Delegated BH Officer	Matt Pyart		
DM Officer	Paul Roberts	Application Type	Pre-App Planning Permission.

Response summary

No Adverse  
Comments.

Thank you for consultation on the above pre-application planning permission which is within close proximity of a number of Listed Buildings. Iscoed Mansion (Cadw Reference.9732) Grade II, The Church of St Maelog (Cadw Reference.82398) Grade II and Numerous Listed Buildings at lower ground level within the village of Ferryside itself.

The potential impacts of the Solar Farm on these historic assets should be considered as part of the proposed development. It is unlikely that listed buildings within the village of Ferryside will be unduly affected setting wise by the proposed development, and Iscoed Mansion is both derelict and faces away from the site into the adjacent estuary. The Church of St Maelog is within the village centre of Llandyfaelog, within a relatively constrained site in terms of visibility towards the site of the solar farm.

The proposed development will be large in scale and will affect the landscape (to which I defer to any comment from the Landscape Officer). There is the potential for an impact on distant views from Llansteffan Conservation Area and Llansteffan Castle but at a substantial distance and considering the development is generally at ground level, is unlikely to be significant. The proposed development would not affect the setting of the highlighted listed buildings in a manner that would affect their significance as buildings of national importance. I therefore have no adverse comments to make.

**Matt Pyart**

Swyddog Treftadaeth Adeiledig  
Isadran Cynllunio - Adran Treftadaeth Adeiledig  
ebost: [REDACTED]  
Built Heritage Officer  
Planning Division – Built Heritage Section  
email: [REDACTED]



Carmarthenshire County Council

Eich cyfeirnod  
Your reference

PRE/02611

By email

Ein cyfeirnod  
Our referenceDyddiad  
Date

10 January 2025

Linell uniongyrchol  
Direct lineEbost  
Email:[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Pre-Planning Application - Proposed solar farm and ancillary development,  
Land East of Ferryside**

Thank you for your letter of 23 December inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

We consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24 Historic Environment and associated guidance. Full details of the additional information that is required are explained in the below assessment.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

This pre-application is regarding services in relation to a proposed Development of National Significance for a proposed solar farm and ancillary development near Ferryside (Heilddu Solar Farm) that has been made to Carmarthenshire County Council.

The proposed application area is located inside the registered Taf and Tywi Estuary landscape of outstanding historic interest and there are a number of scheduled monuments, registered parks and gardens and listed buildings located inside 5km of it. It is also possible that undesignated historic sites are located inside the proposed application area.



The request for pre-application services has been made in a letter written by Damian Barry of RPS in which it is stated that an environmental impact assessment (EIA) will be prepared for the proposed development, the scope of which will be confirmed through the request of an EIA scoping direction from PEDW: However, prior to that scoping opinion being requested the applicant has commissioned a Historic Environment Desk-Based Assessment and a geophysical survey of the application area. These works will provide a baseline for the production of a Heritage Impact Assessment for the proposed development: However, additional assessments will be required for the production of a Cultural Heritage Chapter in an EIA:

- The impact of the proposed solar farm on the settings of all scheduled monuments and listed buildings located inside 5km of the application area will need to be assessed following the methodology outlined in the Welsh Government document “The Setting of Historic Assets in Wales”.
- The impact of the proposed solar farm on the registered Taf and Tywi Estuary landscape of outstanding historic interest will need to be assessed following the methodology contained in the Welsh Government document “Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process” normally referred to as ASIDOHL. The historic landscape character areas that will need to be included in the ASIDOHL should be agreed with Cadw before the detailed assessment is carried out.

Cadw will be consulted by PEDW when the request of an EIA scoping direction is submitted: However, if the developer or their agent wishes to discuss the assessment requirements for the historic environment before the scoping request is submitted Cadw will be available to be consulted.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Dyfed Archaeological Trust [www.dyfedarchaeology.org.uk](http://www.dyfedarchaeology.org.uk)

Yours sincerely,

Laura Cooper  
Historic Environment Branch



## Annex A

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the



determination of a planning application.

**Public Health Services/Public Protection Division**

**Homes and Safer Communities**

**M E M O R A N D U M**

TO: Head of Planning

FROM: Chris Flattery, Public Health Services  
OUR REF (APP): 218627 YOUR REF: PRE/02611  
DATE: 09.01.25

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SUBJECT: PRE/02611 Land East of Ferryside

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I refer to your Pre-Planning Consultation e-mail and based on the application details provided I can confirm that Public Health Services have no adverse comments to make in relation to the said application.

Please be advised reflected light from solar panels is not deemed a statutory nuisance (under the Environmental Protection Act 1990 )in the same manner as artificial light so it is imperative this matter is addressed at this stage, you may wish to consider a glint/glare assessment.

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These comments do not prejudice any Environmental Health enforcement action required as a result of the proposals, therefore it is important that any development does comply with all Environmental Health legislation, particularly that of statutory nuisance under the Environmental Protection Act 1990.



THE TRUST FOR WELSH  
ARCHAEOLOGY

DYFED

YMDDIRIEDOLAETH  
ARCHAEOLEGOL CYMRU

Development  
Management  
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Llandeilo  
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SA19 6AE

Rheoli  
Datblygu  
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6 Stryd Caerfyrddin  
Llandeilo  
Sir Gaerfyrddin  
SA19 6AE

Carmarthenshire County Council  
Planning Dept.  
8, Spilman St  
Carmarthen  
SA31 1LY

10<sup>th</sup> January 2025

Dear Development Management Team

**re: PRE/02611 Proposed solar farm and ancillary development - Land East of Ferryside. NGR: SN39020 10340.**

Thank you for your email regarding Pre-application consultation PRE/02611 – proposed solar farm and ancillary development on land East of Ferryside. We have checked the details against the regional Historic Environment Record.

The proposed development site comprises two parcels of land, centred on NGRs SN39020 10340 and SN40150 10790. The more westerly parcel is located within Registered Historic Landscape HLW(D)5: Tywi Valley, as defined by Cadw (1998) It also overlaps with the site of a previous application for a solar farm (W/32171) in 2015. A *Cultural heritage Desk-based Assessment* (CgMs Consulting Ltd), and subsequent geophysics survey (Stratascan) identified potential for Bronze Age deposits to be preserved on the site.

We note that the PAS Request cover letter prepared by RPS (December 2024) states that *the DNS application will be supported by a Historic Environment Desk Based Assessment which will provide an assessment of the impact of the Proposed Development on the historic environment receptors present. We consider this to be an appropriate first phase of mitigation and would expect to see a WSI for the work in advance.*

We also confirm that we saw, and recommended approval of, a WSI (Terradat) for the geophysics survey that was completed in November 2024. We have not yet seen the results of this survey.

Yours sincerely

Mike Ings MCIfA  
Archaeological Planning Manager  
Development Management  
Heneb, The Trust for Welsh Archaeology – Dyfed Region

Cadeirydd / Chair: Dr Carol Bell      PSG / CEO: Richard Nicholls  
Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r  
Ymddiriedolaeth  
The Trust is both a Limited Company (1198990) and a Registered Charity (504616)  
Formerly: Dyfed Archaeological Trust – gynt: Ymddiriedolaeth Archaeolegol Dyfed

www.Heneb.org.uk 01558 823121 info@Heneb.org.uk



# Carmarthenshire County Council Landscape Consultation Response

Application  
reference

PRE/02611

Consultation  
reference

C-1509590

## Details

Location	Land part of former Penybont Farm, Cwmann		
DM Officer		Application	Pre-application

## Response summary

Advisory observations

The Landscape Officer has provided preliminary observations based upon on the submitted information, and in terms of the landscape consultation remit. These observations are provided without prejudice to any future comments, observations, or recommendations in relation to further submissions and additional information accompanying any planning application(s) in relation to this pre-application advice.

In summary, the Landscape Consultation Response sets out the following observations to assist the applicant in effective progress of any planning application in relation to this pre-application request: -

- A** The Carmarthenshire Local Development Plan (CLDP) policies which are specifically relevant to the Landscape Consultation remit are: -  
 SP1 Sustainable Places and Spaces  
 SP14 Protection and Enhancement of the Natural Environment  
 GP1 Sustainability and High Quality Design  
 EQ6 Special Landscape Areas where applicable

- B** It is advised that the proposed development is located within a sensitive landscape. The site area is subject to the following designation(s):

Tywi Valley HLW[D] 5	Registered Landscape of Outstanding Historic Interest
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The sensitivity of the landscape should be fully addressed through detailed design to minimise adverse landscape and visual impacts and to deliver relative policy objectives.

Detailed design should deliver: -

- effective layout and elevation solutions which minimise landscape and visual impacts
- quality landscape design which positively reflects and reinforces local landscape character.
- quality architectural design, in terms of scale, form, layout and surface finishes and materials which relate positively to the overall character of existing local built form.
- relevant landscape policy objectives in relation to site specific opportunities and constraints to enable approvable development at this site.

Policy objective	Relevant CLDP policy criteria
Retention and protection of existing landscape features, for their value as part of local landscape character, and distinctiveness	SP1 criteria d) and i) SP14 criteria e) GP1 criteria a), b), f) and i)
Mitigation of adverse landscape and visual impacts; and visual and/or acoustic screening	SP1 criteria d) SP14 criteria d) and e) GP1 criteria a), d) and i)
Enhancement of the visual amenity and landscape character of the existing landscape and built environment through effective hard and soft landscape design	SP1 criteria d) and e) SP14 criteria e) GP1 criteria a), f) and i)
Creation of attractive places and public spaces which contribute to people's health and wellbeing	

- C** The following specific information<sup>1</sup> should be provided prior to determination of any planning application at this site.

<sup>1</sup> The information does not constitute requirements of validation of an application but will be required to enable determination. Submission of incomplete or insufficient information will result in delay or require a formal extension of time to enable submission of relevant information. If the information requirements are not provided within appropriate timescales the application will be **refused** on grounds of lack of information.

- 1 Green Infrastructure (GI) Statement
- 2 Landscape and Ecological Proposal Scheme - either Concept Scheme (LECS) or Design Scheme (LEDS)
- 3 Arboricultural Constraint Plan (ACP) and Arboricultural Report if required
- 4 Landscape and Visual Impact Assessment (LVIA)
- 5 Residential Visual Amenity Assessment (RVAA)

Plans and drawings submitted as part of any planning application should meet required criteria in terms of presentation and information provided.

# Information requirements

## 1 Green Infrastructure Statement (GI Statement)<sup>2</sup>.

The statement shall clearly identify and define: -

- the location and extents of all existing green infrastructure assets, specifically including all landscape and ecological elements and features<sup>3</sup>, within, on and adjacent to the application boundary, clearly referencing the Preliminary Ecological Appraisal (PEA) report, Arboricultural Constraint Plan (ACP), Arboricultural Report, and any relevant additional Ecological Surveys **as appropriate to the site**.
- how the scheme design accommodates all opportunities and constraints and maximises positive multi-functional green infrastructure outcomes through the retention and integration of existing green infrastructure assets and effective connectivity with the wider green infrastructure network<sup>4</sup> and landscape context.
- a green infrastructure concept, which demonstrates responsive design within built form, street-scene, open space and public realm areas; to deliver multi-functional green and blue infrastructure which integrates effective place-making principles, Sustainable Drainage System (SuDS) proposals, net benefit for biodiversity, and accessibility, and health and well-being benefits for all future users of the site.
- how the scheme design has followed the hierarchy of the 'step-wise approach'<sup>5</sup> to all existing ecological elements and features and specifically:
  - how adverse impacts:
    - have been **avoided** and how the avoided elements and features have been protected
    - have been **minimised**
  - how unavoidable adverse impacts:
    - have been **mitigated**
    - have been **compensated**
  - how the development delivers an **overall net benefit for biodiversity**.

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2 PPW12 (section 6.2.12) states: "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied."

3 Landscape and ecological elements and features shall include: - Individual trees, groups of trees, woodland and scrub areas, hedges, stone walls, ditches and banks, surface water features, species rich grasslands, and habitat mosaics; and fauna species-specific features such as bat roosts, badger setts, otter holts etc.

4 Wider green infrastructure network  
[Priority Ecological Networks \(PENs\) | DataMapWales \(gov.wales\)](#) and  
[Habitat Networks | DataMapWales \(gov.wales\)](#)

Please note that these layers are large scale and cannot take the place of detailed survey. It is likely ecological reports will include this information and can be referred to and/or summarised in this section.

Carmarthenshire County Council has assessed and mapped much of the county's green infrastructure.

<https://lucmaps.co.uk/CarmarthenshireDigitalReport/>

<https://www.carmarthenshire.gov.wales/media/hcrh4gap/green-and-blue-infrastructure-assessment-2023.pdf>

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/green-infratstructure-mapping>

5 Planning Policy Wales - Edition 12 (PPW12) Para 6.4.15 The Step-Wise Approach:

<https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf>

# Information requirements

## 2 Landscape and Ecological Proposal Scheme

An appropriate Landscape and Ecological Proposal Scheme should be submitted concurrently with, and clearly demonstrate design development from the principles and proposals set out in the GI Statement.

The Landscape and Ecological Proposal Scheme should be presented either as:-

- **2a Landscape and Ecological Concept Scheme (LECS)**  
To set out the locations, extent and layout; and broad descriptions and proposed design functions of all elements of the scheme in sufficient detail to enable assessment of the overall concept and potential scope for the proposal to deliver relevant planning policy to an extent to determine whether the proposed development is acceptable in principle
- **2b Landscape and Ecological Design Scheme (LEDS)**  
To set out the locations, extent and layout; and specific proposals for all elements of the LEDS with sufficient detail to enable:
  - full assessment of the proposals to facilitate approval, compliance monitoring and enforcement.
  - effective implementation of the landscape proposals by future parties responsible for delivery of the project

The type of Landscape and Ecological Proposal Scheme required will be dependent upon the type of planning application to be submitted, as follows: -

Planning Application type		Landscape and Ecological Information required
Outline with indicative Layout		Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Concept Scheme (LECS)
Outline or Reserved Matters seeking approval of the following matters	Layout	Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Concept Scheme (LECS)
	Access	Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Concept Scheme (LECS) <i>for areas affected by access proposals</i>
	Landscaping	Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Design Scheme (LEDS)
Full Planning Application		Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Design Scheme (LEDS)
OR In exceptional circumstances and at the discretion of the DM Officer		Green Infrastructure (GI) Statement <u>and</u> Landscape and Ecological Concept Scheme (LECS)

If a LECS is submitted and approved prior to determination of any application a detailed LEDS (based upon the approved GI Statement and LECS) shall be covered by an appropriate **prior to commencement condition** (or a condition requiring submission as part of reserved matters on any outline planning approval)

continued

# Information requirements

## Landscape and Ecological Proposal Scheme

### 2a Landscape and Ecological Concept Scheme (LECS)

- Landscape and Ecological Concept Plan

The concept plan shall clearly identify and define the following: -

- design function/ use of all external space within or on the site boundary (and any off-site areas delivering a mitigation or compensation function relating to the proposed development)
- location, extents and description of all existing landscape and ecological elements and features<sup>6</sup>, within, on or adjacent to the site boundary; and clear indication of which are to be retained, removed or translocated or subject to any material changes arising from the proposed development.
- location and extents of all proposed landscape and ecological elements, as appropriate, and: -
  - definition of the **specific design functions** of those elements, e.g. landscape, visual or ecological integration, mitigation, compensation, or enhancement.
  - **broad description** of the proposed landscape or habitat type, e.g. shrub, hedge, trees, wetland area, wildflower meadow etc. (Indicative species lists may be submitted to illustrate concept proposals)
  - description of constructed or created **fauna species-specific features** e.g. Bat and bird boxes, hibernacula, refuges, and access apertures through boundaries etc.
  - **receptor areas** for all **translocated** existing landscape and ecological elements and features.

### 2b Landscape and Ecological Design Scheme (LEDS)

Information required: -

- Landscape proposal plan (as requirements for LECS)

AND

- Specification information

for all proposed distinct landscape and ecological elements to include, as appropriate:

- **Plant specification**
  - Plant species, varieties and cultivars
  - Plant stock specification (stock size, form, root condition etc.)
- **Planting specification**
  - Depths of topsoil and subsoil; ground preparation and cultivation
  - Dimensions of planting pits/ trenches and backfill material
  - Planting densities/spacing or numbers
  - Methods of weed control, plant protection and support
  - Additional details: root barriers, tree grilles, irrigation systems etc.
  - Seed mixes and sowing rates; and/or turf specification
- **Translocation method statement** (if required)
- **Ecological element specification**
  - Model/type of proprietary bat and bird boxes and any other proprietary fauna species-specific features, and details of fixings.
  - Descriptive design details, dimensions and construction materials for all species-specific bespoke fauna species-specific features e.g. hibernacula, refuges, and access apertures through boundaries etc
  - Descriptive design details, dimensions and construction materials of all species access control, and permanent protective exclusion fencing.

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<sup>6</sup> Landscape and ecological elements and features shall include: - Individual trees, groups of trees, woodland and scrub areas, hedges, stone walls, ditches and banks, surface water features, species rich grasslands, and habitat mosaics; and fauna species-specific features such as bat roosts, badger setts, otter holts etc. Identification of

# Information requirements

## 3 Arboricultural Information

### 3a Arboricultural Constraint Plan (ACP)

The ACP shall define - in plan - the locations, canopy spread, and root protection areas (RPAs) of all existing landscape elements, specifically: trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary; and large shrubs and hedges.

If the ACP indicates that the proposal would result in potential development impacts<sup>7</sup> arising from the site layout proposals within or adjacent to the defined RPAs and/or canopy spread, the following will be also required prior to determination

### 3b Arboricultural Report

The Report shall be undertaken by a **qualified arboriculturist** certified by a recognized professional body (e.g., Arboricultural Association) and in compliance with **BS5837 Trees in relation to design, demolition and construction – Recommendations**. The Report shall include the following information:

#### i) Tree Survey and Categorisation Report

The Survey and Report shall identify on a plan, and in a summary schedule, **as a minimum**, all trees, groups of trees or woodland, and hedges which are subject to **direct potential development impacts within the defined RPAs and/or canopy spread**.

However, in most development scenarios, construction phase infrastructure or operations, and site working space requirements would be expected to extend beyond the areas of the site which are subject to **direct potential development impacts**, as such a Tree Survey and Categorisation Report which covers the whole application site would be required

#### ii) Arboricultural Impact Assessment (AIA)

The AIA shall:

- **identify**, on a plan and in a summary schedule, all trees, groups of trees or woodland, and hedges which are to be:
  - **removed** to facilitate the proposed development
  - **pruned, reduced or subject to material changes** arising from the proposed development
  - **retained** as part of the proposed development
  - **translocated** as part of the proposed development
- **assess** the effects of proposed removals of trees, groups of trees, and hedges; and the effects of reductions and pruning operations thereto, upon in terms of
- **set out** recommended proposals for **mitigation** and **compensation** for all removed elements, and **protection measures** for all retained elements.
- **provide assessment** of the expected reciprocal effects between the proposed development and all trees, groups of trees, and hedges identified for retention, to include the effects of species characteristics and future growth (height and canopy spread) on buildings, vehicular and pedestrian access areas, open spaces and amenity areas. The assessment shall include a feasibility evaluation of long-term maintenance requirements, and any challenges to retention arising from these effects.
- **identify and provide assessment** of the effects of all **unavoidable** construction operations, construction access and working space requirements **within the root protection areas and above ground spread** of all trees, groups of trees, and hedges identified for retention.

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<sup>7</sup> Potential direct development impacts development shall include the following, as appropriate: -

- demolition and removal of existing structures and hard surfacing
- excavation and fill operations to attain proposed finished levels
- formation and construction of foundations and footings for all structures and buildings
- formation and construction of surfacing, kerbs and edgings
- overhead site operations (tall loads and plant with booms, jibs and counterweights)
- installation of construction phase site infrastructure: facilities, compounds, parking and access areas; and areas allocated for the storage, handling, and processing of construction materials
- excavations and operations required for the installation of services and drainage infrastructure
- ground preparation works for new landscape areas

The AIA shall identify and assess the effects of **potential development impacts** arising from **all development operations**, as appropriate.

- provide assessment of the **overall residual arboricultural impacts** arising from the effects of the proposed development, to include the effects of recommended protection measures and mitigation and compensation proposals.

Depending upon the nature of the development impacts the following information may be required prior to determination or subject to appropriate prior to commencement planning condition(s): -

### 3c Arboricultural Method Statement (AMS)

The AMS shall:

- **set out proposals** for all necessary works to trees, groups of trees, and hedges identified within the AIA, to ensure adherence to arboricultural best practice, and to minimise adverse effects
- **identify** the site-specific requirements for, and **provide details** of the following as appropriate, within the root protection areas and above ground spread of all trees, groups of trees, and hedges identified within the AIA: -
  - site-specific and specialist arboricultural design led solutions for low impact construction of foundations and footings for all structures and buildings, hard surfacing, edgings and kerbs, and installation of boundary treatments
  - appropriate methods of working to ensure that the effects of all unavoidable construction operations, construction access and working space requirements are in compliance with the AIA.

### 3d Tree Protection Plan (TPP)

The TPP shall:

- **provide** specific details of measures to protect all trees, groups of trees, and hedges identified for retention to ensure compliance with the AIA.
- **define** the specification, location, and alignment and extent of barrier fencing to form construction exclusion zones, and ground protection and any additional physical measures.

## 4 Landscape and Visual Impact Assessment (LVIA)

The LVIA shall be based upon a clear and robust methodology derived from the recommendations of the following industry standard text:- *'Guidelines for Landscape and Visual Impact Assessment'* Third Edition, published by The Landscape Institute and Institute of Environmental Management and Assessment 2013.

The following impacts should be assessed: -

- **Landscape Impacts** caused by the siting and scale of the proposed development.
- **Visual Impacts** caused by the siting and scale of the proposed development in views experienced by sensitive receptors (including residential properties and public access routes and areas)

The LVIA should:

- clearly define and assess the landscape and visual baseline.
- identify and describe the elements of the development which would result in landscape and visual effects; identify all landscape and visual receptors subject to effects and present an assessment of the expected landscape and visual impacts upon the receptors.
- demonstrate how the proposed scheme has responded to the identified impacts through design stage minimisation and mitigation proposals.
- present an assessment of the residual landscape and visual effects of the proposed development including consideration of cumulative effects with other development.

The LVIA should fully describe the proposed development through cross reference to elevations, plans, material specifications and provide appropriate visualisations from representative viewpoints based upon identified receptors.

## 5 Residential Visual Amenity Assessment (RVAA)

Appropriate Residential Visual Amenity Assessment (RVAA) would be expected to accompany any planning application. It is recommended that the following guidance should be used as a basis to establish an appropriate RVAA methodology: -

The Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment

<https://www.landscapeinstitute.org/technical-resource/rvaa/>

For clarification, or resolution of any questions relating to this consultation response, please contact

**Steve Welchman**

---

Swyddog Tirwedd  
Isadran Cynllunio - Adain Cadwraeth

Landscape Officer  
Planning Division - Conservation Section



**From:** [Public Rights of Way](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: PRE/02611 - Statutory Pre-Application Consultation  
**Date:** 17 January 2025 09:43:15  
**Attachments:** [PRE-02611 illustrative PROW map.pdf](#)

---

Good morning,

Thank you for consulting us on this proposal. Public Footpath 62/12 is within the red line boundary of Area 1, as identified in the Heolddu Solar Farm PAS Request Cover Letter (page 8; 13 December 2024) and on the submitted drawing Heolddu Solar Park Constraints (V4 dated 13/12/2024). Please see the attached illustrative map.

We note that the public right of way has been taken into consideration and that a diversion or stopping up application is not considered necessary at this stage. If there are any amendments to the plans for this site that may affect the public right of way, please contact us for further advice.

We also note that controls will be in place during construction to manage the continued use of Footpath 62/12, which will be secured in a CEMP or similar management plan. Consideration must be given to the safety of users of a public right of way during any works, particularly any potential conflict with vehicles. Where possible, the definitive line of a public right of way should be kept open and available for use at all times. However, if works cannot be carried out without temporarily closing the public right of way for the safety of the public, application for a temporary Traffic Regulation Order should be made at least 6 weeks in advance to the Countryside Access Team at Carmarthenshire County Council via [prow@carmarthenshire.gov.uk](mailto:prow@carmarthenshire.gov.uk).

If access to the development is via or across the public right of way, it should be noted that under Section 34 of the Road Traffic Act 1988 any person who, without lawful authority, drives a motor vehicle on a public right of way commits an offence. The applicant should make themselves satisfied that they, and anyone else who may use a public right of way for private vehicular access in connection with the development, has a right to do so. They may wish to seek legal advice on the matter.

The County Council is responsible for maintaining public rights of way to a standard suitable for their usual *public* use – in this case, pedestrians - and the repair of any damage caused by vehicular use in connection with the development is the responsibility of the landowner/developer.

We have **no objection** to the proposals provided that the applicant notes the above, and is aware of and adheres to the following obligations:

- The safety of the public using the right of way is to be ensured at all times.
- No disturbance of, or change to, the surface of the path or part thereof should be carried out without our written consent.
- There must be no diminution in the width of the right of way available for use by the public.
- Building materials must not be stored on the right of way.
- Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.

- No additional barriers are to be placed across the right of way. No stile, gate, fence, or other structure should be created on, or across, a public right of way without the written consent of the Highway Authority.

If the applicant has any questions or would like clarification on the above, please contact me.

Kind regards,

**Kirsten Stiles MIPROW**

Swyddog Mynediad i Gefn Gwlad | Countryside Access Officer

Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department



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You are welcome to contact us in Welsh or English



# PRE/02611 Public Footpath 62/12, Ferryside Illustrative map

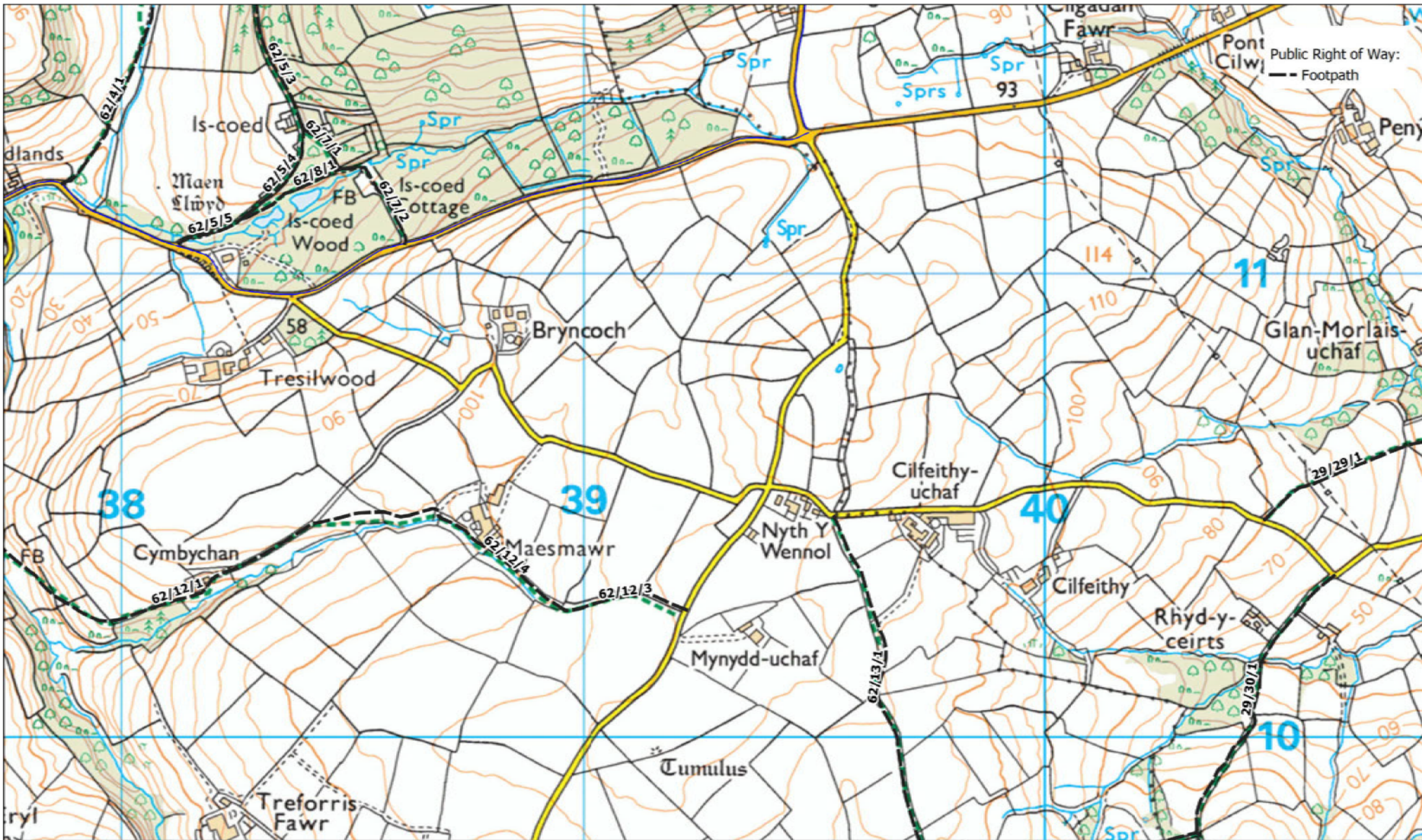
1:7500 @ A3

Cyngor Sir Caerfyrddin,  
Parc Myrddin, Waun Dew,  
Caerfyrddin, SA31 1HQ

Carmarthenshire County Council,  
Parc Myrddin, Richmond Terrace,  
Carmarthen, SA31 1HQ



Public Right of Way:  
--- Footpath



## Paul Roberts

---

**From:** Paul Roberts  
**Sent:** 11 February 2025 12:14  
**To:** REG Planning Consultations  
**Subject:** FW: PRE/02611 - Land East of Ferryside

Can this be added to the pre-app file.  
Thanks

---

**From:** Aaron Z Evans  
**Sent:** 07 February 2025 13:46  
**To:** Paul Roberts  
**Cc:** Geraint Morgan  
**Subject:** RE: PRE/02611 - Land East of Ferryside

Hi Paul,

Apologies for the delay on this one. There really isn't a lot for us to comment on at this stage but we acknowledge the proposed development at this stage, but we reserve the right to provide any meaningful comment until such a date we receive further information and details within the respected fields.

The proposals seek to develop a solar photovoltaic electricity generating station (solar farm) with an installed generation capacity of circa 40 MW and associated ancillary development, including a 13skV substation. It is anticipated that the point of connection will be at the existing 132kV pylon located in the north-east of Area 2. Underground cables will be laid between Area 1 and 2 to the point of connection. It is anticipated that the cable route will be laid via surface dug trenches and backfilled along the public highway.

The proposals will seek to use land within the red line boundary for laydown of vehicles and materials. At this stage, it is anticipated that temporary construction compounds will be accommodated on-site with one temporary construction compound located in each of Area 1 and 2. Should there be a need to accommodate a temporary construction compound off-site, land within the applicant's control will be identified and transport appraisal will be undertaken to inform the location. Currently two areas are identified as potential Option 1 and Option 2. Option 1 is located to the north of Carmarthen Road (north of Areas 2) and Option 1 is located immediately south of Carmarthen Road (north of Area 1).

The construction period for the proposed development remains to be confirmed but will be between 8-12 months.

Highways & Traffic (in respect of temporary construction works) is highlighted as a key planning issue. This development is being categorised as a DNS and the application will be supported by a Transport Assessment and Construction Traffic Management Plan, which will include access designs to demonstrate that the site can be safely accessed for construction, operation, and decommissioning. The outcome of the Transport Assessment will inform the design of the development and will confirm whether any additional land is required to accommodate temporary lay down of materials or vehicles.

We welcome the applicant to contact us to discuss the proposed development and scope out specific requirements of the TA and CTMP. One comment I will make relates to cable routing. We have dealt with recent solar DNS developments to which the inspector has not considered this or included suitably worded conditions to ensure their delivery in the context of the construction phase. One example therefore allowed the cable laying to be considered PD and details not covered in the CTMP. Furthermore, the appointed contractor for the cable routing differed to that of the actual construction of the solar farm and we had significant issues with regards to road closures, impact, damage to highway and deleterious materials carried onto the public highway. Learning from this, we strongly suggest cable routing delivery and install is included in the CTMP and a detailed condition imposed.

Regards,

**Aaron Evans** BA (Hons) MCIHT MTPS 

Peiranydd Cynorthwyol (Cyswylt Cynllunio) / Assistant Engineer (Planning Liaison)

Is-Adren Priffyrdd a Trafnidiaeth / Highways and Transport Division

Adran Lle, Seilwaith a Datblygu Economaidd / Department of Place, Infrastructure and Economic Development

**Ebost / E-Mail:** [REDACTED]

**sirgar.llyw.cymru | carmarthenshire.gov.wales**

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You are welcome to contact us in Welsh or English

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**From:** Paul Roberts [REDACTED]

**Sent:** 23 January 2025 12:56

**To:** Aaron Z Evans [REDACTED]

**Subject:** PRE/02611

Hi Aaron

I'm looking to meet with the applicants to discuss this application the week after next. Will you have an opportunity to provide your comments before this if possible.

Thanks

Paul

## Paul Roberts

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**From:** Sylvia Myers  
**Sent:** 10 January 2025 16:53  
**To:** REG Planning Consultations; Paul Roberts  
**Subject:** PRE/02611

Dear Paul

Thankyou for consulting us on this application. My ecological comments are as follows:

The applicant has identified most of the reports we require in the cover letter, see additional comments on scope below:

### **PRELIMINARY ECOLOGICAL APPRAISAL (PEA)**

Aerial imagery shows the site consists of grassland, watercourses and hedgerows. **Therefore, there it is a requirement for ecological information to be submitted to support any application. This must be provided prior to the granting of any consent, and should comprise a preliminary ecological appraisal as a minimum.**

- Ecological reports must include the results of required surveys and an assessment of the effect of the development on the species/habitats/sites and recommendations for mitigation and enhancement.
- Any further surveys recommended in the PEA must be submitted to support any planning application (we note the wintering birds survey is already in progress)
- BS42020 and PPW 12 requires that any site clearance is taken into account (using aerial imagery where available) when recommending mitigation, compensation and enhancement measures.
- The recommended actions and mitigation included in the report and advice given must be included within the proposal plans where they relate to the design of the development, layout etc. Other recommendations (such as licensing for a protected species, management agreements etc.) will be covered by conditions/informatives depending on the context. In some cases, Section 106 agreements may be required where conditions are not suitable. Depending on the site and its features, this may require a financial contribution.
- Surveys, assessments and reports are required to be carried out in line with the British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013) and other relevant species and survey best practice guidelines such as the CIEEM Guidelines for Preliminary Ecological Assessment and meet the requirements of CCCs Nature Conservation and Biodiversity Supplementary Planning Guidance. All surveys will be required to be carried out by a suitably qualified ecologist within the appropriate season and to appropriate survey standards and methodology.
- **SAC** - The proposed development is approximately 2km to the Carmarthenshire Bay and Estuaries Special Area of Conservation (SAC). The proposals may have implications for the designated sites features, CCC as the competent authority may need to undertake a test of the likely significant effect (TLSE) of the proposal considering the sites the SAC conservation objectives under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). Any application must demonstrate that there will not be a significant effect, either alone or in combination with other plans and projects and consider all implications of the proposed scheme. **The information required to**

carry out a TLSE and if necessary an **Appropriate Assessment must be contained in any application in the form of a Habitats Regulations Assessment screening report and Statement to Inform an Appropriate Assessment if applicable.** The statement must include an assessment of the potential impacts to the features of the site.

- **SSSI** – The ecological report may need to address any SSSI features of the Afon Tywi SSSI, further advice can be obtained from NRW. The LPA is required by section 28I of the Wildlife and Countryside Act 1981 to notify NRW before reaching its decision on a planning application. This requirement applies whether or not the operation would take place on land included in the SSSI. The Authority must allow 28 days before deciding whether to issue consent unless NRW has notified the authority that we do not need to wait until then. The authority must take account of any advice from NRW in deciding whether or not to permit the proposed development.
- **Ecological constraints identified in the PEA and any subsequent surveys must be used to inform site layout following the step-wise approach (avoid, reduce, mitigate, compensate).**  
**Note: Some habitats are irreplaceable and must be avoided (see PPW12 6.4.15)**

*Relevant LDP Policy EQ4, EQ5 and SP14*

### **WATERCOURSE BUFFERS**

LDP policy dictates that a 7m buffer zone should be retained between any river or ordinary watercourse and a proposed development, this is to ensure the integrity of the watercourse and the riparian corridor are protected.

This buffer must be clearly marked on site plans and be free from development.

We note the applicant has proposed a 10m buffer.

*Relevant LDP policy EP1*

### **TREES**

Trees with ecological and landscape value should be retained as part of any future development (PPW12 chapter 6). These should be protected whilst development takes place. A tree survey must be submitted to the LPA as part of the planning application. This should follow the British Standard (BS5837) guidelines.

**The tree survey must be used to inform the site layout, access and landscaping.**

*Relevant LDP policy EQ5, GP1, EQ4, SP14*

### **GREEN INFRASTRUCTURE STATEMENT - NET BENEFIT FOR BIODIVERSITY AND STEP-WISE APPROACH** (medium to large developments, more than eg single dwelling, householder)

The Environment (Wales) Act 2016, PPW 12 and Future Wales, The National Plan 2040 (Policy 9) requires the LPA to seek to enhance biodiversity through the planning process, the need for identification of biodiversity enhancements has been clarified in the letter from Welsh Government to Wales LPA Heads of Planning dated 23rd October 2019 which states that *'where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.'* This was re-iterated in the Chief Planning Officer letter, December 2022, that highlighted the essential role that the planning system must play in meeting the challenges laid down by COP15, the biodiversity Deep Dive recommendations and in fulfilling the Section 6 duty in Wales.

Further to this, PPW12 chapter 6 states: *"A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied."*

Therefore a **Green Infrastructure Statement must be submitted to and approved in writing by the local planning authority.**

The Statement shall describe:

- Ecological and other green infrastructure already on site
- Ecological and other green infrastructure currently surrounding the site

It must be demonstrated how the step-wise approach will be followed using recommendations in the ecological surveys:

- What ecological features will be avoided (retained) and how will they be protected
- How will harm be minimised
- How will any harm be mitigated
- How will any remaining damage be compensated (this should be the last resort)

The Statement should also describe how the development will result in an overall net benefit for biodiversity.

This site appears to have potential for a large net benefit for biodiversity through ecological management of the grasslands and creation of biodiverse swards.

*Relevant LDP Policy EQ4, GP1, EQ5 and SP14*

### **LANDSCAPE AND ECOLOGICAL DESIGN SCHEME**

A Landscape and Ecological Design Scheme (LEDS) should be submitted as part of the planning application. The scheme shall define landscape and ecological proposals which fully integrate the design objectives and recommendations set out below: -

- a) PEA report and phase 2 surveys
- b) Green infrastructure statement
- c) Tree report
- d) Any other documents if recommend by eg NRW, CCC Landscape Officer, or CCC Tree Officer

The scheme shall clearly define the location and extents of the following, as appropriate: -

- i) all existing landscape and ecological elements and areas which are to be retained; those to be fully or partially removed; and the donor locations of those to be translocated.
- ii) all new landscape and ecological elements and areas which are to be planted, seeded, installed, and constructed; and the receptor locations of those to be translocated.

The scheme shall provide sufficient specification information to demonstrate the potential for effective delivery of the design objectives and recommendations.

*Relevant LDP Policy EQ4, GP1, EQ5 and SP14*

Kind regards

**Sylvia Myers (they/them)**

Ecologydd | Ecologist

Isadran cynllunio – Adain cadwraeth | Planning division – conservation section

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You are welcome to contact us in Welsh or English

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



## Paul Roberts

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**From:** ENV Tree Apps  
**Sent:** 13 January 2025 21:28  
**To:** REG Planning Consultations  
**Subject:** RE: PRE/02611 - Statutory Pre-Application Consultation

### PRE/02611 - Proposed solar farm and ancillary development - Land East of Ferryside TREES

Trees with ecological and landscape value should be retained as part of any future development (PPW12 chapter 6). These should be protected whilst development takes place. A tree survey must be submitted to the LPA as part of the planning application. This should follow the British Standard (BS5837) guidelines. The tree survey must be used to inform the site layout, access and landscaping.

Relevant LDP policy EQ5, GP1, EQ4, SP14

Regards

Stephen Edwards TechArborA  
Arboriculture Officer

Ext: [REDACTED]

Direct Dial: [REDACTED]

E-mail: [REDACTED]

[www.carmarthenshire.gov.uk/trees](http://www.carmarthenshire.gov.uk/trees)

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**From:** Planning Consultations  
**Sent:** 23 December 2024 11:11  
**To:** ENV Tree Apps  
**Subject:** PRE/02611 - Statutory Pre-Application Consultation

**Caution:** This is an external email and did not originate from within the Council. Please take care when clicking links or opening attachments. When in doubt, use the 'Report Message' button.

**Rhybudd:** E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

### PRE/02611 - Proposed solar farm and ancillary development - Land East of Ferryside

#### **Dyddiad Gorffen Ymgynghori: 13/01/2025**

Cyflwynwch unrhyw sylwadau cyn dyddiad gorffen yr ymgynghoriad.

Manylion y cais, cynlluniau, hanes y safle perthnasol, gall cynnydd a'r canlyniad i'w gweld ar-lein yn: [https://planning.carmarthenshire.msapproxy.net/PublicAccess\\_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=...](https://planning.carmarthenshire.msapproxy.net/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=...)

Os ydych yn ateb ar e-bost, anfonwch eich ymateb i'r cyfeiriad canlynol os gwelwch yn dda: [ymgyngoriaid@carmarthenshire.gov.uk](mailto:ymgyngoriaid@carmarthenshire.gov.uk)  
Cofion

*Tim Rheoli Datblygu*

Y Gwasanaethau Cynllunio

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#### **Consultation End Date: 13/01/2025**

Please submit any comments before the consultation end date.

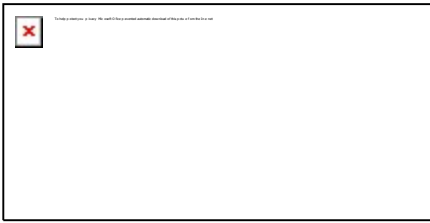
Application details, plans, relevant site history, progress, and outcome can be viewed on-line at: [https://planning.carmarthenshire.msapproxy.net/PublicAccess\\_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=...](https://planning.carmarthenshire.msapproxy.net/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=...)

If replying by email, could you send your response to: [planningconsultations@carmarthenshire.gov.uk](mailto:planningconsultations@carmarthenshire.gov.uk)

Regards

*Development Management Team*

Planning Services



## **Paul Roberts**

---

**From:** Samuel P Jordan  
**Sent:** 11 March 2025 09:42  
**To:** REG Planning Consultations  
**Subject:** PRE/02611 - EIA Scoping Consultation - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm- SAB Response

Shwmae,

**Planning Consultation Comments** – Sustainable Drainage Approval Body (SAB) at Carmarthenshire County Council.

RE: Planning Application- **PRE/02611** - Proposed solar farm and ancillary development - Land East of Ferryside

### **Flood Comment**

**Surface Water and Small Watercourse Flood Zone classification: 1**

**Rivers and Sea Flood Zone classification: 1**

**Historical flooding comments:** We have no indication of flooding at the development location on our current Asset Management Expert (AMX) Database

**Flood Defence Asset Information:** Our current Asset Management Expert (AMX) Database does not record any flood defence assets in close proximity to the site.

**Flood Comment: No Objections.**

### **Drainage & Sustainable Drainage Comment**

New Planning Policy Wales Edition 12 (PPW12), published February 2024, introduces the need for a Green Infrastructure (GI) Statement to be submitted as part of a Planning Application. A sustainable drainage statement is required as part of the GI Statement (Paragraph 6.2.13).

It is recommended that a Drainage Statement be submitted in accordance with paragraph 8.12 to 8.16 of the new TAN15 policy advice document which, although still in draft format, has been recommended by the Chief Planner and Welsh Government's Deputies Director for Water, Flood and Coal Tip Safety in a letter dated 15<sup>th</sup> December 2021.

The Drainage Statement be submitted at planning stage to provide the Planning Authority and SAB Authority confidence that the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. Information on the requirements for a Drainage Statement can be found in figure 3, paragraph 8.14, in the new Technical Advice Note 15 (TAN15) policy advice document.

**Sustainable Drainage Statement Comment:**

**Drainage Statement Comments**

## **No Drainage Statement Provided.**

### **SuDS Application: Required**

Reason: New legislation relating to surface water management of new developments now requires approval from Sustainable Drainage Approval Bodies (SAB) throughout Wales.

SABs now evaluate and approve drainage applications for new developments where for example; construction work have drainage implications and cover a construction area greater than 100m<sup>2</sup>.

As the development construction area proposed will be greater than 100m<sup>2</sup>, (inclusive of items such as but not limited to; permeable or impermeable driveways, access roads, footpaths, patios, sheds, garages etc) the developer will need to apply for SAB approval.

Please note that SAB applications are separate from planning applications and construction works must not commence before SAB approval is obtained.

Further information on “how to apply” can be found on Councils’ website at [www.carmarthenshire.gov.wales/sab](http://www.carmarthenshire.gov.wales/sab)

If the SuDS application is approved by the SAB, we can then recommend approval of any surface water drainage associated conditions for this planning application.

**Since we have identified that this project requires a full SuDS application, we request that should you be minded to grant planning permission that the following Advisory Note is included.**

### **Advisory Note**

The Sustainable Drainage Approval Body (SAB) has identified that this project application requires a full SuDS Application because the proposed development has a construction area greater than 100m<sup>2</sup>. Therefore, the development, as required under Schedule 3 of the Flood and Water Management Act 2010, must implement SuDS infrastructure in accordance with Statutory SuDS Standards. As such, a full SuDS application for this development must be submitted for assessment and approved by the Sustainable Drainage Approval Body (SAB) at Carmarthenshire County Council. Further information can be found at [www.carmarthenshire.gov.wales/sab](http://www.carmarthenshire.gov.wales/sab).

Please be advised that under Schedule 3 of the Flood and Water Management Act 2010 construction work must not be commenced unless the drainage system for the work has been approved by the SAB.

Diolch,

**Sam Jordan BEng (Hons) MSc**

**Assistant Engineer - Sustainable Drainage Approval Body (SAB).**

**Peiriannydd Cynorthwyol - Corff Cymeradwyo Draenio Cynaliadwy (SAB).**

Lle a Seilwaith | Place and Infrastructure

EBost | Email – [REDACTED]

*Mae croeso i chi gysylltu â mi yn Gymraeg neu Saesneg*

*You are welcome to contact me in Welsh or English*

**From:** Smith, Nichola (ECWL - Cadw) **On Behalf Of** Cadw Planning  
**Sent:** 18 March 2025 09:25  
**To:** PEDW – Seilwaith / Infrastructure <PEDW.Infrastructure@gov.wales>  
**Subject:** Cadw - EIA Scoping - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm - Response

Dear Sir / Madam,

**EIA Scoping - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm**

Thank you for your consultation on the above

The applicant wants to "scope out" Cultural Heritage from the EIA , however Neil Maylan, Cadw's Senior Historic Environment Planning Officers disagrees.

Please see the attached response letter.

Kind regards

Nichola



Nichola Smith

Rheolwr Gwaith Achos/ Casework Manager, Cadw

Llywodraeth Cymru / Welsh Government

FFôn / Tel:

E-bost/ Email:

**Cadw—er lles pawb.**  
**For us all, to keep.**

[Ymunwch â Cadw](#)

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Planning & Environment Decisions Wales  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

Ein cyf/Our ref: CAS-274802-H2X8  
Eich cyf/Your ref: CAS-03952-H9R8G4

Dyddiad/Date: 08 April 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (WALES) REGULATIONS 2017**

**POTENTIAL DNS APPLICATION: HEOLDDU SOLAR FARM**

**SITE ADDRESS: MAES MAWR AND TREFORRIS FAWR FARM, FERRYSIDE, CARMARTHENSHIRE, SA17 5YD**

**PROPOSED DEVELOPMENT: PROPOSED DEVELOPMENT OF A SOLAR FARM, INCLUDING ASSOCIATED ANCILLARY INFRASTRUCTURE AND DEVELOPMENT, TEMPORARY LAYDOWN AREAS AND LANDSCAPE AND ENVIRONMENTAL ENHANCEMENTS.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) on the above proposal for a scoping opinion, which we received on 14 February 2025. We have reviewed the information provided in the report entitled 'Heolddu Solar Farm Environmental Impact Assessment Scoping Report – Request for Scoping Direction under Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017' by RPS, dated February 2025 (Reference: 00319) (hereon known as the SR), and the associated appendices provided on your website.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning applications or on the submission of a more detailed scoping report or the full Environmental Statement (ES). At the time of any planning application there may be new information available which we will need to take into account in making a formal response.

These comments include those matters we consider will need to be taken into consideration and applied to the Environment Impact Assessment (EIA) and the resulting ES. Our comments are set out below following the chapter order in the SR and we have provided advice where relevant to matters that fall under our remit.

## 1. Section 4.2 Topics Scoped Out of Assessment

### 1.1. Ground Conditions and Hydrology, Hydrogeology and Flood Risk

Based on our information on our mapping system the site is largely defined as 'High Groundwater Vulnerability' and shows that the depth to groundwater at the site varies but is shallow (~2m below ground level) close to watercourses. Our mapping system shows that there are several water courses that border and are in the vicinity of the proposed development site.

Section 2.2.3 of the SR describe the main components of the scheme as:

- Solar panels and frames.
- Central Inverters.
- Transformers.
- Cabling.
- Substations with communications tower.
- Internal access roads.
- Fencing.
- Landscape and wildlife enhancements

In terms of cabling, section 2.2.4 of the SR states "*It is anticipated that the Point of Connection (PoC) will be at the existing 132kV pylon located in the north-east of Solar Area East (Field 21). Underground cables will be laid between Solar Area West and Solar Area East to connect Solar Area West to the PoC. It is anticipated that the cable route will be laid via surface dug trenches and backfilled along the public highway as shown in Appendix 1.1.*"

The associated appendices to the SR show that the site is underlain by the Milford Haven Group of rocks characterised by interbedded sandstone and conglomerates. These rocks may be fractured and fractures may act as preferential conduits for the rapid movement of any chemicals that may be released by the solar farm during its operational life but also if at decommissioning, it were to be decided that buried features such as cabling were to be left in the ground in perpetuity. Any such cabling left in such a way would eventually degrade and potentially release hazardous chemicals into the environment.

The scoping Appendices show that the site is largely devoid of superficial deposits, therefore is largely located atop of bedrock.

We refer you to two sources of information on impacts of cabling:

- Scottish and Southern Electricity Networks – 'The Challenges with Undergrounding at 400kV' available at [the-challenges-with-undergrounding-at-400kv.pdf](#)
- 'Low voltage underground power cable systems : degradation mechanisms and the path to diagnostics' available at [Low voltage underground power cable systems : degradation mechanisms and the path to diagnostics - 2017](#)

The former states "*Hydrology Excavations involved with 400kV underground cable trenches have a higher likelihood to disrupt shallow groundwater systems which can result in the lowering of groundwater levels in the immediate vicinity of the excavations. In contrast, overhead lines are unlikely to alter groundwater flows. Permanent access tracks for overhead lines have drainage designed to adapt to local conditions and tower bases have a small land take (approx. 15m x 15m). The land is restored under and around the tower bases*

*resulting in natural conditions of groundwater being maintained. Cable trenches can also modify water drainage pathways to groundwater flows, with potential impacts on environmentally sensitive wetland habitats such as marshes, flushes; and heightened risk to groundwater fed Private Water Supplies (PWS)”.*

The latter reference focuses on electrical impacts from breaks/damage to buried cables including in groundwater environments. It describes realistic scenarios and the associated ground dynamics that may manifest over several decades and shows that cables that reside in ground systems may not remain benign over their operating life. This would be exacerbated if a decision was made at the decommissioning stage to keep the cabling in the ground in perpetuity as eventually that cabling would degrade with the potential for the release of hazardous chemicals into the local environment including groundwater.

In consideration of the information above, we advise the following:

- Whilst there is desk-based information on the ground system within which the solar farm will operate over ~30-40 years, the drainage characteristics of that ground system, including the depth to groundwater and how that groundwater may be hydraulically linked to local watercourses, is not known. Groundwater levels are closest to the surface near the watercourses based on our mapping system.
- We advise assessment for the presence and potential interactions of any private water supplies that may be either on site or near the development site. This should be included within the ES and should also include other water features such as streams, ponds, springs and groundwater. We note the proposal to scope out Ground Conditions and Hydrology, Hydrogeology and Flood Risk does not appear to be merited this early in the EIA process as there are aspects of these topics that may influence the final configuration and operational performance of the proposed solar farm infrastructure. The redline is considered sizeable and this is also a factor to consider when scoping out particular topics as the ground system will be variable over such a large area.
- The final design layout of the solar farm has not been provided. This includes the type of buried cabling, the locations of such cabling and any other infrastructure such as transformers. The degree to which buried cabling may alter existing drainage characteristics is unknown as is the capacity of the cabling trenches to influence the current flows of shallow groundwater as trenches can act as preferential flow paths. Information should be provided on existing drainage and operational drainage. Additionally, it is unclear if electrical components such as transformers will be constructed in such a way so that if any chemical leakage of hazardous chemicals were to occur, that those chemicals would be fully contained and not released to the local environment causing pollution.
- A Preliminary Decommissioning Assessment is required which identifies the tasks, activities, durations and estimated costs for decommissioning the solar farm infrastructure in 30-40 years. The Assessment must consider the decommissioning of any buried infrastructure notably buried cabling as leaving such materials in the ground in perpetuity will eventually result in degradation of that cabling and release of chemicals likely hazardous to the local environment. There is currently no evidence available on a global basis as to whether such cabling left in the ground in perpetuity will release contaminants resulting in pollution and it is accepted that gaining such evidence would be difficult to obtain. Therefore, the default position is that buried

cabling must be removed as part of decommissioning. We advise that the submission of the detailed information relating to decommissioning could be provided under a suitably worded planning condition on any permission granted for the development.

For the reasons stated above, we do not agree that Ground Conditions should be scoped out of the ES. We note there is some crossover with our comments under this section and Hydrology, Hydrogeology and Flood Risk (discussed below). We therefore advise it is also scoped in to the ES.

## *1.2. Hydrology, Hydrogeology and Flood Risk*

We concur with section 4.2.47 of the SR that the site lies wholly within Flood Zone A according to our Development Advice Map meaning that the site is not at risk of flooding from rivers or the sea. The Flood Map for Planning (FMfP) also identifies the site as being located within Flood Zone 1 and represents the most up-to-date source of flood risk information. We therefore have no concerns or comments to raise over flood risk at the site and are satisfied this can be scoped out for flood risk matters under our remit.

We do however wish to highlight that the principle concerns and risks from a water quality perspective from such developments are the potential for silt contaminated surface water run-off, cabling routes acting as watercourses during periods of heavy rainfall if sections are left open and aren't backfilled swiftly, and the poaching of vegetation due to the number of vehicle and machinery movements during the construction phase. Section 4.2.56 details that construction phase mitigation will be implemented through a Construction Environmental Management Plan (CEMP), to protect the local and wider environment during the construction phase, which we welcome.

The developer should plan the works carefully, so that contaminated water cannot run uncontrolled into any watercourses (including ditches) or waterbodies. Some best practice documentation is listed within the SR. The [Guidance for Pollution Prevention](#) documents should be followed, particularly GPP5 'Works and maintenance in or near water' in terms of protecting the water environment.

The CEMP should be site-specific, with identified pollution pathways and measures implemented to avoid pollution, taking into account groundwater and diversion of surface water streams beneath the site. The ES must demonstrate that the design and construction of the site ensures that all potential pollution pathways are protected.

The CEMP should identify the following:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, full details of how any watercourses will be crossed or confirmation that this is not applicable.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.

- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use, details of the nature, type and quantity of materials to be imported on to the site
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan, any sources of pollution (including silt), potential pathways for that pollution to enter any watercourses within the vicinity of the site and appropriate pollution control measures to be implemented on site.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The Method Statement should then be efficiently communicated to all contractors and sub contractors (for example, via toolbox talks) and any deficiencies rectified immediately.

### 1.3. *Glint and Glare*

Our detailed information on ornithology and landscape is provided below, however we agree that glint and glare can be scoped out of the ES as a standalone chapter and be provided within the Landscape and Visual chapter (see section 4.2.103).

## **2. Chapter 5: Landscape and Visual Impact Assessment (LVIA)**

Our landscape advice relates to the landscape character and visual amenity of the Gower National Landscape (GNL), the name for the legally designated Area of Outstanding Natural Beauty (AONB), and the statutory purpose of the designation to conserve and enhance its natural beauty.

Section 5.5.8 of the SR confirms that the proposal is not located within a National Park (NP) or National Landscape (Area of Outstanding Natural Beauty), i.e. an area of national importance for its scenic quality. The application site is approximately 12km northwest of the GNL. The proposals are for a solar photovoltaic electricity generating station extending to 90.5ha on rural fields.

Along with the SR, we have reviewed the Zone of Theoretical Visibility (ZTV) (DR-L-9001) (Appendix 5.1) and LVIA methodology (Appendix 5.2). We confirm that the LVIA methodology and proposals for the LVIA as set out in Chapter 5.2 and Appendix 5.2 are in line with 'The Landscape Institute, Guidelines for Landscape and Visual Impact Assessment (GLVIA)' (Third Edition, 2013). This should be used together with 'Notes and Clarifications

on Aspects of Guidelines for Landscape and Visual Impact Assessment GLVIA3 Technical Guidance Note LITGN-2024-01' (August 2024). We concur with the approach to include a separate Glint and Glare Assessment within the LVIA.

The site's 12 km distance from the GNL boundary and separation by the Loughor river and estuary, intervening townscapes including Kidwelly and Llanelli, and intermediate topography and vegetation means that there are also no views likely towards the development from the GNL. The search and study area are identified in compliance with Using LANDMAP in Landscape and Visual Impact Assessment, (NRW Guidance Note 46/GN46) and informs the 5km study area shown on the initial ZTV at 5.1. Visibility is not indicated as far as the GNL.

We therefore welcome the inclusion of landscape within the ES and advise that there are no effects expected on the National Landscape. As the Bannau Brycheiniog National Park (BBNP) is situated further away (~25km away), we also do not expect any effects on the NP.

### **3. Chapter 6: Biodiversity**

#### *3.1. General Advice*

In general, the EIA for this development should include sufficient information to enable the local planning authorities to determine the extent of any environmental impacts arising from the proposed scheme on legally protected species, including those which may also comprise notified features of designated sites affected by the proposals.

Evaluation of the impacts of the scheme should include: direct and indirect; cumulative; short, medium and long term; permanent and temporary; positive and negative; construction, operation and decommissioning/ post-operational phases and impacts on long-term site security of the nature conservation resource.

##### *3.1.1. Description of the Project*

Within the ES, the proposed scheme should be described in detail in its entirety. This description should cover construction, operation and decommissioning phases as appropriate and include detailed, scaled maps and drawings.

We would expect the description to include:

- The purpose and physical characteristics of the proposal
- Location, development size and configuration of the development including flexibility of the site layout
- Procedures for good working practices
- Identification of appropriate pollution contingency and emergency measures for watercourses on site
- Timing of all works and contingency plans should slippage in the programme occur
- Maintenance requirements of structures
- Arrangements for maintenance and management of any habitats within the site
- Artificial lighting requirements, including likely intensity and location of light spill on green infrastructure
- Biosecurity
- Decommissioning

### 3.1.2. *Illustrations within the Environmental Statement*

Any maps, drawings and illustrations that are produced to describe the project should be designed in such a way that they can be overlaid with drawings and illustrations produced for other sections of the ES such as biodiversity.

### 3.1.3. *Description of Biodiversity*

The ES must include a description of all the existing natural resources and wildlife interests within and in the vicinity of the proposed development, together with a detailed assessment of the likely impacts and significance of those impacts.

## 3.2. *Protected Species*

### 3.2.1. *Surveys*

We advise that the site and where necessary land adjacent to the site is subject to assessment to determine the likelihood of protected species being present and affected by the proposals. Targeted species surveys should be undertaken for all species scoped in which:

- i. are undertaken by qualified, experienced and where necessary, licensed ecologist(s) and,
- ii. comply with current best practice guidelines. In the event that the surveys deviate from published guidance, or there are good reasons for deviation, full justification for this should be included within the ES.

### 3.2.2. *Comment on the Scoping Report*

We welcome that biodiversity has been scoped in to the ES. We note that on-site surveys to date are limited to a Phase I ecological walkover survey in December 2024. Phase II surveys are proposed to be undertaken during the optimal survey window in 2025, with further unspecified ecological surveys and assessments commencing at the earliest opportunity.

Paragraph 5.6.13 of the SR notes that the site contains habitats potentially suitable for bats and great crested newts, as well as mammals listed under section 7 of the Environment (Wales) Act 2016, which we note includes dormice, otters and water voles. However, the SR does not indicate whether all of the above species have been scoped in, or what the nature and scope of any surveys for these species is intended to be. As a result, we are unable to provide detailed comments, however provide the following advice on protected species under our remit.

### 3.2.3. *Bats*

Section 5.6.13 of the SR states that “*Broadleaved trees in the south east (within Area B) could support potential roost features (PRF) for roosting bats.*” Additionally, the Phase I habitat plan contains target notes including mature oak trees and a dilapidated building within the development site. We advise bats are scoped in to the ES.

All surveys of trees and structures present on site should be carried out in accordance with ‘Bat Surveys for Professional Ecologists – Good Practice Guidelines’ (4th edition), published by the Bat Conservation Trust, 2023. Where any trees or structures categorised as having

moderate or high potential for supporting bats during the preliminary ground level roost assessment are likely to be affected as a result of the proposals, further surveys will be required in accordance with best practice guidelines. A detailed plan should be included in the supporting information for the ES that shows location of trees and buildings, together with an indication of their potential to support roosting bats, and the results of any additional surveys.

Should bat roosts subsequently be confirmed in any tree or built structure affected, we advise that an assessment of the impacts of the scheme on these roost sites, and proposals to mitigate and/ or compensate for them, are included in the ES. Where possible, it would be expected that important features for bats would be retained and their function for bats protected.

#### *3.2.4. Otter*

The otter is a qualifying feature of the Carmarthen Bay and Estuaries Special Area of Conservation (SAC), which is located around 1.5 kilometres to the north-west of the proposed development site boundary.

Due to the proximity to the SAC, we advise that otter are considered in the context of being a European Protected Species (EPS) as well as a qualifying SAC feature, and the proposal is considered under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations Assessment (HRA)). Further information on protected sites and HRA is provided below in Sections 3.6 and 3.7.

The Phase I habitat plan indicates that both standing and running water are present on site, and a mammal slide or run was discovered on a stream bank within the site during preliminary surveys. We advise that otters are scoped in to the ES.

No survey scope or methodology for otter has been provided. Surveys should include an assessment of the potential presence of otter holts, slides, couches, sprainting sites, foraging habitats and commuting routes, and the potential for habitats to be used as breeding sites, within and in the environs of the proposed development site.

Should further surveys indicate that otter use the development site for breeding, resting, foraging or commuting, we advise that important habitat features are retained where possible and their function for otter protected.

We advise that the impact assessment covers all stages of the proposed development on otters, including the potential for elements of the development to block or impede otter movement and subsequently increase road casualties.

#### *3.2.5. Dormouse*

We hold records of dormice within close proximity to the development site, and note that the SR indicates some dormouse habitat (sections of hedgerow) would need to be removed to facilitate development. Consequently, we advise that dormice are scoped in to the ES.

No scope or methodology of survey for dormice has been provided. We advise that all dormouse surveys should be carried out in accordance with 'The dormouse conservation handbook - Second edition', published by English Nature, 2006.

### *3.2.6. Great Crested Newts*

No scope or methodology of survey for great crested newts has been provided. All ponds within 500m of the proposed site boundary should be identified, and Habitat Suitability Index assessment plus eDNA sampling undertaken, following best practice guidelines. Where works are proposed within 250 metres of any ponds confirmed by surveys to support GCN, population size class surveys will be needed to inform mitigation proposals and licensing. In addition, should GCN be confirmed to be present within the study area, the ES should assess the likely impacts of the proposals on great crested newts and include suitable mitigation measures.

### *3.2.7. Water Vole*

No scope or methodology of survey for water vole has been provided. We advise that the survey for this species considers on-site and adjacent watercourses and the surrounding suitable habitat extending beyond the immediate aquatic environment, noting that water voles may exhibit a fossorial lifestyle.

Results of surveys should inform proposed mitigation measures. Where possible, habitat suitable for supporting water vole should be retained and protected.

### *3.2.8. Impact Assessment*

Should protected species be confirmed, information must be provided identifying the species-specific impacts in the short, medium and long term together with any mitigation and compensation measures proposed to offset the impacts identified.

We advise comprehensive descriptions of the habitats affected are included to support robust conclusions about their significance for the species.

We advise that ES considers significance (both alone and in combination) and where applicable conservation status. In respect of conservation status, we advise consideration be given to the current conservation status of the relevant species at all appropriate spatial scales. The ES must demonstrate that there will be no detriment to maintenance of favourable conservation status (FCS) of the species during construction, operation and, where relevant, decommissioning phases of the scheme.

Where proposals implicate protected species, which are also notified features of designated sites, we advise that the ES considers the impacts on those species from both perspectives.

The ES should set out how the long-term site security of any mitigation or compensation will be assured, including management and monitoring information and long term financial and management responsibility. Where the potential for significant impacts on protected species is identified, we advocate that a Conservation Plan is prepared for the relevant species and included as an Annex to the ES.

## *3.3. EPS Licence*

Where a European Protected Species (EPS) is identified and the development proposal will contravene the legal protection they are afforded, a licence should be sought from NRW. The ES must include consideration of the requirements for a licence and set out how the

works will satisfy the three requirements as set out in the Conservation of Habitats and Species Regulations 2017 (as amended).

Where an EPS is present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- a) It satisfies an appropriate derogation or licencing purposes, which in the case of development is most likely to be preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- b) There is no satisfactory alternative and
- c) The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

These requirements are also translated into planning policy through Planning Policy Wales (PPW) February 2021, section 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The local planning authority will take them into account when considering the ES where an EPS is present.

#### *3.4. Local Biodiversity Interests*

We recommend that the developer consults the Local Planning Authority's (LPA) Ecologist on the scope of the work to ensure that regional and local biodiversity issues are adequately considered, particularly those habitats and species listed in the relevant Local Biodiversity Action Plan and those that are considered important for the conservation of biological diversity in Wales.

We would expect the developer to contact other relevant people/organisations for biological information/ records relevant to the site and its surrounds. These include the relevant Local Records Centre and any local ecological interest groups (e.g. bat groups, mammal groups).

Finally, we advise that where EPS and/or nationally fully protected species are present, the development maintains habitat connectivity across the development site.

#### *3.5. Non-Marine Ornithology*

Due to the habitats present on site, the application has the potential to have impacts on breeding birds, particularly ground nesting birds and barn owl. Further details are provided below.

##### *3.5.1. Breeding Birds*

We recommend that surveys for breeding birds are undertaken. These surveys should be in line with industry best practice (see [Bird Survey Guidelines](#)). Additional, species-specific surveys may also be required and should be informed by the habitat on site as well as the results of any desktop surveys. The methods can be species specific and may require different timings (both during the day/night and seasonally). As we are not in receipt of the full results of a desktop survey so are not able to provide an exhaustive list of the species-specific surveys we would expect to be included within the ES. Due to the large area of grassland present with foraging potential and nearby trees and buildings that could offer

nesting opportunities, the application site also appears suitable to support breeding and foraging barn owls. We recommend that impacts on this species are considered within the ES. Surveys for barn owls should follow [Barn Owl Survey Methodology and Techniques for use in Ecological Assessment | CIEEM](#)

### 3.5.2. *Determining Species Importance*

Determining the importance of species and populations identified from surveys should refer to Wales specific resources and publications where practical. Relevant population estimates can be found in, but no limited too, [Hughes et al. 2020](#) (Wales) and [Woodward et al. 2020](#) (UK/Britain). County Bird Reports, the Welsh Bird Reports, as well as Birds of Wales/Adar Cymru (Pritchard et al. 2021) may also contain relevant information.

### 3.5.3. *Mitigation, compensation, and enhancements*

Details of appropriate mitigation (following the step-wise approach) for any likely significant effects identified should be provided along with appropriate enhancements. In some instances, mitigation may need to take the form of curtailment or redirection of activities during particular times of year. Where buffer distances are required or need to be considered then reference should be made to [Goodship & Furness 2022](#) or alternative published references for species not listed within Goodship & Furness 2022.

## 3.6. *Protected Sites*

As previously stated, the application site lies approximately 1.5km to the east of the Carmarthen Bay and Estuaries SAC, Afon Tywi Site of Special Scientific Interest (SSSI) and is hydrologically linked to these protected sites via minor watercourses, which connect to the Cwm Mill Stream main river. There is therefore an impact pathway to these protected sites. Additionally, the Burry Inlet Special Protection Area (SPA) lies approximately 5.5km to the south west of the site. It regularly supports large numbers of overwintering wildfowl and waders that feed in the saltmarshes and on the intertidal areas. Our comments on marine ornithology are provided below under section 3.6.1.

### 3.6.1. *Marine Ornithology*

Section 5.6.14 of the SR states “A full interpretation of the abundance and distribution of the wintering bird assemblage will be undertaken following survey completion in early March 2025.” We are satisfied with the scope of the wintering bird surveys being conducted however we will need to wait for this information to be submitted to fully understand whether or not there will be impacts to wintering birds. Without this information at this current time we are unable to rule out adverse impacts on the integrity of the SPA.

We are content with glint and glare being scoped out as a standalone chapter and for it instead to be included in the LVIA. If the results from the wintering bird surveys show the area being utilised by wintering wildfowl, we would request impacts to marine bird behaviour be assessed., and this should be included within the list provided in Section 4.2.122.

### 3.6.2. *Benthic Ecology*

Whilst mentioned in Section 5.6.5, for completeness, the Carmarthen Bay and Estuaries SAC should be included in section 4.2.48 ‘Hydrology, Hydrogeology and Flood risk’. We agree with the statement made in section 4.2.48 that this project will not have an adverse

effect on the integrity of any benthic features of the Carmarthen Bay and Estuaries SAC owing to the distance of the development from these sites, despite being hydrologically linked.

### 3.7. Habitats Regulations Assessment (HRA)

Section 5.6.36 of the SR states: “*Considering the distance between the Proposed Development Site and the closest internationally designated site (Carmarthen Bay and Estuaries/ Bae Caerfyrddin ac Aberoedd Special Area of Conservation SAC), and the lack of discernible impact pathways, it is considered that there would be no likely significant effects on SACs from the proposal. Additionally, likely significant effects on qualifying features of the Bae Caerfyrddin/ Carmarthen Bay SPA and Bury Inlet SPA are not anticipated given the lack of functionally linked land within the Site. As a result, no Habitats Regulations Assessment (HRA) would be undertaken.*”

We disagree that a HRA isn't required to be undertaken as part of the application. As advised above, we do not have the complete information to rule out impacts from the scheme on the protected sites, particularly in relation to overwintering birds and otters. This further information is required to adequately consider the potential impacts on the features of the SAC and SPA, and in particular to enable your Authority to carry out a Habitats Regulations Assessment under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC and SPA, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC and SPA site.

### **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

### **Hannah Roberts**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [swplanning@cyfoethnaturiolcymru.gov.uk](mailto:swplanning@cyfoethnaturiolcymru.gov.uk)

Ffôn/Phone: [REDACTED]

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Planning and Environment Decisions Wales

Eich cyfeirnod  
Your reference

DNS CAS-03952-H9R8G4

Sent by email:

Ein cyfeirnod  
Our reference[PEDW.Infrastructure@gov.wales](mailto:PEDW.Infrastructure@gov.wales)Dyddiad  
Date

18 March 2025

Llinell uniongyrchol  
Direct lineEbost  
Email:[Cadwplanning@gov.wales](mailto:Cadwplanning@gov.wales)

Dear Sir / Madam,

**EIA Scoping Consultation - Heolddu Solar Farm REF: DNS CAS-03952-H9R8G4**

Thank you for your letter asking for Cadw's view on the above.

Cadw, as the Welsh Government's historic environment service, has assessed the characteristics of this proposed development and its location within the historic environment. In particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

AdviceInsideRegistered Historic Landscape

HLW (D) 5 Tywi Valley

Within a 5km developer ZTV:Scheduled Monuments

CM004 Castell Llansteffan

CM057 Meini Llwydion Burial Chamber

CM058 Fron Ucha Burial Chamber

CM064 Maen Llwyd Standing Stone

CM122 Pen Celli Standing Stone

CM190 Round Barrow 330m SW of Mynydd-Uchaf  
CM191 Standing Stone NE of Halfway House  
CM277 Limekilns at Penymynydd, Pedair Heol  
CM316 Gwempa Standing Stone

Registered Parks and Gardens:

PGW(Dy)21(CAM) Llechdwnni

Registered Historic Landscape

HLW (D) 9 Taf and Tywi Estuary

Listed Buildings:

9385	Y Plas	II*
9405	Llansteffan Castle	I
27063	Cyncoed, including area railings.	II
27065	Plas-y-Coed	II
27071	Ffynnon Fair	II
27072	Ffynnon Fair House	II
27075	Coach House and Stable Range at Y Plas	II*
27076	Wall and gatepiers to stable court at Y Plas	II
82286	Lime kilns at Penymynydd	II

This advice is given in response to scoping opinion as to the contents of an Environmental Impact Assessment (EIA) that will be submitted in support of an application for the Heolddu Solar Farm.

The request for the scoping opinion is accompanied by a scoping report produced by RPS. This work suggests that there will be no significant effects on the historic environment and therefore proposes to scope Cultural Heritage out of the EIA, although information on this subject will be presented with the application in the form of a desk-based assessment. However, this conclusion is based on incorrect information. Section 4.2.75 of the scoping reports notes that the western (largest) part of the proposed solar farm is inside the registered Tywi Valley landscape of outstanding historic interest, but sections 4.2.84 and 4.2.97 suggest that this is not in a key area of the registered historic landscape as it is not an area that has been characterised. However, it is part of Historic Landscape Character Area 175 Allt Hilltop. The information provided in the scoping report is therefore not sufficient to determine that the proposed development will not have a significant impact on the registered historic landscape.

The scoping report has noted the presence of scheduled monument CM190 Round Barrow 330m SW of Mynydd-Uchaf inside 150m of the boundary of the application boundary but does not provide any assessment of the impact of the proposed development on its setting, apparently relying on the statement given in section 4.2.99 *“it should be noted that no significant effects have been identified in the course of the planning application for the Bryncoch Solar Farm (ref. W/32171), which has an overlap with a large part of the western part of the Site”*, that there will be no significant impact. However, the Cultural Heritage Desk-Based Assessment produced by CGMS submitted with planning application W/32171 concluded that, without mitigation measures, the proposed Bryncoch Solar Farm would have a moderate effect on

scheduled monument CM190, which in EIA terms is significant. Moreover, the current proposed solar farm covers a larger area inside the identified significant views from the scheduled monument and therefore it is likely that it will have a greater impact on its setting. Consequently, the proposed development is likely to have a significant impact on the setting of scheduled monument CM190.

For the reasons set out above it is our conclusion that, without appropriate mitigation measures, the proposed development will have a significant effect on the setting of scheduled monument CM190 and that the direct impact on the registered Tywi Valley landscape of outstanding historic interest has not been properly considered and could be a significant effect. Consequently, we do not agree with the scoping report that Cultural Heritage can be “scoped out” of the EIA and it should therefore be included.

The scoping report includes details of a historic environment desk-based assessment that will include an assessment of the impact of the proposed development on the setting of designated historic assets. We agree with the proposed methodologies proposed for this assessment: However, in order to fully consider the proposed development on the Cultural Heritage an assessment of the significance of the impact of development on historic landscape (ASIDOHL) will be required. This work should be prepared following the methodology contained in the Welsh Government document “Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process”. The historic landscape character areas that will need to be included in the ASIDOHL should be agreed with Cadw before the detailed assessment is carried out.

Yours sincerely

Nichola Smith  
Historic Environment Branch



Ref: DNS CAS-03952-H9R8G4

Marloes Holtkamp  
Planning Officer  
Planning and Environment Decisions Wales  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

By Email: [PEDW.Infrastructure@gov.wales](mailto:PEDW.Infrastructure@gov.wales)

27<sup>th</sup> of March 2025.

Dear Marloes Holtkamp,

**Re: Scoping Direction Consultation Response – DNS CAS-03952-H9R8G4 – Proposed Heolddu Solar Farm, Land at Maes Mawr and Treforris Fawr Farm, Ferryside, Carmarthenshire, SA17 5YD.**

In reference to the recent e-mail from PEDW consulting the Department on the above Scoping Direction request, the Department offers the following response for your consideration regarding agricultural land quality and the use of soil resources.

For the Department, the key issues likely to be significantly affected by the development are:

- Best and Most Versatile (BMV) agricultural land.
- Maintaining soil services and functions.

### **1. Agricultural Land Classification (ALC) – Information and Advice:**

The Department can confirm that we do not hold any previous ALC field survey information for the proposed sites. The Predictive ALC Map<sup>1</sup> notes that the site contains mostly Subgrade 3a (BMV) agricultural land with small areas of Subgrade 3b agricultural land within the proposed red-line boundary.

As per published Departmental Guidance<sup>2</sup>, if BMV is identified on the Predictive Map, a detailed ALC field survey is required to confirm the grades and their distribution. The Department notes in Chapter 7 of the Scoping Report that an ALC survey has been

<sup>1</sup> <https://www.gov.wales/agricultural-land-classification-predictive-map>

<sup>2</sup> <https://www.gov.wales/agricultural-land-classification-predictive-map-guidance>

undertaken of the proposed site with the grading map and areas of grades noted in Figure 7.1 and Table 7.1, respectively.

However, the full ALC survey report and finding have not been included in scoping consultation to enable the Department to validate the survey findings. The Department therefore at this stage cannot confirm the grading or the validity of the ALC survey report.

The Department would be available to validate the ALC survey report for the applicant or PEDW if requested. If the ALC survey report, including full auger boring schedule and soil pit descriptions, could be sent to [LQAS@gov.wales](mailto:LQAS@gov.wales) the Department would aim to validate within 8 weeks.

Should any party refuse or neglect to commission an ALC survey, **or** the survey is not accepted by the Welsh Government, the Predictive ALC Map Grade should be accepted by the determining authority as the best available information (majority ALC Subgrade 3a – BMV).

## **2. Best and Most Versatile (BMV) agricultural land policy.**

BMV agricultural land will be a matter for consideration in this development, and policy will apply. The Department expects the applicant to provide clear evidence of how PPW paragraph 3.58 and 3.59 has been addressed in:

- i. how '*considerable weight*' is given to protecting BMV land from development.
- ii. demonstrating an '*overriding need*' if BMV land needs to be developed, and
- iii. clear application of the sequential test approach.

The Department would also highlight the policy clarification in the DCPO letter of 1<sup>st</sup> March 2022 regarding '*BMV agricultural land and solar PV arrays*'.

It is highly probable that site will contain a significant area of BMV agricultural land. The ALC survey should be validated to confirm the grades, areas and distribution of grades in order to inform and be considered as part of the EIA assessment.

The department does not agree with the statement in section 5.5.6 of the Scoping report that a president is set on site to develop BMV agricultural land. All applications have to be considered on their own merits and current policy and guidance at time of determination.

**BMV agricultural land must be scoped into the assessment.**

## **3. Policy Context:**

The Department considers the policies and guidance below are also applicable to this development: -

- Technical Advice Note (TAN)6<sup>3</sup>

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<sup>3</sup> <https://www.gov.wales/technical-advice-note-tan-6-planning-sustainable-rural-communities>

- Paragraph 3.58 and 3.59 of Planning Policy Wales (PPW)<sup>4</sup>.
- Paragraph 6.4.3 (bullet 4) of PPW
- Policy 9 of the National Development Framework (NDF) – Future Wales<sup>5</sup>
- Policy 17 of NDF Future Wales - states '*all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment*'.
- Policy 18(11) of NDF Future Wales – sets out the requirement for '*...acceptable provisions relating to the decommissioning of the development at the end of its lifetime, including the removal of infrastructure and effective restoration*'.
- Dear CPO letter – '*BMV agricultural land and solar PV arrays*' – 1<sup>st</sup> March 2022<sup>6</sup>
- IEMA 'A New Perspective on Land and Soil in Environmental Impact Assessment' (2022). For clarification, the department disagrees with section 5.7.11 of the Scoping Report. The IEMA guidance notes **all** BMV agricultural land (ALC Grades 1,2 **and** 3a) in Wales is considered '**Very High**' sensitivity – see copy of Table 2 of IEMA guidance in Annex 1.

#### **4. Baseline information:**

The location and extent of soils on site and their physical characteristics would be beneficial to assess potential impacts and inform decisions on infrastructure siting and decommissioning, restoration and beneficial after use of the site. The volumes of soil units that will be excavated for any on site infrastructure should be clear and based on survey evidence (this may be derived from the ALC survey information in part).

#### **5. Infrastructure and potential impacts on soil functions (installation and decommissioning).**

The type, location and level of infrastructure proposed as part of the development will need to be fully detailed for the assessment. The Assessment should include detailed information on the total number, depth and spacing of piles installed; the extent of cable trenching and if any imported fill materials used (e.g. cement bound sand), track extent type and location, inverter pads number and locations and areas for construction compounds, etc.

The assessment will need to provide detailed information on the methodology for the installation and decommissioning of the infrastructure and, considering the soils on site, how any likely impacts have been assessed and avoided.

The Department disagrees with the statements made in section 4.2.17 to 4.2.20 of the Scoping Report.

- The development is long term and generational.

<sup>4</sup> <https://www.gov.wales/planning-policy-wales>

<sup>5</sup> <https://www.gov.wales/future-wales-national-plan-2040-0>

<sup>6</sup> <https://www.gov.wales/best-and-most-versatile-agricultural-land-and-solar-pv-arrays>

- The Department is not aware of any solar PV development on agricultural land that have been decommissioned – impacts to soil functions and services are unknown.
- The Department does not accept the broad statements (4.2.18 and 4.2.19) that solar development improve the ‘quality of land.’ A recently published study by Lancaster University<sup>7</sup> of 32 solar developments in England & Wales does not support this conclusion. The report considers that solar PV developments can have negative impacts on plant cover and biomass, Soil Organic Carbon (SOC) and soil compaction.

## **6. Soil Management Scheme (SMS).**

Mineral, organo-mineral and peat soils are finite and provide crucial ecosystem services and functions to Wales such as food production, water regulation, carbon storage, and biological functioning. A soil management scheme should be prepared by the applicant, informed by the baseline ALC report and soil resources and physical characteristics, and be considered as part of the ES process.

The SMS should be a clear scheme and programme setting out how all soils and their function will be conserved and reinstated and that can be confidently conditioned against.

The SMS should be presented in sufficient detail for the determining authority and statutory consultees to form a judgement as to its feasibility, and should include: -

- Soil stripping programme - volumes and types of soils affected.
- Soil handling techniques and procedure.
- Size, location, construction, management, and period of soil storage dumps.
- Proposed after use and restoration programme, including techniques and aftercare programme.

**The Department considers that soils, soil functions and land should be scoped into the assessment.**

The advice expressed does not bind any other part of Welsh Government commenting on the proposal. I trust the above comments are clear and unambiguous.

Yours sincerely

Arwel Williams  
Soil, Peatland & Agricultural Land Use Planning  
Welsh Government  
Department for Climate Change & Rural Affairs  
Landscapes, Nature & Forestry Division  
[LQAS@gov.wales](mailto:LQAS@gov.wales)

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<sup>7</sup> <https://iopscience.iop.org/article/10.1088/1748-9326/ada45b/pdf>

## Annex 1.

Extract of Table 2 from IEMA Guide: A New Perspective on Land and Soil in Environmental Impact Assessment (2022)<sup>8</sup> [Emphasis added].

Table 2: Guidance on Proposed Receptor Sensitivity and Typical Soil Resource/Functions Descriptions (Developed from Table 3.11 in DMRB LA109)

Receptor Sensitivity (in-situ soils)	Soil Resource and Soil Functions
Very High	<p><b>Biomass production:</b> ALC Grades 1 &amp; 2 or LCA Classes 1 &amp; 2 (for Wales all BMV (Grade 1, 2 and 3a) is considered Very High*)</p> <p><b>Ecological habitat, soil biodiversity and platform for landscape:</b> Soils supporting protected features within a European site (e.g., SAC, SPA, Ramsar); Peat soils; Soils supporting a National Park, or Ancient Woodland</p> <p><b>Soil carbon:</b> Peat soils Soils with potential for ecological/landscape restoration</p> <p><b>Soil hydrology:</b> Very important catchment pathway** for water flows and flood risk management</p> <p><b>Archaeology, Cultural heritage, Community benefits and Geodiversity:</b> SAMs and adjacent areas; World Heritage and European designated sites; Soils with known archaeological interest; Soils supporting community/recreational/educational access to land covered by National Park designation</p> <p><b>Source of materials:</b> Important surface mineral reserves that would be sterilised (i.e., without future access)</p>
High	<p><b>Biomass production:</b> ALC Grade 3a (for Wales all BMV is considered as Very high*), or LCA Grade 3.1</p> <p><b>Ecological habitat, soil biodiversity and platform for landscape:</b> Soils supporting protected features within a UK designated site (e.g., UNESCO Geoparks, SSSI or AONB, Special Landscape Area, and Geological Conservation Review sites); Native Forest and woodland soils; Unaltered soils supporting semi-natural vegetation (including UKBAP Priority habitats or Section 6 habitats in Wales)</p> <p><b>Soil carbon:</b> Organo-mineral soils (e.g., peaty soils)</p> <p><b>Soil hydrology:</b> Important catchment pathway** for water flows and flood risk management</p> <p><b>Archaeology, Cultural heritage, Community benefits and Geodiversity:</b> Soils with probable but as yet unproven (prior to being revealed by construction) archaeological interest; Historic parks and gardens; RIGS; Soils supporting community/recreational/educational access to RIGS and AONBs</p> <p><b>Source of materials:</b> Surface mineral reserves that would be sterilised (i.e. without future access)</p>
Medium	<p><b>Biomass production:</b> ALC Grade 3b or LCA Grade 3.2</p> <p><b>Ecological habitat, soil biodiversity and platform for landscape:</b> Soils supporting protected or valued features within non-statutory designated sites (e.g. Local Nature Reserves (LNR), Local Geological Sites (LGSs), Sites of Nature Conservation Importance (SNCIs), Special Landscape Areas; Non-Native Forest and woodland soils</p> <p><b>Soil carbon:</b> Mineral soils</p> <p><b>Soil hydrology:</b> Important minor catchment pathway** for water flows and flood risk management</p> <p><b>Archaeology, Cultural heritage, Community benefits and Geodiversity:</b> Soils with possible but as yet unproven (prior to being revealed by construction) archaeological interest; Soils supporting community/recreational/educational access to land</p> <p><b>Source of materials:</b> surface mineral reserves that would remain accessible for extraction</p>

<sup>8</sup> [https://www.iema.net/media/3xejdu0u/2022-iema\\_land\\_and\\_soils\\_guidance.pdf](https://www.iema.net/media/3xejdu0u/2022-iema_land_and_soils_guidance.pdf)

**From:** NSIP Applications <[NSIP.Applications@hse.gov.uk](mailto:NSIP.Applications@hse.gov.uk)>

**Sent:** 18 February 2025 14:05

**To:** PEDW – Seilwaith / Infrastructure <[PEDW.Infrastructure@gov.wales](mailto:PEDW.Infrastructure@gov.wales)>; Holtkamp, Marloes (CSI - Planning & Environment Decisions Wales)

**Cc:** NSIP Applications <[NSIP.Applications@hse.gov.uk](mailto:NSIP.Applications@hse.gov.uk)>

**Subject:** DNS CAS-03952-H9R8G4 - Heolddu Solar Farm - EIA Scoping Consultation - HSE response

Good afternoon,

Thank you for your email dated 14 February 2025 consulting HSE on the EIA Scoping Consultation for the proposed Heolddu Solar Farm development of National Significance (DNS).

Please find HSE's advice below.

**HSE Land Use Planning advice:**

1. With reference to the proposed redlined **Planning Application Boundary** shown on **Site Location Plan (Drawing Number: SP-01, Revision: 03, First Issued: 17.12.2024.)** [<https://planningcasework.service.gov.wales/case> **Reference: DNS CAS-03952-H9R8G4 - Heolddu Solar Farm. Appendix 1.1 Proposed Site Location Plan**] the proposed project does not fall within the consultation distances of any Major Hazard Installation(s) or Major Accident Hazard Pipeline(s).
2. Please note if at any time a new Major Accident Hazard Pipeline is introduced or existing Pipeline modified prior to the determination of a future application, then the HSE reserves the right to revise its advice.
3. Likewise, if prior to the determination of a future application, a Hazardous Substances Consent is granted for a new Major Hazard Installation or a Hazardous Substances Consent is varied for an existing Major Hazard Installation in the vicinity of the proposed development, again the HSE reserves the right to revise its advice.

**Would Hazardous Substances Consent be needed?**

4. The presence of hazardous substances on, over or under land at or above set threshold quantities (Controlled Quantities) may require Hazardous Substances Consent (HSC) under the Planning (Hazardous Substances) Act 1990 as amended. The substances, alone or when aggregated with others, for which HSC is required, and the associated Controlled Quantities, are set out in The Planning (Hazardous Substances) Regulations 2015.

5. Hazardous Substances Consent would be required if the proposed development site is intending to store or use any of the Named Hazardous Substances or Categories of Substances and Preparations at or above the controlled quantities set out in schedule 1 of these Regulations.
6. Further information on HSC should be sought from the relevant Hazardous Substances Authority.

### **Explosives sites**

HSE has no comment to make on the proposed project as there are no HSE Licenced explosives sites in the vicinity of the development.

Please send any future correspondence to [nsip.applications@hse.gov.uk](mailto:nsip.applications@hse.gov.uk)

Kind regards

Agata Janicka

On behalf of the NSIP Team

**Agata Janicka | Business Support Team**

Health and Safety Executive | CEMHD - DBST

[nsip.applications@hse.gov.uk](mailto:nsip.applications@hse.gov.uk)





Gwasanaeth Tân ac Achub  
Canolbarth a Gorllewin Cymru

Mid and West Wales  
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

**R.S. Thomas** *KFSM BA(Hons) MSc*

Y Pencadlys, Heol Llwyn Pisgwydd,  
Caerfyrddin, Sir Gâr, SA31 1SP

post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,  
Carmarthen, Carmarthenshire, SA31 1SP

mail@mawwfire.gov.uk | mawwfire.gov.uk

**0370 60 60 699**

PEDW  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

**FAO: Marloes Holtkamp**

*Gofynner am/  
Please ask for:*  
*Rhif Est/Extn.  
No.*

*E-bost/E-mail:*

*Fy Nghyf/My  
Ref:*

*Dyddiad/Date:*

Station Manager Will Bowen

██████████  
bregs@mawwfire.gov.uk

WB/KDT/00356303

27<sup>th</sup> February 2025

Dear Sir,

## THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**RE: Proposed Development of a Solar Farm, Including Associated Ancillary Infrastructure and Development, Temporary Laydown Areas and Landscape and Environmental Enhancements at Maes Mawr and Treforris Fawr Farm, Ferryside, Carmarthenshire, SA17 5YD**

**APPLICATION NUMBER: DNS CAS-03952-H9R8G4**

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development (delete as appropriate):

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.


The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>  
<https://www.ukfrs.com/index.php/promos/16847>

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg  
- byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich  
dewis iaith heb oedi.

Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English -  
we will respond equally to both and will reply in your  
language of choice without delay.

We welcome calls in Welsh and English.

 100% wedi'i ailgylchu | recycled

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I ddarparu'r Gwasanaeth gorau posibl i  
gymunedau canolbarth a gorllewin Cymru.

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the communities of mid and west Wales.

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Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Yours faithfully



Station Manager W Bowen  
Authorised Fire Safety Inspector  
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

## MID AND WEST WALES FIRE AND RESCUE SERVICE

### Advice on Water Supplies

#### 1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

#### *Access to Open Water Supplies*

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

#### 1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

#### 1.2. TRANSPORTATION

##### *Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations*

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

#### 1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

##### *Light Industrial/Commercial*

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

### ***High Risk Industrial***

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

### **1.4. SHOPPING, OFFICES, RECREATION AND TOURISM**

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

### **1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES**

#### ***Village Halls***

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

#### ***Primary Schools and Single Storey Health Centres***

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

#### ***Secondary Schools, Colleges, Large Health and Community Facilities***

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

## **1.6. DISTANCES BETWEEN FIRE HYDRANTS**

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

## **1.7. CONCLUSION**

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

**From:** ORC <ORC@dwrcymru.com>

**Sent:** 24 April 2025 14:48

**To:** PEDW – Seilwaith / Infrastructure <pedw.infrastructure@gov.wales>

**Subject:** FW: EIA Scoping Consultation - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm

Hi Marloes

Please see the below response.

Thanks

Regards,

Katie Perman

TechOps Support

**TechOps Service Team**

Operations Services

Mobile: [REDACTED]



Please click [here](#) for the most up to date versions of our company **PT IMS forms**

**From:** Paul Bell [REDACTED]

**Sent:** 24 April 2025 14:47

**To:** ORC <[ORC@dwrcymru.com](mailto:ORC@dwrcymru.com)>

**Subject:** RE: EIA Scoping Consultation - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm

Hi ORC,

I do not believe this development will impact on our Telemetry services in the area.

Please can you close the job

Regards,

Paul

**Paul Bell | Regional O&M Manager**  
**Operational Technology Operations**

[REDACTED]

For OT support – contact the [ORC](#) on 0303 313 0103

For OT news – visit our [OT Shop Window Yammer Community](#)



**From:** ORC <[ORC@dwrcymru.com](mailto:ORC@dwrcymru.com)>

**Sent:** 14 February 2025 14:52

**To:** Paul Bell [REDACTED]

**Subject:** FW: EIA Scoping Consultation - DNS CAS-03952-H9R8G4 - Heolddu Solar Farm

Hi Paul

Please review the attached and advise

Job ref HA190413.

Regards,

Katie Perman

TechOps Support

**TechOps Service Team**

Operations Services

Mobile: [REDACTED]



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