

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
LOCAL DEVELOPMENT PLAN (2011-2026)



**EXAMINATION IN PUBLIC:**  
**Matter 7: Environment & Resources**



**Action Point 10**

*The Council to revise Policy RE1, to clarify that the first criterion relates to proposals within the refined SSAs; with the rest of the criteria relating to proposals outside the refined SSA boundaries. The approach to assessing proposals within the 5km buffer zone of SSAs should also be clarified.*

**Council's Response**

In regard to Policy RE1, to ensure that the policy is reasonable, appropriate and fully consistent with national guidance, the Council has previously proposed a number of amendments both at Focussed Change stage<sup>1</sup> and more recently following consideration of the representations received<sup>2</sup>.

In light of the Action Point issued following the Hearing Session held on Thursday 16<sup>th</sup> April, the Council has taken the opportunity to consider further the structure and content of the policy as a whole. The revised draft seeks to provide further clarity in respect of (1) the fact that the locally refined SSAs are considered by the Council to be the most appropriate locations within the County Borough for large scale wind energy developments; and (2) how proposals of any size outside the boundaries of the refined SSAs (including those within the 5km buffer zone) will be assessed, indicating that such proposals may be acceptable subject to amenity and impact criteria.

If deemed acceptable and appropriate by the Inspectors, the Council would propose the following revision to the policy to be addressed via Matters Arising Changes:

**Policy RE1 (Criteria for the Assessment of Renewable and Low Carbon Energy Development) - amend to read:**

See overleaf.

<sup>1</sup> FC23 and FC26: Schedule of Proposed Focussed Changes - Document Ref: SD20.

<sup>2</sup> Paragraph 2.4.7.6 Observations on the Focussed Change Representations - Document Ref: ED008.

## *Policy RE1*

### *Criteria for the Assessment of Renewable and Low Carbon Energy Development*

*Proposals for renewable and low carbon energy development will only be permitted subject to the following criteria:*

- 1. Large scale wind farm developments (>25MW) will be expected to be located within the boundaries of the refined Strategic Search Areas. Proposals for wind farms of any size outside these refined areas will only be permitted where it is demonstrated that there will be no unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure.*
- 2. Small scale community-based wind farm developments (<5MW) will be required to demonstrate that impacts are confined to the local scale.*
- 3. All renewable energy or low carbon energy development proposals will be required to demonstrate that:*
  - a. Measures have been taken to minimise impacts on visual amenity and the natural environment;*
  - b. There will be no unacceptable impacts on residential amenity;*
  - c. The development will not compromise highway safety;*
  - d. The development would not interfere with radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services communications; and*
  - e. There are satisfactory proposals in place for site restoration as appropriate.*