

# Collaborative Benefits Report

**Development of National Significance  
Pre-Application Consultation**

## **Alaw Môn Solar Farm**

Land west of the B5112, 415m south of Llyn Alaw, 500m east of Llantrisant and 1.5km west of Llannerch-y-Medd, Anglesey

**October 2023**





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# 1. INTRODUCTION

- 1.1. Pegasus Group has been appointed by Wylfa Green Ltd (herein referred to as "the applicant") to prepare a Collaborative Benefits Report for a renewable energy scheme comprising ground mounted solar and ancillary battery storage facility on land approximately 1.5km land on the west of the B5112 and is located 415 m to the south of Llyn Alaw, 500m to the east of the small hamlet of Llantrisant, and 1.5 km to the west of the village of Llannerch-y-Medd.

## Purpose of a Collaborative Benefits Report

- 1.2. Welsh Government planning and energy policy seeks to ensure that large scale renewable energy generation delivers benefits at the local level alongside the considerable benefits delivered in respect of climate change.
- 1.3. Policy 17 of Future Wales (February 2021) requires applicants to describe the net benefits a proposed development will bring in terms of social, economic, environmental and cultural improvements to local communities, and the policy statement titled 'Local ownership of energy generation in Wales – benefitting Wales today and for future generations' (February 2020) seeks to retain value in Wales from these types of development. The policy statement is the culmination of the Welsh Government's work to create greater local and national economic benefits from investment in energy projects, with Section 1 of the policy statement stating that with technological advances and increased leadership, *"...we can create an energy system to retain much more of the economic value for Wales"*.
- 1.4. The Welsh Government views a Collaborative Benefits Report as a practical tool to improve transparency throughout the development process and increase the participation of all stakeholders. The Collaborative Benefits Report should detail the engagement journey and include a record of dialogue on local and shared ownership. Welsh Government guidance on Local Ownership indicates that the Collaborative Benefits Report should be submitted as evidence of good practice and local support, alongside the main planning application documents. This is line with the requirement of Planning Policy Wales (PPW) for applications to demonstrate the full benefits of development.
- 1.5. The Collaborative Benefits Report therefore demonstrates the social, economic, environmental and cultural benefits that the proposed development could deliver – benefits that should be weighed in the planning balance. It also provides an overview of the engagement that has taken place (and its outcomes) with local communities.
- 1.6. Given that ownership is not a material consideration in planning decisions, the report seeks to demonstrate the overall collaborative benefits the project can provide. The evidence and information contained in this report is intended to provide PEDW with the comfort that the proposed collaborative benefits are realistic, securable and deliverable.



## 2. DEVELOPMENT PROPOSAL

2.1. The application proposal relates to the construction, operation, maintenance and decommissioning of a ground mounted solar power and battery storage facility. An operational lifespan of 40 years is sought after which the development would be decommissioned. Individual elements of the proposed development are shown on the accompanying Planning Application Drawings.

2.2. The proposed development can be split into five key components, these are:

- Ground Mounted Solar Arrays
- Battery Energy Storage System
- Client Substation
- Cable Route and Point of Connection to the National Grid via Wylfa substation.
- Landscape & Biodiversity Mitigation & Enhancements Proposals

### **Design Flexibility**

2.3. The proposed development has employed a 'maximum design scenario' approach which reflects the Rochdale Envelope approach.

2.4. The Rochdale Envelope is employed where the nature of the proposed development means that some details of the whole project have not been confirmed and flexibility is sought to address uncertainty. It provides a 'maximum design' scenario approach to the impact of a project and allows for a broad definition of the project to be framed within a number of set parameters. This approach allows for a project to be assessed on the basis of maximum project design parameters in order to provide flexibility, while ensuring all potentially significant effects (positive or adverse) are assessed within the planning application. The need for flexibility in design, layout and technology is required to address uncertainties inherent to the development. This is very pertinent to solar development due to the rapid pace of change in module technology and commercial availability. As technology advances, it is possible that modules could become more efficient which would result in a potential reduction in total module area required to deliver the same amount of generation. This in turn could require the micro-siting of ancillary equipment to reflect such changes, i.e., the final locations of cabling and inverters. Accordingly, a final build plan would be submitted to the Local Planning Authority as part of a pre-commencement condition. The final build plan would demonstrate how the final 'as-built' design remains within the parameters of the forthcoming DNS application submission. This approach is consistent with good practice applied at other recently permitted DNS energy schemes.

2.5. Flexibility is also required for the cable route; the layout shows the Development will connect to the electricity grid via the National Grid Substation at Wylfa Nuclear Power Station. It is considered that the connection will be provided by underground cabling located within the adopted highway.



## **Ground Mounted Solar PV Arrays**

- 2.6. The design principles of the solar modules are:
- Photovoltaic (PV) arrays , which would be a maximum of 3m in height about existing ground levels.
  - A number of inverter and transformer block at various locations around the arrays.
  - Boundary fencing (e.g deer/stock fencing).
  - A CCTV system, pole mounted, located at strategic points around the Site.
  - Storage container(s) for spare parts etc.
  - Relevant communications and monitoring equipment.
  - Provision of permeable internal access tracks and improvement of existing vehicular accesses for the construction, operation and decommissioning phases of the development.
- 2.7. The solar PV modules would convert solar irradiance into Direct Current (DC) electricity. The proposed PV panels may also be bifacial (such that they will collect light both on the front and the rear sides of the panel as it captures sunlight reflected from the grass surface under the solar framework).
- 2.8. The PV modules would be mounted on south facing galvanised steel and anodised aluminium metal racks. The racks will be laid out in multiple parallel rows running east to west across the various field enclosures. The framework and arrays would be static. The posts supporting the framework would be pushed into the ground to a suitable depth based on site ground conditions. The framework is designed to hold panels secure in high winds and will be designed according to the relevant codes and standards. The solar panels are of a 'fixed' design. This means that the supporting metal framework is installed at 15° to 30° from horizontal having a maximum height of 3 m above existing ground levels in long linear rows running from east-west. The panels face south. The installed angle (°) is dependent on the existing ground topography and spacing between solar rows.
- 2.9. Land between and beneath the panels would be used for biodiversity enhancements and/or seasonal sheep grazing. This is discussed in detail below.
- 2.10. The arrays would be set within a 2.0m high security fence. Cables linking the rows of panels will be buried in the ground within trenches, typically up to 1.2m in depth.
- 2.11. Internal access tracks is required, which involves the laying of permeable aggregate.

## **Battery Energy Storage System**

- 2.12. The battery energy storage system consists of containerised battery units that can store energy and are able to release or absorb energy from the power network. Being able to absorb and release energy, the battery energy storage system at the proposed development can be used to contribute towards the frequency balancing services, where the power is being generated or absorbed statically or dynamically depending on the system frequency.



When there is not enough power, batteries are discharged to balance under frequency preventing black and brown outs. To balance over frequency batteries are charged to prevent dangerous spikes across electricity infrastructure.

2.13. Under normal working conditions, the battery energy storage system would be unmanned. Visual checks will be undertaken during maintenance visits to the proposed development.

2.14. The equipment and infrastructure to be installed at the battery energy storage system include:

- Battery storage system contained within a 2.4m high gated compound
- 40No. battery containers measuring 12.2m by 2.4m and a height of 2.9m
- The battery containers could be dark green or similar in colour
- Retaining wall
- Internal access tracks
- Vehicular parking
- Transformers and inverters
- The battery compound will be surfaced with chippings.

2.15. Earthworks would be required to create two platforms for the battery compound.

#### **Client Substation Compound**

2.16. A new client substation compound will be required for the proposed development, and this will be positioned next to the battery energy storage system. The function of the substation will be to take power from the solar arrays, and this would then run within an underground cable to the point of connection at Wylfa. Whilst external lighting will be installed at the substation for emergency work during hours of darkness, the substation will not normally be lit.

2.17. The main design principles of the substation compound are: -

- Client substation located within a secure 3m high gated compound
- LV control room, switch rooms & 132kv Relay Room
- Earthing Transformer, Transformer bund, High level connectors; circuit breaker, low level disconnectors; and anchor blocks
- Car parking.
- Access Road
- Maintenance strip
- Emergency lighting and CCTV

- 2.18. As with the battery energy storage system, the substation compound will require cut and fill earthworks profiling to create a level surface.

#### **Cable Route and Point of Connection**

- 2.19. The Development will connect to the electricity network via the National Grid Substation at Wylfa Nuclear Power Station. Connection will be provided by underground cabling located within the existing adopted highway. A separate licence under the New Roads and Street Works Act will be secured at the appropriate time, and prior to construction, to allow the Applicant to carry out road excavations in the highway.

- 2.20. The underground cabling located within the adopted highway of local roads and will not affect vegetated areas (with the exception of three short and very narrow sections of verge that will be slightly widened on the road between B5112 and Chwaen Bach, to allow for slightly wider passing places).

#### **Landscape & Biodiversity Mitigation & Enhancements Proposals**

- 2.21. Measures have been specifically designed to enhance habitats after intensive grazing and provide a gain in biodiversity at the site post-development.

- 2.22. Green infrastructure provision delivered as part of the proposed development will include: –

- 6.21 ha of new woodland planting,
- 1.69 ha of new native scrub planting,
- 6.85 ha of meadow grassland,
- 52.59 ha Grassland around the perimeter develop a taller sward, with some tussocks allowed to develop,
- 4,304 m of additional hedgerow (both infilling gaps and new sections of hedgerow),
- 14 (0.23ha) of new ponds and wetland/marginal vegetation.
- Existing grassland will be retained within the solar PV arrays.

- 2.23. Habitat conservation, creation and enhancement measures are proposed across the entire application site in order to increase the extent and quality of habitat along key corridors within and through the application site, notably for specific landscape management areas have been introduced to the scheme. These are discussed in detail within chapter 6 of this statement.

#### **Decommissioning**

- 2.24. After a 40 year period the proposal would be decommissioned with all electricity generating equipment and built structures associated with the proposed development removed from the application site and the land returned to agricultural use.

### 3. PROJECT BENEFITS

- 3.1. This Chapter provides a summary of the projected benefits the proposed development will deliver.

#### **Legacy Community Benefits**

- 3.2. As part of the legacy community benefits associated with the application proposal, the applicant is proposing a legacy community benefit fund, that would be paid annually for the lifetime of the development. Depending on the structure of the legacy community benefit fund, the annual payment based on a 160MW Solar Farm would be approximately £32,000.00 per annum, this would equate to approximately £1,280,000.00 over the lifetime of the project. Typically, the first payment is made upon the solar energisation of the development.

#### **Carbon Saving & Energy Generation**

- 3.3. The Committee on Climate Change (CCC) published a report in May 2019, titled 'Net Zero – The UK's contribution to stopping global warming'. The report responded to a request from the Government to reassess the UK's long-term emissions targets and recommended a new emissions target for Wales: a 95% reduction in greenhouse gases by 2050, from a 1990 baseline. The target had previously been an 80% reduction, as set out in The Environment (Wales) Act 2016.
- 3.4. In April 2019, the Welsh Government declared a climate emergency and in June 2019 accepted the CCC's recommendation for a new emissions target but set a more ambitious target of net zero emissions no later than 2050. In March 2021, new legislation came into force in Wales, amending the 2050 emissions target and the interim emissions targets. As well as amending the 2050 emissions target to net zero, the 2030 target was increased from 45% to 63% below the 1990 baseline, and the 2040 target was increased from 67% to 89% below the 1990 baseline.
- 3.5. The latest Climate Change Committee Progress Report covering Reducing Emission in Wales, published in June 2023, identifies how Welsh greenhouse gas emissions have been falling slowly since 1990 and fell to an average of 28% below 1990 levels during the First Carbon Budget period (2016- 2020). Wales has therefore met its First Carbon Budget, which requires a 23% reduction. Emissions in 2020 were 34 MtCO<sub>2e</sub>, which is 39% lower than 1990 levels and so Wales has also achieved its 2020 interim target of a 27% reduction.
- 3.6. The Progress Report notes *"While the First Carbon Budget (2016-2020) has been achieved, Wales is not yet on track to meet its targets for the second half of this decade and beyond"*. It goes on to state *"Wales must now accelerate action to ensure it is on-track to meet its future carbon budgets and the Net Zero target."*





- 3.7. The proposed development is zero carbon and will provide carbon free energy for approximately 33,935<sup>1</sup> homes each year and offset around 58,700<sup>2</sup> tonnes of carbon emission each year.
- 3.8. Welsh energy policy acknowledges that renewable energy development is a key contributor to the net zero targets. Specifically, Prosperity for All: A Low Carbon Wales and its update Net Zero Wales seek to accelerate renewable energy generation in order to cut emissions.

### **Planning Obligations**

- 3.9. Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site specific impact of unacceptable development to make it acceptable in planning terms. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The legal tests for when planning obligations can be used are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010. The tests are:
- necessary to make the development acceptable in planning terms
  - directly related to the development
  - fairly and reasonably related in scale and kind to the development
- 3.10. The Applicant is not aware of any planning obligations requirements to make the development acceptable in planning terms.

### **Ecological Enhancement**

- 3.11. The Environment (Wales) Act 2016, the Well-Being of Future Generations Act (Wales) 2015, and the Chief Planner's letter (30th December 2022) frame biodiversity with respect to its contribution to achieving "ecosystem resilience". The Environment (Wales) Act 2016 Section 6 duty is referenced throughout the national planning policy guidance, PPW, which states *'Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.'*
- 3.12. National Resource Wales is developing a framework for evaluating ecosystem resilience based on five attributes and properties specified in the Environment (Wales) Act 2016. This is referred to as 'DECCA: Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience.

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<sup>1</sup> Equivalent homes supplied is calculated using BEIS's "Temperature corrected – Average consumption (kWh)" figure of 3,954kWh per household for the year 2020 as set out in "[Table C9 of the ECUK 2021: Consumption data table](#)" published by DUKES in September 2021

<sup>2</sup> Tonnes CO2 displaced from fossil fuel sources is calculated using BEIS's "Tonnes of CO2 per GWh supplied" figure of 440 tonnes CO2 per GWh for all non-renewable fuels for the year 2020 as set out in "[Table 5.14 Estimated carbon dioxide emissions from electricity supplied](#)" published by DUKES in July 2021

- 3.13. NRW works to the definition of ecosystem resilience published *in its State of Natural Resources Report in 2020*, which is: ‘An environment that can respond to pressures by *resisting, recovering or adapting to change; and is able to continue to provide natural resources and benefits to people.*’ *When assessing planning applications, PPW instructs planning authorities to take account of and promote the resilience of ecosystems, in particular the five attributes of ecosystem resilience.*
- 3.14. Chapter 8 of the draft Environmental Statement lists the attributes have been considered in in the Development’s layout design and the landscape strategy. A summary of the DECCA attributes (from CIEEM, 2022) is set out below, together with a summary of how each attribute has been considered and achieved in the Development’s design.

DECCA attributes	How this has been achieved within the Development’s design
<p>Diversity: maintaining and enhancing diversity at every scale, including genetic, structural, habitat and between-habitat levels. This supports the complexity of ecosystem functions and interactions that deliver services and benefits.</p>	<p>The fields within the Site support heavily-grazed improved grassland or species-poor semi-improved grassland. This grassland will be retained within the solar PV arrays, other areas of the Site will be protected and enhanced through the Development’s landscape strategy.</p> <p>Existing ecological features (hedgerows, woodland, wetland habitat and scrub) within the Site have been retained and incorporated into the design of the Development.</p> <p>New habitats will be created (woodland, grassland, scrub, and ponds) throughout the Site, around the proposed solar PV arrays. This will increase the diversity of habitats within the Site.</p>
<p>Extent: incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats. In general, smaller ecosystems have reduced capacity to adapt, recover or resist disturbance.</p>	<p>The landscape strategy for the Development has been designed to complement and strengthen the existing ecological features, which are largely defined by field boundaries and adjacent features around the Site’s periphery.</p> <p>These features are buffered within the design, throughout the Site with new areas of habitat; linkages between habitats both within and around the Site will be improved. Examples of improvements are given within the bullet points below.</p> <p>Given the scale of the Development, this means that the design will include:</p> <p><b>6.21 ha of new woodland planting,</b>  <b>1.69 ha of new native scrub planting,</b>  <b>6.85 ha of meadow grassland,</b>  <b>52.59 ha Grassland around the perimeter develop a taller sward, with some tussocks allowed to develop,</b>  <b>4,304 m of additional hedgerow (both infilling gaps and new sections of hedgerow),</b></p>

	<p><b>14 (0.23ha) of new ponds and wetland/marginal vegetation.</b></p> <p><b>Existing grassland will be retained within the solar PV arrays.</b></p>
<p>Condition: The condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer-term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc.</p>	<p>Ecological features adjacent to the Site will be buffered from the Development, and new habitats (meadow grassland and scrub) to be created in these areas, which are currently heavily grazed pasture. The buffer areas around the retained features will therefore improve in ecological condition through the implementation of the Development's landscape strategy.</p> <p>Additional ponds will be created, in clusters, surrounded by areas of longer grassland and scrub, which will increase the suitability of the Site for amphibians, increase the network of ponds available.</p> <p>These habitats will be managed to ensure they reach the desired condition and maintain their value for wildlife for the 40-year lifespan of the Development. Details will be set out in the LEMP.</p>
<p>Connectivity: This refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. Developments should take opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.</p>	<p>The Development's landscape strategy has been designed around the existing ecological features, which are largely defined by field boundaries and adjacent features around the Site's periphery. These features are buffered and strengthened within the design (i.e. hedgerow gapping up, new hedgerows, and creation of meadow grassland in buffer areas adjacent to field boundaries) meaning that linkages between habitats both within and around the Site will be improved.</p> <p>Additional ponds will increase the suitability of the Site for amphibians, by increasing the network of high-quality ponds available.</p> <p>The most suitable habitat for birds is primarily restricted to the field boundaries; the creation of new hedgerows and buffering of existing hedgerows with meadow grassland, together with new woodland and scrub planting, will increase the value of the Site for birds and a range of other wildlife through the provision of additional foraging resources and cover.</p>
<p>Aspects of ecosystem resilience (adaptability, recovery and resistance): ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining</p>	<p>The Development's landscape strategy has been designed to buffer and reinforce the existing features, and to improve habitat connectivity within the Site. It is therefore considered likely to also increase ecosystem resilience within the Site, by increasing habitat area, linkages and opportunities for wildlife in various areas of the Site.</p>

features of ecosystem resilience.	
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- 3.15. New habitat features will be incorporated into the design including native woodland planting, native scrub planting, meadow creation and improved grassland management for wildlife, the creation of areas of rough grassland, hedgerow enhancement (i.e. gapping up/creating a grass-margin/buffer). 14 new ponds will be also created. The design of the habitat features will increase habitat connectivity throughout the Site (and promote the resilience of ecosystems, in line with the requirements of Planning Policy Wales). It is also noted that the new features (including new ponds and grassland management) will also improve habitats for great crested newt, in line with local conservation objectives for this species. These elements of the Development have been designed through close liaison with the Landscape Architect and wider project team.
- 3.16. Based on improvement of the habitat distinctiveness of improved grassland habitats and enhancement of grassland in ecological buffer areas, the scheme is currently likely to result in a significant net gain in biodiversity on the application site.
- 3.17. The underground cabling located within the adopted highway of local roads and will not affect vegetated areas (with the exception of three short and very narrow sections of verge that will be slightly widened on the road between B5112 and Chwaen Bach, to allow for slightly wider passing places).
- 3.18. A Biodiversity Gain Assessment has also been undertaken to support the pre-application consultation. Biodiversity Gain Assessment derives from the Environment Act 2021, which from January 2024 will require new development (in England) to achieve a 10% net gain in biodiversity; it requires the use of a metric to calculate gains and losses.
- 3.19. The assessment is made using the Biodiversity Metric 4.0 Calculation Tool (Defra, April 2023). The calculation of the baseline biodiversity value of the Site is based on area (ha) coverage of habitats within the Site (and in kilometres for linear features i.e. hedgerows).
- 3.20. The pre-development baseline calculation uses existing habitat areas and condition scores. This is used to derive the biodiversity value of the Site, which is expressed in biodiversity units. The post-development calculation takes into account habitat loss and any habitat retention, enhancement and creation measures.
- 3.21. Post-construction, there would be a significant increase in habitat units: 197.77 habitat units are gained as result of the development. Overall, there is a percentage change improvement of 31.94% in habitat units. There would be a significant increase in hedgerow units: 24.17 units are gained as result of the development. Overall, there is a percentage change improvement of 41.53% in hedgerow units. These Biodiversity Net Gain calculations demonstrate how a significant contribution will be made towards biodiversity when compared against the existing baseline conditions.



## **Economic Impact**

- 3.22. The build phase is expected to last 12 months and 112 jobs supported on-site at the peak of the programme could be taken by workers from outside of IACC (70% of the overall peak of 160 on-site jobs). Workers from outside the area will be staying in hotels, B&B's etc. during the build phase. They will also be spending money in shops, other amenities, etc.
- 3.23. For month one it is assumed 65 workers will be on-site, for month two there will be 75 workers on-site, for month three there will be 95 workers on-site and for months four to seven there will be 105 workers on-site. For months eight and nine this will go back down to 95, for months ten and 11 there will be 75 workers on-site and for month 12 there will be 65 workers on-site. Assuming each worker spends around £75 per day on accommodation<sup>3</sup>, food and drink etc. and there are 21.75 working days in a month, it is estimated that during the 12-month construction phase, the construction employees from outside the local area could spend around £1.7million in local businesses. This will help support the 655 accommodation, food & drink and retail businesses<sup>4</sup> that operate within IACC.
- 3.24. The contribution of the Proposed Development to economic output has been calculated by taking the job creation associated with the Proposed Development and multiplying this by an estimate of average levels of GVA per employee in England and Wales (around £63,670 in 2021, based on ONS data). It is estimated that once operational and fully occupied, GVA associated with the 12 FTE jobs will be around £0.8million per annum.
- 3.25. Looking at the economic output contribution over the 40-year operational lifespan of the project, the GVA associated with the 12 FTE jobs is estimated to be £16.9million (present value)<sup>5</sup>.
- 3.26. Business rates are an important economic contributor to an area, given they are a contributor towards the cost of local services. It is estimated that the Proposed Development could generate up to £552,000 per annum in business rates. Over the 40-year lifespan of the Proposed Development, business rates generated could total around £12.2million (present value)<sup>6</sup>.
- 3.27. Whilst no existing industry has yet to approach, or be approached by us, the applicant is keen for the construction and maintenance benefits of the proposed development to apply to local enterprises where possible.

## **Welsh Language**

- 3.28. In line with the Planning (Wales) Act 2015, which requires, amongst other things, the consideration of the Welsh language at every level of the planning system, the applicant has adopted specific steps during the planning application process; these have included:

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<sup>3</sup> Assumes up to £50 per day on accommodation and up to £25 per day on food & drink, other items etc.

<sup>4</sup> Based on data for 2022 from the UK Business Count, published by ONS.

<sup>5</sup> Where future benefits are calculated over a 10-year timeframe, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5% up to year 30 and then 3% thereafter.

<sup>6</sup> Using the Treasury's Green Book, the recommended discount rate up to year 30 is 3.5%. For year 31 onwards, the recommended discount rate is 3%.



- Consultation materials in English and Welsh
- Allowing community the opportunity to communicate directly in Welsh, by email or telephone, directly to a key member of the main project team without the need for any translation service.

3.29. These bilingual provisions will continue through to the statutory consultation process. These include the website, and key materials such as the Notices, consultation letters and the environmental Statement Non-Technical Summary.

3.30. The development proposal itself would contribute to the local community by way of a legacy community benefit fund.

3.31. In addition, to reflect paragraph 4.1.2 of TAN 20, the applicant has given the development a Welsh name that is linked to the locality, namely Alaw Mon Solar Farm. All signage (including construction traffic signage) in the public domain will be bilingual.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

# Expertly Done.

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