

Draft Interim Renewable Energy Guidance: Consultation Response

Proposed action column of tables:

New text/amendments proposed in response to consultee comments is identified in **bold**

Text proposed for deletion is indicated in ~~strikethrough~~

1 General Issues Raised

GENERAL ISSUES RAISED			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
2	Support	Welcome documents; helpful contribution to planning process. Useful to help communities understand the potential impacts without suggesting all development is damaging to the landscape. Welcome intention to help developers achieve effective community engagement. Guidance for householders is helpful.	Noted.
4	Support	Wish to see W Devon make greater use of renewable energy sources. Welcome documents as having calm and reasoned tone.	Noted.
10	Support	Documents clear and understandable	Noted.
11	Support	Welcome decision to produce guidance on type of information, level of detail and requirements associated with making a planning application.	Noted.
12	Support	Documents thorough.	Noted.
16	Support	West Devon and Devon Landscape Policy Group are to be congratulated on taking a pro-active approach to wind turbines and solar panel arrays.	Noted.
17	Support	Documents seem to be comprehensive and should	Noted.

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		be helpful.	
19	Support	Respondent considers guidance an “incredibly useful set of documents” and makes suggestions for improving Historic and Cultural Environment section.	Noted.
20	Support	Commend Council for producing documents which are very helpful and necessary.	Noted.
32	Support	Fully support the use of renewables. Must not allow NIMBY attitudes to prevail – must act now before we run out of fossil fuels.	Noted.
35	Support	WDBC should do all it can to promote renewable energy. WDBC could preface its policy with a statement in favour of such projects, subject to caveats, but giving a general presumption in favour of development.	The relevant Core Strategy policy currently does this. Suggested addition to text of documents: The adopted Core Strategy policy that directly addresses renewable energy development in West Devon is Strategic Policy 3: Renewable Energy (insert text of Policy). Other relevant Development Plan policies are referenced in the guidance under the appropriate topic headings.
15	Strategy	For notes to be effective they should be issued in context of a renewable energy plan for West Devon. Need to include full range of technologies. No indication in notes of how WDBC will take into account recent changes in Government policy eg more weight to community views in decision making. Response includes range of matters respondent considers should be included in a renewable energy plan.	Guidance reflects the current policy position. Finalised drafts will reflect recent Government guidance set out in ‘Planning Practice Guidance for Renewable and Low Carbon Energy’ published in July 2013. Revised policy and other energy matters will be developed through a new Local Plan and Community Energy Strategy (prepared by the SW Devon Community Energy Partnership).
1	Other Issues	Letter setting out consultation contacts and circumstances under which the organisation wishes to be consulted.	Letter forwarded to planning business support to ensure contact arrangements are correct.

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3	Other Issues	Impacts of renewable energy development are likely to be experienced in more than one local authority area. Discussions regarding renewable energy guidance, policy and potential development should be considered on a cross boundary basis, depending on the impacts of the proposal. This principle should be reflected by the guidance documents.	Noted. Renewable energy is identified as a 'duty to cooperate' topic by the Devon authorities. The intention is for the guidance documents to be kept up to date. As 'duty to cooperate' working on renewable energy advances and local plan work proceeds, the contents can be revisited. The inclusion of information on strategic environmental assets and the cross references to the Landscape Officers guidance also flags the cross boundary nature of impacts.
6	Other Issues	Respondent raises questions about acceptability of industrialisation of countryside; projects uncharacteristic of rural landscape; waste of productive farm land; inconvenience to local communities during construction; use of existing buildings for solar panels; power going direct to grid rather than local communities.	Noted.
13	Other Issues	Local Authority should speak out against Government policy. Special status/exemption should be sought for Devon and Cornwall to protect tourism.	A lobbying issue unrelated to the guidance. Protection of the environment for tourism applies to many areas in the UK. Policies aim to protect the environment for residents and visitors.
13	Other Issues	Planning office to have a 'star' system for assessing applications and this should be weighted in favour of permission for UK companies and not those from abroad.	The Council is unable to do this although recent Government guidance says Local Authorities can develop policies that give positive weight can be renewable energy schemes that have clear evidence of community involvement and leadership.
15	Other Issues	Demand reduction schemes – no reference to how	The guidance does not deal with demand

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		these can be funded and managed – a role for WDBC in collaboration with the energy industry.	reduction/energy efficiency. The SW Devon Community Energy Partnership (of which W Devon is a member) is actively pursuing this.
18	Other Issues	Focus on wind and solar to meet energy needs is of concern. Respondant suggests ways of reducing energy demand and generating energy from waste, hydro etc., better energy efficiency advice.	Noted. Beyond the scope of the current guidance which is designed to amplify current local policy.
23	Other Issues	Respondent raises concerns about national policy, use of renewables to address energy shortfall, record of wind farms, the environmental effects of wind and solar, health and safety impacts, misrepresentation of costs of renewable technologies.	Noted. Beyond the scope of the current guidance which is designed to amplify current local policy.
24	Other Issues	Helpful if documents could make reference to the Dartmoor National Park Authority's Core Strategy DPD and the Development Management and Delivery DPD. The Authority's Design Guide Supplementary Planning Document also makes reference to renewable energy. A final version of the Dartmoor National Park Management Plan Review will soon be published.	Add text to introduction: This guidance covers that part of West Devon that falls outside of the Dartmoor National Park. The Dartmoor National Park Authority has its own planning powers. The Authority's Development Plan Documents and the National Park Management Plan can be accessed on the Authority's web site (insert link).
25	Other Issues	Guidance should deal with energy production rather than the maximum power that turbines/panels can produce.	NPPF states that Local Authorities "recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions".
25	Other Issues	Direct reference should be made to the importance of tourism and the local economy/jobs. More emphasis to be given to assessing the impacts on tourism in assessing the sustainability of a planning	Tourism is referenced in the sections of the guidance dealing with strategic environmental assets. The impact of a proposal relates to the experience of individuals, whether resident or

GENERAL ISSUES RAISED			
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		application.	visitors. Protection of the landscape and landscape and visual impact assessment will cover these issues. More emphasis should be placed on landscape guidance. Link to Devon Landscape Group Advice Note 2 should be updated.
27	Other Issues	Many sites in W Devon have potential for hydro electric generation. Support should be given to these and s106 funds to support their operation by local trusts. Where sites have been used historically for hydro generation their re-use for the purpose should be supported.	The guidance deals with wind and solar development only, as these are the developments that most commonly come forward as planning applications. S106 funds can only be used to offset the impacts of a development rather than to support local project work unrelated to the development in question.
34	Other Issues	Actively encourage individuals and businesses to develop hydro generation. Schemes which are noisy should not be approved.	See above.
27	Other Issues	Where sites are used screening from the most commonly observed viewpoint should be considered.	Reference to screening is already included in the guidance.
28	Other Issues	Wish to see reference to why the Government has committed the UK to achieving at least 30% of electricity from renewable sources.	
28	Other Issues	Some reference needed as to why local renewable energy is important.	This reference is included in the community section of the guidance.
29	Other Issues	Following criteria should be used for wind and solar planning applications: -will local residents be affected? -visual intrusion into the natural landscape? -affect the enjoyment and appreciation of rural habitat?	Most matters are covered by the guidance. Not all new buildings will be suitable for solar panels (construction, orientation etc) but Core Strategy Strategic Policy 2 aims to secure renewable or low carbon energy for buildings over threshold sizes.

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		<ul style="list-style-type: none"> -Compete and detract from any nearby listed building? -Good quality grade 1,2,3 agricultural land should not be considered appropriate - New buildings such as supermarkets should compulsorily have solar panels on their roof -Conditions should be used to control size, quality, safety of materials used. 	The safety of technologies is covered by industry standards.
30	Other Issues	Council to consider extending right of Appeal to communities as well as developers.	Beyond the scope of the Council's powers and current legislation.
30	Other Issues	Document has a presumption of acceptance. As a guide has no weight in the planning process. Document does not mention the Area of Great Landscape Value.	Local Planning Authority's are asked to have a positive strategy to promote energy from renewable and low carbon source. The current 'enabling' policy is Strategic Policy 3. The AGLV no longer has any policy status. The Structure Plan was abolished in May 2013 and the West Devon Core Strategy no longer contains reference to it. More weight is now placed on assessing the impacts on landscape character.
30	Other Issues	Renewable energy targets derive from Kyoto and later agreements now have no status in EU law as they are expired.	Regardless of the status of Kyoto and later agreements EU legislation remains in force and legally binding emissions targets exist in the Climate Change Act 2008.
34	Other Issues	All residents and businesses should have the right to install a renewable energy scheme. Document should contain a power generation supply line map that shows all the properties on the supply line, the power supplied to it, a declaration from the power company about the capacity of the line and wayleaves from all properties stating they will not be	Information goes beyond the scope of the guidance/planning control and would be too detailed for inclusion in this type of guidance.

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		taking up any power generation input.	
35	Other Issues	Not all renewable generation will be connected to the grid. Policies should be supportive of low impact developers who will often prioritise issues such as self sufficiency, environmental conservation, off grid technologies, permaculture etc etc.	Noted.
36	Other Issues	Guidance is welcomed; pleased to see some comments made on S Hams documents have been incorporated in the W Devon guidance. While there are differences in the two authorities we recommend the guidance is kept in step as closely as possible.	Noted.
36	Other Issues	Should be made clear documents are guides to existing policies only; documents should outline the timetable for the Local Plan.	Introduction states: "This guidance note is one of a series that amplifies current planning policy in West Devon as set out in the adopted development plan policies." Add text to read: ...the guidance will be kept under review as a new Local Plan is developed, so that it remains up to date and linked to appropriate policy. The Council aims to have a new Local Plan in place by 2016.
36	Other Issues	Greater prominence should be given to community issues, benefits and especially community schemes. Guidance states Council is keen to assist community groups but no specific assistance is offered. Given potential importance of community issues and their social and economic benefits, this topic should be moved to Chapter 2 within the documents. In the introduction there should also be mention of the	The guidance is intended as a 'walk through' guide to the planning requirements in bringing a wind/solar scheme forward, rather than a consideration of the social and economic benefits of bringing renewable energy forward at the community level. The role of the Authority in community schemes

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		current consultation on community ownership and the impact this may have.	is one of facilitation; contact officers are nominated for Neighbourhood Plans and Community Plans and this may be a route for some renewable energy proposals. Recommend inclusion of additional links to Neighbourhood Planning and Community Planning advice on the Council's website.
36	Other Issues	Include an appendix listing and weighting all policies referred to together with a time line to show the weight assigned to emerging and declining policies.	The relevant Development Plan policies are referenced throughout the document. A timeline outlining the weight given to national and Development Plan policies cannot be done as the relevant policies will be unique to the site in question, the stage emerging policies have got to' and their public acceptability.
36	Other Issues	URL addresses for embedded links should be provided.	This will included as an appendix to the guidance documents.
36, 37	Other Issues	Introductions should include a West Devon context as informed by the SWDCEP Exeter University report. Must be an opportunity for the reader to gain an understanding of what the target means for West Devon and how this translates in terms of renewable energy options.	This debate is more appropriately located as part of discussion on Local Plan options.
36	Other Issues	Despite the sensitivity of the area there needs to be a balance between the landscape and the eco-system services required to be delivered for its communities such as renewable energy.	Noted. The guidance makes reference to the goals of sustainable development and the assessment of impact is designed to help answer this question.
36	Other Issues	Effort has been made to identify importance guidance. Natural England technical advice on wind turbine from trees and hedges is clear and specific, however much else is highly subjective. It would be	Noted.

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		helpful if more clarity could be achieved informed by local evidence and the growing body of best practice locally, nationally and internationally. SWDCEP welcome the opportunity through partnership with WDBC to establish clearer parameters where feasible, supported by training to help with decision making.	
37	Other Issues	Documents should be written on a common format/structure. Benefits of integrating renewable energy into new development should be stressed.	Documents follow similar structure but not all issues are common to all technologies.
37	Other Issues	Useful to know what the attitude and preferences are to possible solutions to achieve the 15% target.	This will depend on the resources available and the financial climate. National targets do not cascade directly down to the Local Authority area.
37	Other Issues	Local Government needs a reality check. The potential of hydro power is very small. Wind has the greatest potential to meet targets in the most cost effective way.	Noted. Comments relate to resource assessment prepared by Exeter University.
37	Other Issues	Should be a presumption in favour of economically viable schemes.	It is for the developer to determine if a scheme is economically viable.

2 On Shore Wind Turbines in West Devon: Interim Planning Guidance for Prospective Developers

ON SHORE WIND TURBINES IN WEST DEVON			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
21	Initial Site Selection	A wide range of elements are covered in the site selection process. It would be appropriate to include a general paragraph explaining that the site selection process takes into account a combination	Add text to paragraph 2.1 to read: The site selection process will cover a wide range of elements. Section 2 of the guidance

ON SHORE WIND TURBINES IN WEST DEVON			
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		of a number of factors that are listed in the guidance. These elements otherwise appear to be disjointed and unrelated.	considers the more strategic elements that will assist in 'sieving' potential areas for development. Section 3 of the guidance looks at some of the impacts of development in more detail and the issues a planning application will need to address. Sections 2 and 3 of the guidance set out many of the issues a planning application will need to address. The Council is keen to pro-actively engage.....
25	Initial Site Selection	Full year of wind speed data should be provided with the planning application together with details of the performance characteristics for the particular model of turbine proposed.	The Council has no influence over where a developer considers the wind speed to be economically viable for a turbine. Wind speed measurement prior to an application will often be made, over a period of time. It is common for the exact make and model of turbine to be finalized by the developer after planning permission is granted. National Policy Statement for Renewable Energy Infrastructure (EN-3) allows for some flexibility in project details and acknowledges that, at the time of application, a wind farm operator may not know precisely which turbine will be procured. The NPPF does not require the applicant to demonstrate the benefits of renewable energy and recognizes that even small schemes provide a valuable contribution to cutting greenhouse gas emissions.
30	Initial Site Selection	Wind speed information over a period of time must be supplied to accurately evaluate site potential. It must also take into account wind compass variation over the year in relation to the noise footprint.	Wind speed measurement prior to an application will often be made, over a period of time. The point at which it is commercially viable is a decision for the developer. ETSU-R-

ON SHORE WIND TURBINES IN WEST DEVON			
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			97 and associated good practice guidance sets the methodology for noise assessment.
3	Road Access & Rail Infrastructure	Reference should be made to the need for developers to engage with the Local Highway Authority, focusing on both construction and operational phases. Information accompanying a planning application should include either a transport statement or transport assessment, depending on the nature of the development.	<p>Additional wording proposed to section 2.6:</p> <p>Developers should engage with the County Council, as Local Highway Authority, regarding road access and impacts on the Highway during both construction and operation. A transport statement or transport assessment of proposals may be required as part of the planning application process. A construction management plan may be required to manage potential impacts, if road access is an issue.</p> <p>Add text to section 2.8 Developers are advised to contact the Public Rights of Way team at Devon County Council for advice about Public Rights of Way, access land, recreational routes and other rights of way. An advice note on wind farms/solar arrays and public rights of way is being prepared by the Public Rights of Way team and developers are advised to contact them for further advice.</p>
20	Road Access & Rail Infrastructure	Section does not mention safety of highway users during construction phase. Visibility splays and setting back of access gates could be important. Additional verges and passing places may be needed. May be necessary to divert a public right of way on a temporary basis. Advice note on wind farms/solar arrays is being prepared by PROW at	<p>Detail of measures necessary for development to proceed would be subject to discussion with Highway Authority.</p> <p>See additional wording proposed to section 2.8. Developers are advised to contact the PROW team for detailed advice.</p>

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		Devon County Council.	
20	Other Highway Issues	The fall over distance between turbines and road or rail lines has been superseded by Planning Practice for Renewable and Low Carbon Energy. New guidance is not as specific as PPS22 Companion Guide but the DCAF recommends fall over distance in relation to unsurfaced, unclassified county roads, PROW and other recreational routes should be given full consideration.	Remove reference to PPS22 Companion Guide. Replace with the following and add text to section 2.7 to read: The Government's ' Planning Practice Guidance for Renewable and Low Carbon Energy' does not offer specific guidance on buffer distances between roads or rail lines. However, the issue of fall over distance and proximity of turbines to roads, public rights of way and recreational routes and access land should be given full consideration.
20	Other Rights of Way and Distance Issues	References should cover cycle/multi use routes, restricted byways and byways open to all traffic. Developers should seek the advice of the PROW section as to whether any PROW cross or abut the site and whether these form part of a recreational trail or important local route. Checks should be made to make sure there are no applications to add new routes to the Definitive Map. Assessment of unsurfaced, unclassified roads should also be undertaken.	Amended text of section 2.8 advises developers to contact the PROW team at the County Council for information.
2	Strategic Environmental Assets	Should mention strategic historic environmental assets such as Cornwall and W Devon Mining Landscape WHS, Dartmoor National Park and key designated assets or groups of assets	This section deals with the natural environment. Propose additional wording to read: While this section deals mainly with the natural environment there are also a number

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			of strategically significant historic and cultural assets that should be noted, for example, the Cornwall and West Devon Mining Landscape World Heritage Site and Dartmoor National Park. The Devon County Historic Environment Record and Historic Landscape Character mapping can provide more information (insert link). Further information can be found in section ****
3	Strategic Environmental Assets	<p>The link from “descriptions” should direct people to the landscape character type profiles on WDBC’s own web site rather than the Devon Character Area profiles.</p> <p>This section could also refer to cumulative landscape and visual impacts and the need to address this satisfactorily (cf Devon Landscape Policy Group Advice Note 2).</p>	<p>The link to the Devon Character Area profiles also includes sub links to the landscape character type profiles.</p> <p>The section is to assist developers ‘sift’ the Borough for potential areas of opportunity. The issue of cumulative impact is addressed in subsequent sections.</p>
36	Strategic Environmental Assets	Would be helpful to include case studies/diagrams to illustrate what might be considered appropriate development within an AONB or as a backdrop to the Dartmoor National Park.	Links to case studies will be included in the document.
21	Agricultural Land	Wind energy does not have a large land take up and it is common for turbines to be located on operational farms without long term disruption of agricultural activities.	Noted.
26	Agricultural Land	Do not agree that renewable energy development on most versatile agricultural land should be avoided. Agricultural activity can still take place and the land take is de minimus.	The guidance states that wind turbine development on the best and most versatile land should be avoided where possible and where proposals on land holdings with good

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			quality land come forward, preference should be given to developing land of lower quality where this is possible. While it is accepted that the land take from turbine development is de minimus, the laying of foundations, tracks etc may have impacts on the flexibility and choice of agricultural activity. The best and most versatile land is that which can be used for a variety of agricultural uses and is an important national asset.
28	Agricultural Land	Appreciate high grade agricultural land should be avoided for energy generation but feel this is skewed view as there is no negative comment when land is used for grazing horses..."the presence of turbines can restrict arable cropping" – it would be more informative to know the reason for this.	Noted. Versatility of land may be affected by the need to lay tracks, cabling, concrete foundations etc.
25	Environmental Impact Assessment	EIA should be required for all turbines with a maximum height to blade tip of 15m or more and for all turbines of any size within 2Km of the National Park. Bat and bird surveys should be required for all turbine applications of all sizes.	Requirement for EIA is set in Regulations. Some form of biodiversity/habitat assessment will be required for all applications that require planning permission, but the extent of this will depend on the nature and scale of the proposal and the sensitivity of the location.
21	Visual Amenity	Welcome the fact the draft guidance states there is no right to a view. This should be retained in subsequent versions of the guidance	Noted.
5	Noise and Distance	While there are impacts on individual amenity it must be acknowledged we live in a highly populated area where there are few areas wind energy can be brought forward without impact on somebody. Must utilise best wind resources even when not all	Noted.

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		will be happy about it.	
11	Noise and Distance	EN-3 states there is no evidence that ground transmitted low frequency noise occurs at a significant level to be harmful to health. Surprised to see statement that additional noise assessment may be required if noise complaints justified. EN-3 also says 'where correct methodology has been followed and a wind farm is shown to comply with ETSU-R-97...noise limits, the IPC may conclude it will give little or no weight to the adverse noise impacts form the operation of the wind turbines.'	Planning permission would include assessment of noise impacts and conditions would limit noise based on ETSU-R-97. Additional noise assessment would be required if it was considered noise conditions had been breached.
15	Noise and Distance	Guidance weak; documents do not ensure applications will be refused on grounds of visual impact or nearness to properties. Local Authority should take lead to stop development it opposes being overturned on appeal.	Local Authority guidance has to conform with Government guidance. 'Planning Practice Guidance for Renewable Energy' published in July 2013 states "Local planning authorities should not rule out otherwise acceptable renewable energy development through inflexible rules on buffer zones or separation distances." Recent appeal decisions suggest impact has to be severe ("overbearing") to materially affect living conditions. Appeal decisions in favour of development suggest many planning authorities find this a difficult judgement to make and one that is dependant on the circumstances of the site and the nature and scale of the development proposed.
21	Distance	Draws attention to recent DCLG guidance and advice on buffer zones/separation distances. Sends a clear message that should be reflected in the Council's guidance.	Noted. Proposed amendment to text: ... The Council's view on separation distances...drawing on advice....The Council is aware of the recent Court decisions and is

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			monitoring the progress of other Local Authorities who have included separation distances in draft policies. Further work to review the position will be undertaken when the Local Plan strategy is reviewed. The Government's Planning Practice Guidance for Renewable and Low Carbon Energy advises that Local Planning Authorities should not rule out otherwise acceptable renewable energy development through inflexible rules on buffer zones or separation distances.
25	Noise and Distance	Minimum separation distances should be adopted in line with Lord Reay's Bill and Wiltshire County Council and additional distances specified for some smaller turbines.	See above.
25	Noise and Distance	Respondent draws attention to publication of Government guidance and the need to update the text.	See above.
30	Noise	ETSU-R-97 is out of date and not fit for purpose. Consultation on separation distances is required.	See above.
20	Noise	NPPF p29 refers to the importance of tranquil areas. Recommend that recreational and amenity factors should be included in the section on noise.	Methodology used to assess noise is established as 'best practice'.
25	Noise	Legally enforceable noise conditions should be applied as some turbines are noisier than predicted. 'Den Brook' condition offers wind turbine neighbours the best protection. If this condition is not applied then the 'Chiplow/Jack's Lane condition in its entirety should be applied.	Conditions are applied as part of the planning permission, based on the technology employed and site assessment. The guidance signals the Council's intention to consider applying planning conditions relating to noise complaints.
25	Noise	ETSU-R97 seriously flawed in methodology. Does not deal adequately with amplitude modulation.	See above. Amend text to read:

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		Appreciated SHDC is not in a position to reject the use of ETSU guidance, therefore it should be supplemented with more effective forms of protection i.e. minimum separation distances combined with an effective noise condition. Text in document which states ETSU-R97 “gives indicative noise levels thought to offer a reasonable degree of protection to wind farm neighbours...” could be construed as endorsing the content and methodology and should be removed.	“gives indicative noise levels <i>the working group that prepared the guidance</i> considers offer a reasonable degree of protection to wind farm neighbours”
36, 37	Noise	Would be helpful to include a footnote to the technical points in this section.	Footnote to be included.
20	Distance	This section covers visual amenity for residents. The impact on ‘other visual receptors’ should be assessed – see Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment.	Visual impact assessment is covered in the landscape section and includes reference to the methodology promoted by the Landscape Institute.
20	Distance	Attention drawn to Planning Practice for Renewable and Low Carbon Energy and the advice regarding buffer zones/separation distances and influence of factors such as topography, local environment and nearby land uses. Nearby land uses should include recreational users.	Noted.
30	Flicker & Local Health Effects	Panel should require developers to identify all those with medical problems close to a turbine proposal.	Potential for health impacts on medical conditions is extremely low.
3	Landscape	Final version of Advice Note 2 has now been published and links need updating. Reference should be included to DCLG guidance published in July which replaces PPS22. Important to distinguish between cumulative	Links will be updated in final edit. Recommend: Inclusion of table of “information to inform landscape and visual impact assessments” from DCLG guidance in place of table on page 18 drawn from PPS22 Companion Guide (now

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		<p>landscape and cumulative visual impacts.</p> <p>Helpful to add “and scale” after “the nature” in the first bullet point under Development Management on page 19</p>	<p>superseded).</p> <p>Amend bullet point on page 19 to read: Require information proportionate to the nature and scale of the proposal and the sensitivity of its location.</p>
11	Landscape	Welcome emphasis on cumulative impact and ‘green hills’ character of Devon.	Noted.
11	Landscape	Unclear what distance from residential properties the Council will consider ‘unacceptable’ in landscape/visual amenity terms. How material affect on living conditions will be determined is not set out.	The impact will depend on the specifics of the site
11	Landscape	Clearer guidance on how landscape and visual impact will be measured, and how it might be mitigated.	The Council promotes the use of the Devon Landscape Policy Group Advice Note 2 which gives additional guidance on the aspects of landscape and visual impact that are acceptable/likely to be unacceptable.
15	Landscape	Please guidance recognises unique character of W Devon. To say impact can be minimised through sensitive siting and design is disingenuous – more effective and truthful to say there are no sites in W Devon where large turbines can be accommodated.	The test in planning terms is whether the impact is acceptable or can be made acceptable, recognising that all development will have some impact. WDBC cannot introduce a moratorium on large scale turbine development as this would be contrary to Government guidance although it can indicate where such schemes are more likely to be acceptable (an issue for the new Local Plan).
20	Landscape	Welcome inclusion of guidance on cumulative impact and ref to DLPG Advice Note 2. Reference made to Planning Practice Guidance for Renewable	<p>Noted.</p> <p>Amend text to replace table showing</p>

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		and Low Carbon Energy.	Cumulative Impact Assessment Requirements with updated table from Planning Practice Guidance for Renewable and Low Carbon Energy.
24	Landscape	Distinction/relationship between Landscape Character Areas (LCAs) and Landscape Character Types (LCT) is not explained. Under 'Development Management Principles' reference is made to respecting the sensitivity of LCAs. LCTs are more detailed and would be more appropriate.	<p>Add definitions/relationships to glossary at end of document.</p> <p>Amend bullet point to read:</p> <ul style="list-style-type: none"> Proposals for wind energy development should respect the sensitivity of the Landscape Character Area(s)/Landscape Character Type(s) of which the site is a part.....
30	Landscape	Should be a presumption against development in the AGLV south of A30 and bounded by Dartmoor National Park and Tamar Valley World Heritage Site. There can be no public interest in the erection of turbines in AONBs, National Parks or their hinterland.	AGLV has no policy status – Structure Plan abolished in May 2012 and the West Devon Core Strategy does not include it. More weight is now given to impact on landscape character. Potential impacts on Dartmoor and Tamar Valleys would be considered as part of the assessment process.
30	Landscape	Delete reference to ...impacts can be made acceptable.	This wording is taken from the NPPF.
30	Landscape	Minimum distances for cumulative zone of visual impact should be specified.	The zone of theoretical visibility will depend on the characteristics of the site and the nature and scale of the proposal.
30	Biodiversity & the Natural Environment	The danger to raptors has been underplayed and the RSPB's data is under question.	Noted. Assessment of impacts on bird life will form part of application process. Links are provided in the guidance to the RSPB and Natural England advice.
3	Soils, Hydrology & Land Management	Advice should reflect final version of DLPG Advice Note 2.	Include new text to read:

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Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
			Add additional bullet point to table on page 22 to read: <ul style="list-style-type: none"> • Reflect the contents of DLPG Advice Note 2 (promoting the use of land management plans for all phases of development)
22	Soils, Hydrology & Land Management	Useful if guidance could highlight that all works should be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines. If controlled wastes are to be used in the construction of access tracks and hard standings then an exemption Environmental Permitting will need to be registered with the Environment Agency before the use of any such waste is authorised.	Add text to read: Developers should be mindful of the need to undertake works in accordance with the Environment Agency's Pollution Prevention Guidelines (add link) and the need to register the use of any controlled waste for access tracks and hard standings prior to it being deployed.
22	Soils, Hydrology & Land Management	Any access tracks should be permeable and be accompanied by localised sustainable drainage systems such as swales and infiltration trenches to control any run off.	Add text to read: Any access tracks which need to be provided should be permeable and be accompanied by localised sustainable drainage systems such as swales and infiltration trenches to control any run-off.
2, 3	Historic & Cultural Heritage	Statistics on Scheduled Ancient Monuments and non-designated assets can be provided by Devon Historic Environment Record. Should be noted historic assets may be material to sustainable development whether designated or not. In addition to desk based assessment, archaeological geo-physical survey and evaluation excavation may be required prior to determination and to inform mitigation.	Include link to the Devon HER. Include additional text to read: Archaeological sites are especially vulnerable (to site disturbance, ground works etc). In addition to desk based assessment, geophysical survey and evaluation excavation may be required.

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		Reference to be made to the need for developers to engage with the County Council as the Authority responsible for maintaining the Historic Environment Record.	Amend table of minimum requirements to read “Desktop archaeological assessment may be required where deposits are known or suspected. Further survey and evaluation work may be required” . Add Devon County Council to the list of contacts for further information.
16	Historic & Cultural Heritage	Siting of wind turbines or solar arrays in or near Historic Parks and Gardens should, wherever possible, be avoided because of the effect on the character and appearance of these important sites. Request local sites and national sites are included as an appendix.	Inclusion of a listing would mean, for completeness also including listings other historic assets. The National Heritage List for England includes nationally important historic parks and gardens; locally important resources are on the Devon Gardens Trust web site. Recommend: Amendment of text to read: Information about the location and nature of historic assets can be found on the historic environment gateway (link), the National Heritage List for England and from the key contacts listed in Appendix 3. In addition, information about locally important historic parks and gardens can be found on the Devon Gardens Trust web site (link).
19	Historic & Cultural Heritage	More information on setting and visual amenity would help applicants and provide local advice on	The importance of these factors is covered in DLPG Advice Note 2 which the respondent has

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		visual dominance; scale; inter-visibility; vista and sight lines; movement; sound or light effects; unaltered settings. These issues should be made explicit in relation to the historic environment.	been unable to access. This contains a section on sensitivity in relation to historic landscape character. The relevance of Advice Note 2 is flagged in the section on Historic and Cultural Environment.
19	Historic & Cultural Heritage	Provide links to English Heritage guidance.	Link to EH 'Wind Energy and the Historic Environment' is already referenced. Recommend inclusion of additional links to The Setting of Heritage Assets (2011) and Seeing History in the View (2011)
19	Historic & Cultural Heritage	Important to ensure applications are properly supported by an appropriate assessment of impact on historic sites and landscapes. This is required in the relevant section but to be clear it should reference the methodology set out by English Heritage.	Amend text to read: Ad an additional bullet point to the list of factors developers need to consider as follows: Where archaeological remains exist or are.....an assessment of impact will be required. Where required a historic environment impact assessment should be produced by a competent heritage professional and should consider the overall effects on the historic environment. The methodology used should be integrated with the landscape and visual impact assessment, referencing guidance produced by the Landscape Institute (reference in footnote) and the guidance contained in Devon Landscape Officers Group Advice Note 2. Add: Early consultation with Devon County Council and the Local Authority conservation officer is

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			advised.
24	Historic & Cultural Heritage	Wish to highlight the archaeological richness of the Dartmoor National Park and the need to have regard to the protection of this large scale heritage asset. Preparation of historic environment statements should bear this in mind.	Add text to preliminary paragraph to read: West Devon has a valuable and varied historic and cultural heritage....and sites of value for their archaeology. A small area of the Tamar Valley.....heritage and cultural landscape is unique. The Dartmoor National Park, as well as being a valued landscape is a rich archaeological and cultural resource. Although this guidance does not cover the Dartmoor National Park (which has its own planning powers), developers should consider the potential impacts of development close to the boundary.
30	Historic & Cultural Heritage	Guidance should contain a map of all the heritage assets and there should be a presumption of refusal near to these sites. Great weight should be given to the advice of English Heritage.	The information is held in publicly available resources and links to these are given. A presumption of refusal is not appropriate as the impacts will vary according to the nature and sensitivity of the site. The response of English Heritage is a material consideration in decision making.
5	Community	Type of community benefit to be determined by what the community wants rather than what the developer chooses to give. Support community ownership – where possible ownership by a single wealthy land owner or company should be avoided. Renewables ideal for neighbourhood/community driven activity government and NPPF promotes.	Noted.
9	Community	Not enough emphasis on importance of early engagement with neighbours as well as	It would be for the developer to identify those affected by a proposal either through impact

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Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
		communities.	assessment processes or through engagement/consultation. Planning application processes include site notices and publication of weekly planning application lists.
10	Community	No specific definition of community but appears to exclude consultation with Town and Parish Councils.	Town and Parish Councils would be consulted about planning applications in their area.
11	Community	Recognise importance of community engagement but concerned that guidance stipulates the community is to decide on appropriate benefits. W Devon should provide guidance on what is appropriate to request and states this has to be balanced with the scheme's ability to finance the benefit.	Important that developers negotiate with communities to avoid perception that planning permission has been purchased. Some guidance on the types of benefit that may be appropriate is included in the document.
13	Community	Benefits will not secure direct or cheap electricity for local communities. Benefits are an economic incentive or bribe. Incentives are a small percentage of the economic return to developers.	Reductions to electricity bills have been secured for some communities, eg Delabole. The industry is currently revising it's community benefits protocol to raise the level of financial benefits for communities from significant schemes.
20	Community	Rights of way user groups should be added to any list of community engagement interest groups.	It will be for the developer to identify the affected communities.
21	Community	The local community as well as the value of the community benefit fund will be different for each project and should be defined on a case by case basis. The Council's requirements for engagement should be kept proportionate to the size of the project – this should be spelled out in the guidance.	Add text to read: ...agreed action(benefits in kind; community equity; local contracting)... The value of community benefits will be different for each project and will need to be defined on a case by case basis. In order to establish appropriate community benefits.... Text of guidance states "The scale of public

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Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
			<p>engagement required will vary according to the scale of the proposal and the controversy any proposal is likely to generate". Add text to bullet points outlining Development Management team responsibilities to read:</p> <ul style="list-style-type: none"> • Seek community engagement proportionate to the scale and size of the project. Where proposals by nature of their scale or size are likely to generate local controversy.....
21	Community	Guidance is a good opportunity to distinguish between community benefits and planning obligations.	<p>Add text to guidance to read:</p> <p>...Schemes should be acceptable not only in land use terms but also have clear and direct benefits for communities affected by commercial wind turbine development. There is a distinction between planning obligations (where a developer provides benefits to offset the direct impact of the development, such as providing new infrastructure, restoring or recreating wildlife habitats, correcting for TV interference) and community funds/investment. The latter are not considered as being part of the decision making process for granting planning permission. Community funds and other community investment can take a number of forms,....from goodwill funding...to agreed actions...</p>
30	Community	Clear and accurate information must be available to	Information relating to a planning application is

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Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
		communities. Communities should be involved at the scoping stage before a full application is submitted.	available on the website. Not all scoping requests result in a planning application being made and some applications may require post-submission requests for information.
15	Planning Application Process	Planning office should require that within 6 months of a decision on a scoping (EIA) proposal the potential developer makes it clear whether they intend to proceed with an application or not.	Whether a scoping opinion results in a planning application or not is a decision for the developer that the planning authority has no control over.
20	Planning Application Process	List of core information does not include an assessment of rights of way/recreational routes and access land on or abutting the site. PROW are usually included in a planning application but recreational and access land could be overlooked. Table of minimum requirements should include impact on public rights of way and other recreational routes and land should be included.	These issues would be picked up through identification of routes affected as part of landscape and visual impact assessment.
21	Planning Application Process	Welcome the suggestion information sought will be proportionate to the nature of the proposal and the sensitivity of the location. Also important to include a commitment the DM team will engage in pre-application and other discussions with developers in a timely manner.	Response times are detailed on the pre-application service page of the web site.
7	Other Issues	The greater number of wind turbines should be placed offshore. Only small (10-15m) turbines should be allowed in the countryside.	Local Planning Authority cannot exclude large turbines from consideration and has a duty to determine all planning applications.
8	Other Issues	Whole of Devon should be designated National Park; wind turbines cause untold damage to landscape.	Noted.
9	Other Issues	Little reference to tourism.	Guidance aims to have due regard to landscape and environment, which underpin tourism.
13	Other Issues	All agricultural land should be exempt from	Beyond scope of current planning system.

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Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
		renewable energy development – turbines should be offshore.	
13	Other Issues	Development should wait until the impact on tourism has been assessed.	The Council is unable to put a moratorium on development as suggested.
14	Other Issues	Wind turbines are inefficient and will not solve the UK's energy problems. They are not safe – there are incidences of fire; structural failure and ice shedding. In some countries there is a 1000m buffer zone and there should be a similar standard in the UK.	The safety of turbines is covered by the industry standards that apply. Recent Government guidance does not support arbitrary buffer zones/distance standards as a means of judging when turbines will be acceptable.
20	Other Issues	PROW team is able to advise whether a site is designated under Countryside and Rights of Way Act 2000 as access land. Law with access land is complex and developers are advised to contact Natural England to discuss implications.	Add the following text: The law associated with development on access land designated under the Countryside and Rights of Ways Act 2000 is complex and developers are advised to contact Natural England for advice.
21	Other Issues	May be useful to refer to DECC's work on a Community Energy Strategy and provide links.	Amend text: The Government's Planning practice guidance for renewable energy states that community initiatives are likely to play an increasingly important role and should be encouraged as a way of providing positive local benefit from renewable energy. This section of the guidance will be kept under review and updated when more detail becomes available and the forthcoming national Community Energy Strategy is developed.
25	Other Issues	Full cost of de-commissioning, including removal of the concrete base should be required to be placed in	De-commissioning is currently dealt with by planning condition. Sites are also likely to be re-

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		escrow before construction begins.	powered or re-configured after 10-15 years. Scottish National Heritage has just published research and guidance on this issue (26 June 2013) and the outcome of this will be monitored to assess its applicability to the South Hams situation.
25	Other issues	In the interests of efficient production of energy 'powering down' should be discouraged.	It is outside the control of the planning process to specify output levels (a commercial decision for the operator).
26	Other Issues	Welcome guidance and consider it useful but consider guidance unsuitably prejudiced because commentary immediately assumes such development is likely to an adverse impact on residential amenity/nature/landscape. It is insinuated development will face an uphill battle rather than receive support. Respondent draws attention to wording in landscape and other sections where it states development has the "potential to impact" and considers more positive wording should be used.	All development will have an impact. The guidance aims to help decision makers receive sufficient information to make a judgement about whether impacts are, or can be made, acceptable, in line with the objectives of the NPPF.
30	Other Issues	Greater weight needs to be put on the 4 presumptions in Government guidelines. -renewable energy does not automatically outweigh landscape and environmental protection -more emphasis on cumulative impact -more emphasis on local topography -protection of heritage assets etc	Government announcements have been formalised in Planning Practice Guidance for Renewable and Low Carbon Energy. The issues listed are covered in the guidance and cross reference to it is made in the document(s).
30	Other Issues	A map of areas of tranquillity should be provided.	Mapping dates from 2007 and further work has been undertaken by Newcastle University on behalf of CPRE to refine the methodology. Information is not fine grained enough to be

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			used on a site by site basis. Factors that impact on tranquillity will be assessed using noise impact methodology and landscape and visual impact methodology.
31	Other Issues	Wind turbines are one of the most expensive renewable technologies, blighting landscape, danger to birds, nuisance to neighbours. Only work at a narrow range of wind speeds. Turbines should be located out at sea.	Guidance is in response to planning applications which the Council has a duty to determine.
34	Other Issues	Would support small turbines under 12Kw production – do not support larger turbines on grounds of amenity as the problems outweigh the benefit. Property prices fall leading to demands for reduction in rates which would affect the Parish Council's operating budget.	To restrict turbine development in the manner suggested would be contrary to Government guidance.

3 Micro Scale Wind Turbines and Permitted Development: A Guide for Property Owners in W Devon

MICRO SCALE WIND TURBINES & PERMITTED DEVELOPMENT			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
36	Getting Started	Health warning regarding structural stability of buildings should be emphasised further.	This is listed as a key factor to consider and reference is made to the need to consult with Building Control is referred to under the heading 'Do I Need Planning Permission or Other Consents'.
2	Other Considerations	Reference to the impact of development on settlements, building groups and individual buildings. Recommends inclusion of links to English Heritage guidance.	Link to guidance already included
19	Other Considerations	The surrounding environment and design	A link to English Heritage guidance is included.

MICRO SCALE WIND TURBINES & PERMITTED DEVELOPMENT			
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		considerations need to be clearer about the issues, implications and considerations pertaining to the historic environment in general and conservation areas in particular.	
19	Other Considerations	Wording should be clearer about the need for planning permission or other consents for development in conservation areas. Although taken from the Planning Portal the wording would benefit from plain English.	The need for listed building consent is referenced. Similarly, the need to take account of traditional building form. A reference to English Heritage guidance is recommended for inclusion (see earlier representation).
36	Other Considerations	If this section is based on existing policies then it should include links to it. If not, it should be made clear it is suggested good practice only. This section should be illustrated with case studies, good and bad.	The guidance is essentially targeting those property owners installing technologies using Permitted Development rights where the Local Authority has no policy input. Including cross references to policy would not be helpful in this context. Links to case studies to be included.
21	Other Issues	Renewable UK have produced guidance on small wind turbine development.	Add text to read: RenewableUK, the trade and professional body for the UK wind and marine renewables industry has produced its own guidance for small wind turbines (add link) which readers may also find useful.
35	Other Issues	Object to fact micro scale wind turbines in AONB automatically require permission.	The Council is not in a position to amend the Permitted Development rights which are granted by legislation.
36	Other Issues	Micro Wind and Domestic Solar could be combined into a single document with a common format. Need to explain they are guides to existing policies, rule and regulations and do not in themselves form	Add a short introductory statement in Section 1: ...The guidance is for residents in West Devon, but outside of the Dartmoor National Park. If you are a resident of the National Park then

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		<p>policy. Should include appendices with addresses and phone numbers, not just web links. Web links should include URL references as a footnote. Additional companion guides should be produced for commercial and community buildings and developers of new build.</p> <p>Should be reference about what to do if you are a resident of the National Park.</p>	<p>relevant advice can be found on (insert link).</p> <p>Add addresses and phone numbers in final document + an appendix with URL references.</p> <p>A decision about whether additional guidance should be prepared can be considered once the wind and solar guidance has been in use for a period and its effectiveness assessed.</p>
36	Financial Incentives	<p>Text should point out the savings made through the reduction of electricity imported and the associated change in behaviour required to make the most of such systems.</p> <p>Would be clearer if sections on FiTs and RHI were more clearly linked to their respective technologies.</p> <p>Should be reference to Green Deal, RHI, ECO and other incentives available to householders and local businesses.</p>	<p>Insert text to read:</p> <p>This pays householders...regardless of whether it is used in the home or not...The best financial return will be made where energy using behaviours in the property change to use the renewable electricity when it is being generated, thereby reducing electricity imported from the grid.</p> <p>The text relates FiT to energy generation and lists solar thermal among the technologies which will be eligible for RHI.</p> <p>References to be provided as a list of links to further information.</p>
36	Planning Permission	<p>Section should contain a short overview including reference to listed building consent and building control. A diagram illustrating the approval process should be included.</p>	<p>Insert text to read:</p> <p>If you think you need planning permission...please contact the Development Management service. Remember you may also</p>

MICRO SCALE WIND TURBINES & PERMITTED DEVELOPMENT			
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			<p>need listed building or building control consents even if you do not need planning permission.</p> <p>Insert diagram of planning application process.</p>
37	Other Issues	Building mounted turbines are so small and subject to turbulence that their cost effectiveness is too poor to consider seriously.	Technologies exist for building mounted turbines and effectiveness will depend on location/siting.
37	Other Issues	Some of language is clumsy...	Text is drawn from the Planning Portal.

4 Solar Arrays in West Devon: Interim Planning Guidance for Prospective Developers

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3	Road Access & Rail Infrastructure	Reference should be made to the need for developers to engage with the Local Highway Authority, focusing on both construction and operational phases. Information accompanying a planning application should include either a transport statement or transport assessment, depending on the nature of the development.	<p>Additional wording proposed to section 2.6:</p> <p>Developers should engage with the County Council, as Local Highway Authority, regarding road access during both construction and operation. A transport statement or transport assessment of proposals may be required as part of the planning application process. A construction management plan may be required to manage potential impacts, if road access is an issue.</p>
20	Road Access & Rail Infrastructure	Section does not mention safety of highway users during construction phase. Visibility splays and setting back of access gates could be important. Additional verges and passing places may be needed. May be necessary to divert a public right of way on a temporary basis. Advice note on wind	<p>Detail of measures necessary for development to proceed would be subject to discussion with Highway Authority.</p> <p>See additional wording proposed to section 2.6</p>

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		farms/solar arrays is being prepared by PROW at Devon County Council.	Add an additional section to the guidance entitled: Other Access Issues Developers are advised to contact the Public Rights of Way team at Devon County Council for advice about Public Rights of Way, access land, recreational routes and other rights of way. An advice note on wind farms/solar arrays and public rights of way is being prepared by the Public Rights of Way team and developers are advised to contact them for further information. The law associated with development on access land designated under the Countryside and Rights of Way Act 2000 is complex and developers are advised to contact Natural England for advice.
33	Road Access & Rail Infrastructure	Proposed installation of solar panels adjacent to a railway should be mindful of the impacts of reflective material used which should not interfere with the sight of train drivers and the potential for glare of reflection that may impact on signalling. Network Rail should be consulted on any planning applications for solar farms as standard.	The request for consultation is noted. The 'Initial Site Selection' section of the guidance is intended to help prospective developers 'sift' potential sites at a strategic level. There is text in the guidance directing developers to consult Network Rail and it is considered the detail of concerns can be flagged by the organisation at this stage. The following amendment to text is suggested: Where proposed sites are close to railway corridors and/or routes (including cabling or transmission routes) cross railway infrastructure, developers should consult Network Rail for a view about the likely impacts

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			and rail-related issues that should be addressed and to ascertain if permissions are required to cross bridges and other infrastructure.
36	Strategic Environmental Assets	Would be helpful to include case studies/diagrams to illustrate what might be considered appropriate development within an AONB or as a backdrop to the Dartmoor National Park.	Links to case studies will be included in the document.
36	Agricultural Land	Income from renewable energy should not be considered a source of diversified income for farmers. Majority of return goes out of County. All land should be independently assessed for agricultural value – issues of food security/supply.	Under current national guidance value of agricultural land is based on agricultural land classification referenced in the guidance.
28	Agricultural Land	Appreciate high grade agricultural land should be avoided for energy generation but feel this is skewed view as there is no negative comment when land is used for grazing horses.	Noted.
30,37	Agricultural Land	Farmers/land owners should demonstrate they have explored the feasibility of roof installation before presuming to use farm land.	There is currently no ‘sequential test’ for solar farms and although Government guidance refers to ‘encouraging’ effective use of previously developed land.
2	Strategic Environmental Assets	Should mention strategic historic environmental assets such as Cornwall and W Devon Mining Landscape WHS, Dartmoor National Park and key designated assets or groups of assets	This section deals with the natural environment. Propose additional wording to read: While this section deals mainly with the natural environment there are also a number of strategically significant historic and cultural assets that should be noted, for example, the Cornwall and West Devon Mining Landscape

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			World Heritage Site. The Devon County Historic Environment Record and Historic Landscape Character mapping can provide more information (insert link). Further information can be found in section ****
3	Strategic Environmental Assets	<p>The link from “descriptions” should direct people to the landscape character type profiles on WDBC’s own web site rather than the Devon Character Area profiles.</p> <p>This section could also refer to cumulative landscape and visual impacts and the need to address this satisfactorily (cf Devon Landscape Policy Group Advice Note 2).</p>	<p>The link to the Devon Character Area profiles also includes sub links to the landscape character type profiles.</p> <p>The section is to assist developers ‘sift’ the Borough for potential areas of opportunity. The issue of cumulative impact is addressed in subsequent sections.</p>
3	Landscape	Helpful to add “and scale” after “the nature” in the first bullet point under Development Management on page 19	Amend bullet point on page 17 to read: Require information proportionate to the nature and scale of the proposal and the sensitivity of its location.
11	Landscape	Unclear what distance from residential properties the Council will consider ‘unacceptable’ in landscape/visual amenity terms. How material affect on living conditions will be determined is not set out.	The impact will depend on the specifics of the site
11	Landscape	Clearer guidance on how landscape and visual impact will be measured, and how it might be mitigated.	The Council promotes the use of the Devon Landscape Policy Group Advice Note 2 which gives additional guidance on the aspects of landscape and visual impact that are acceptable/likely to be unacceptable.
15	Landscape	WDBC should have restrictions on solar arrays in the same way there are for housing/factory	Impact on the landscape would be assessed as part of the application process.

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		development, to avoid industrialisation of the landscape.	
15	Landscape	More positive restriction on the size and number of installations in one area should be adopted. General principles are insufficient to prevent unwanted applications.	The cumulative impact of development is related to the character, scale and sensitivity of the landscape and cannot be encapsulated in the standards sought by the respondent.
20	Landscape	Considers this section should be expanded – more comprehensively covered in the wind guidance. Does not include specific points on the impact on users of rights of way, cycle/multi use routes and access land. Nor does it cover considerations of remoteness and wildness.	This would be covered by the ‘journey scenario’ approach advocated by the guidance on cumulative impact included in Planning Practice Guidance for Renewable and Low Carbon Energy.
24	Landscape	Distinction/relationship between Landscape Character Areas (LCAs) and Landscape Character Types (LCT) is not explained. Under ‘Development Management Principles’ reference is made to respecting the sensitivity of LCAs. LCTs are more detailed and would be more appropriate.	<p>Add definitions/relationships to glossary at end of document.</p> <p>Amend bullet point to read:</p> <ul style="list-style-type: none"> Proposals for wind energy development should respect the sensitivity of the Landscape Character Area/Landscape Character Type of which the site is a part.....
25	Landscape	A preference should be expressed for horizontal sites which are not overlooked and can be screened effectively by vegetation, rather than hillsides.	The landscape and visual impact of proposals will vary according to the nature and characteristics of any particular site. The Devon Landscape Group’s Advice Note 2 gives generic guidance on landscape sensitivities and impacts.
25	Landscape/Visual Amenity	Severe glare from solar panels can be dangerous to transport uses as well as a nuisance to dwellings. There should be a restriction that a neighbour’s property should not be faced with more than 120 degrees of solar farm unless the neighbour agrees in	Such a standard takes no account of distance, topography, landscape characteristics etc and would be construed as arbitrary

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		writing.	
25	Landscape	Cumulative impacts from development a concern. Requirement to produce a base plan will all existing and consented wind farms...is welcomed. Similar requirement should be placed on solar farms. A required radius is not defined – up to 20 miles may not be unrealistic. Parish Councils within 10 Km and neighbours within 1 Km of a proposed site should be routinely informed of scoping requests.	<p>The requirements the respondent refers to are taken from the Companion Guide to PPS22.</p> <p>The table in the Government guidance only refers to wind energy, but the criteria are just as applicable to solar energy. – reference to this is made in the text. A minor amendment to the text is proposed to update the references.</p> <p>Amend text to read: While the advice on cumulative impact assessment requirements contained in the Companion Guide to PPS22 DCLG ‘Planning Practice Guidance for Renewable and Low Carbon Energy’ is focused on wind turbine development, the information required to make an assessment of cumulative impact will be very similar.</p> <p>The screening process is to determine if a development requires a formal Environmental Impact Assessment as part of the planning application process. Only a small proportion of screening requests come forward prior to planning application. EIA screening information is published on-line as part of the Register. The opportunity for consultation occurs as part of the planning application notification process.</p>
20	Distance	This section covers visual amenity for residents. The impact on ‘other visual receptors’ should be	Visual impact assessment is covered in the landscape section and includes reference to the

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		assessed – see Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment.	methodology promoted by the Landscape Institute.
2, 3	Historic & Cultural Heritage	<p>Statistics on Scheduled Ancient Monuments and non-designated assets can be provided by Devon Historic Environment Record. Should be noted historic assets may be material to sustainable development whether designated or not. In addition to desk based assessment, archaeological geo-physical survey and evaluation excavation may be required prior to determination and to inform mitigation.</p> <p>Reference to be made to the need for developers to engage with the County Council as the Authority responsible for maintaining the Historic Environment Record.</p>	<p>Include reference to HER. Include additional text to read:</p> <p>Archaeological sites are especially vulnerable (to site disturbance, ground works etc). In addition to desk based assessment, geophysical survey and evaluation excavation may be required.</p> <p>Developers should engage with the County council as the Authority responsible for maintaining the Historic Environment Record for Devon. Information about the location and nature of historic assets can also be found on the historic environment gateway....</p> <p>Amend table of minimum requirements to include reference.</p> <p>Add Devon County Council to the list of contacts for further information.</p>
19	Historic & Cultural Heritage	Important to ensure applications are properly supported by an appropriate assessment of impact on historic sites and landscapes. This is required in the relevant section but to be clear it should reference the methodology set out by English Heritage.	<p>Amend text to read:</p> <p>Add additional text to the list of factors developers need to consider as follows:</p> <p>Where archaeological remains exist or are.....an assessment of impact will be required. A historic environment impact assessment</p>

SOLAR ARRAYS IN WEST DEVON			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
			should be produced by a competent heritage professional and should consider the overall effects on the historic environment. The methodology used should be integrated with the landscape and visual impact assessment, referencing guidance produced by the Landscape Institute (reference in footnote) and the guidance contained in Devon Landscape Officers Group Advice Note 2.
24	Historic & Cultural Heritage	Wish to highlight the archaeological richness of the Dartmoor National Park and the need to have regard to the protection of this large scale heritage asset. Preparation of historic environment statements should bear this in mind.	Add text to preliminary paragraph to read: West Devon has a valuable and varied historic and cultural heritage....and sites of value for their archaeology. A small area of the Tamar Valley.....heritage and cultural landscape is unique. The Dartmoor National Park, as well as being a valued landscape is a rich archaeological and cultural resource. Although this guidance does not cover the Dartmoor National Park (which has its own planning powers), developers should consider the potential impacts of development close to the boundary.
20	Solar Panels	Solar panels may also affect access users and are likely to impact on horse riders when horses experience intense light.	List of impacts includes reference to glint and glare from panels in relation to the trajectory of the sun.
11	Soils, Ground Works and Drainage	Recommend changes to wording to make it clear panels should be removed on de-commissioning.	Amend text to read: Following de-commissioning of a solar array At the end of the commercial life of an installation the panels, frames and other structures should

SOLAR ARRAYS IN WEST DEVON			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
			be physically removed and de-commissioned. Former farm land should be restored to agricultural use or where previously a brown field or commercial site, restored to enable some acceptable alternative use.
20	Soils, Ground Works and Drainage	Potential for run-off and erosion from solar panels and associated tracks on nearby PROW, recreational routes and unclassified County roads should be assessed.	Amend text to read: can disrupt the ecology of the site, impact on nearby public rights of way and other access land/routes , affect drainage and alter the appearance in a way.....
22	Soils, Ground Works and Drainage	Useful if guidance could highlight that all works should be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines. If controlled wastes are to be used in the construction of access tracks and hard standings then an exemption Environmental Permitting will need to be registered with the Environment Agency before the use of any such waste is authorised.	Add text to read: Developers should be mindful of the need to undertake works in accordance with the Environment Agency's Pollution Prevention Guidelines (add link) and the need to register the use of any controlled waste for access tracks and hard standings prior to it being deployed.
22	Soils, Ground Works and Drainage	Any access tracks should be permeable and be accompanied by localised sustainable drainage systems such as swales and infiltration trenches to control any run off.	Add text to read: Any access tracks which need to be provided should be permeable and be accompanied by localised sustainable drainage systems such as swales and infiltration trenches to control any run-off.
25	Soils, Ground Works and Drainage	All solar farms should be required to use removable foundations rather than concrete, so that the land can revert to agricultural use rather than being converted to brown field sites.	A preference is expressing for fixings that can be removed. However, in some cases, concrete 'shoes' are preferable in situations where ground disturbance may create other impacts

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			(on archaeological remains for example).
30	Soils, Ground Works and Drainage	Scouring from concentrated run off and overloading of local watercourses is a problem during heavy storms.	Environment Agency advice and links to information are provided.
3	Land Management	Advice should reflect final version of DLPG Advice Note 2.	Add additional bullet point to table on page 22 to read: <ul style="list-style-type: none"> • Reflect the contents of DLPG Advice Note 2 (promoting the use of land management plans for all phases of development)
20	Land Management	DCC access to any right of way to permit strimming, cutting, surfacing work or clearance of obstructions should not be impeded. Chemical spraying of underground associated with solar arrays should be carried out in accordance with appropriate health and safety and with regard to users of PROW.	Add text to read: <p>Developers should also be mindful of the impact of land and vegetation management on nearby PROW and access land/routes.</p>
25	Land Management	Even if solar panels are raised on piles, the land underneath does not remain available for grazing sheep or other animals.	There are examples where this has been achieved through negotiation. The guidance signals the Council's intention to achieve continuing agricultural use.
20	Fencing & Security Measures	Consultation with the PROW team at DCC and appropriate user groups should take place to discuss appropriate fencing and security where a PROW crosses a site. Some sheep netting, for e.g, can be hazardous for horses in narrow places.	Add text to read: <p>Where a PROW crosses a site, consultation with the PROW team at Devon County Council is advised to ensure fencing and gates meet the needs of users.</p>
9	Community	Not enough emphasis on importance of early engagement with neighbours as well as communities.	It would be for the developer to identify those affected by a proposal either through impact assessment processes or through engagement/consultation. Planning application

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			processes include site notices and publication of weekly planning application lists.
11	Community	Recognise importance of community engagement but concerned that guidance stipulates the community is to decide on appropriate benefits. W Devon should provide guidance on what is appropriate to request and states this has to be balanced with the scheme's ability to finance the benefit.	Important that developers negotiate with communities to avoid perception that planning permission has been purchased. Some guidance on the types of benefit that may be appropriate is included in the document.
20	Community	Rights of way user groups should be added to any list of community engagement interest groups.	It will be for the developer to identify the affected communities.
20	Community	Concept of community benefits is supported following proper public consultation, but the benefits should not be used to outweigh the adverse effects.	Noted.
30	Community	It should not be up to the developer to identify the community affected but the planning officer assisted by the Parish Council.	As part of engagement processes it is anticipated Parish Councils would be involved in this.
37	Community	Community groups should be directed to examples of good practice in setting up community generation.	Links to be provided
20	Planning Application Process	List of core information does not include an assessment of rights of way/recreational routes and access land on or abutting the site. PROW are usually included in a planning application but recreational and access land could be overlooked. Table of minimum requirements should include impact on public rights of way and other recreational routes and land should be included.	The impact will be scoped as part of landscape and visual impact assessment.
7	Other Issues	Solar panels should only go on roofs and industrial areas, not in fields.	Latest Government guidance supports use of solar panels on brown field sites. However, the

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			Council could not exclude all green field sites.
31, 34	Other Issues	Solar arrays are not necessary. Many roofs could take panels without using agricultural land. Suggestion that livestock can graze among panels is not borne out by observation.	See above – comments equally apply to existing buildings.
9	Other Issues	Loss of agricultural output should be calculated to evaluate loss against benefits gained from renewable energy generation.	Beyond scope of planning system.
9	Other Issues	Little reference to tourism.	Guidance aims to have due regard to landscape and environment, which underpin tourism.
25	Other Issues	Where some electricity is stored on site consideration needs to be given to storage arrangements and effects on residential amenity/risk of pollution of land/watercourse etc.	All aspects of site development would be covered by impact assessment – construction/operation/decommissioning. Proposed amendments include reference to the Environment Agencies Pollution Prevention Guidelines and permitting requirements.
30	Other Issues	Guidance must take in to account recent announcements by Greg Barker regarding protection of green field sites from solar arrays.	There is no protection of green field land as in the way suggested. The Minister’s statements have been consolidated into new guidance which states “...the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.” And...”encouraging the effective use of previously developed land, and if a proposal does involve greenfield land, that it allows for continued agricultural use and/or encourages biodiversity...”

5 Installing Solar PV or Solar Thermal Panels and Permitted Development: A Guide for Property Owners in W Devon

INSTALLING SOLAR PV OR SOLAR THERMAL PANELS & PERMITTED DEVELOPMENT			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
36	Getting Started	Should emphasise the energy hierarchy and the position of relatively expensive measures within the hierarchy, preferably at the start of the section. Links to DARE and EST guidance should be included + links to local groups and organisations that can provide advice (and local case study examples from eg Open Homes).	Move paragraph covering the Energy Hierarchy to the start of the section. Appendices to include links to further advice and information.
36	Getting Started	Should be clear that the information applies to ground mounted installations as well as roof mounted.	Amend text to read: The South West has the best solar resource in the United Kingdom. There are two ways in which the sun's energy can be harnessed for use, either by roof mounted technology or by free standing installations.
5	Roof Orientation	Emergent solar technologies can work when sited on a much wider range of surfaces with different aspects and profiles. While best sites should be made use of, the guidance should not exclude new technologies that could make sufficient use of indirect sunlight.	Guidance does not prevent any form of technology coming forward. Links are included in the text to information on the Energy Savings Trust web site.
36	Roof Orientation	Information applies equally to a roof mounted or ground mounted installation.	Amend title of section to read: Roof Orientation. Replace the word 'roof' with roof/site .
36, 37	Financial Incentives	Should be reference to Green Deal, RHI, ECO and other incentives available to householders and local businesses.	References to be provided as a list of links to further information.
2	Other Considerations	Reference to the impact of development on	These links are already included in the text.

INSTALLING SOLAR PV OR SOLAR THERMAL PANELS & PERMITTED DEVELOPMENT			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
		settlements, building groups and individual buildings. Recommends inclusion of links to English Heritage guidance.	
15	Other Considerations	WDBC should be adopting a policy of only allowing solar tiles where they can be integrated into the roof line without impacting on the appearance of the building. All new buildings should incorporate solar tiles.	WDBC is unable to influence development that occurs using Permitted Development rights. The new Local Plan will address the integration of renewable energy into new development at design stage but not all new buildings will be suited to the technology, or other technologies may be more appropriate as a means to reduce the overall emissions from a building.
19	Other Considerations	The surrounding environment and design considerations need to be clearer about the issues, implications and considerations pertaining to the historic environment in general and conservation areas in particular.	A link to English Heritage guidance to be included.
27	Other Considerations	Wording should be amended to say “When no longer needed or capable of operating to produce electricity panels should be removed from the site and sent to an approved waste recycling facility, which is capable of recycling the materials within the unit as soon as reasonably practicable”.	The wording used in the text is contained in the table copied from the Planning Portal and reflects the wording of the legislation relating to Permitted Development.
36	Other Considerations	If this section is based on existing policies then it should include links to it. If not, it should be made clear it is suggested good practice only. This section should be illustrated with case studies, good and bad.	The guidance is essentially targeting those property owners installing technologies using Permitted Development rights where the Local Authority has no policy input. Including cross references to policy would not be helpful in this context. Links to case studies to be included.

INSTALLING SOLAR PV OR SOLAR THERMAL PANELS & PERMITTED DEVELOPMENT			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
19	Do I Need Planning Permission?	Wording should be clearer about the need for planning permission or other consents for development in conservation areas. Although taken from the Planning Portal the wording would benefit from plain English.	The need for listed building consent is referenced. Similarly, the need to take account of traditional building form. A reference to English Heritage guidance is recommended for inclusion (see earlier representation).
36	Planning Permission	Section should contain a short overview including reference to listed building consent and building control. A diagram illustrating the approval process should be included.	<p>Insert text to read:</p> <p>If you think you need planning permission...please contact the Development Management service. Remember you may also need listed building or building control consents even if you do not need planning permission.</p> <p>Insert diagram of planning application process.</p>
36, 37	Other Issues	<p>Micro Wind and Domestic Solar could be combined into a single document with a common format. Need to explain they are guides to existing policies, rule and regulations and do not in themselves form policy. Should include appendices with addresses and phone numbers, not just web links. Web links should include URL references as a footnote. Additional companion guides should be produced for commercial and community buildings and developers of new build.</p> <p>Should be reference about what to do if you are a resident of the National Park.</p>	<p>Add a short introductory statement in Section 1: The guidance is for residents in West Devon, but outside of the Dartmoor National Park. If you are a resident of the National Park then relevant advice can be found on (insert link).</p> <p>Add addresses and phone numbers in final document + an appendix with URL references.</p> <p>A decision about whether additional guidance should be prepared can be considered once the wind and solar guidance has been in use for a period and its effectiveness assessed.</p>

INSTALLING SOLAR PV OR SOLAR THERMAL PANELS & PERMITTED DEVELOPMENT			
Rep No.	Para/Topic	Issues raised by Consultee	Proposed action
36	Other Issues	Guidance should refer to the need for internal infrastructure and potential work required such as a thermal store.	Add text to say: You may also need to take into account the need for internal works to the property to accommodate solar and solar thermal hot water systems eg space for hot water cylinders and thermal stores.
37	Other Issues	Respondent raises issues relating to FIT, energy saving; RHI; Permitted Development text; colour of panels and frames; joint purchasing etc.	These issues have been copied across from the S Hams consultation and were dealt with by text amendments prior to the publication of the draft W Devon documents.