

# Combined Planning, Design and Access Statement (DRAFT)

Proposed Solar Array on behalf of The Police & Crime  
Commissioner for Dyfed Powys

Land at Dyfed Powys Police Headquarters, Llangunnor  
Road, Llangunnor, Carmarthen, SA31 2PF

June 2025

DRAFT (23062025)

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# Section 1: Introduction

- 1.1 This Planning, Design and Access Statement (hereafter referred to as “this Statement”), has been prepared by CBRE Ltd on behalf of The Police & Crime Commissioner for Dyfed Powys (hereafter referred to as “the Applicant”) to support a detailed planning application for the development of land at Dyfed Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen, SA31 2PF, (hereafter referred to as “the Site”) for the following:

*“Installation of 1,420 ground mounted PV panels, associated inverter / battery storage container, fencing, landscaping and other ancillary works at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen.”*

- 1.2 The remainder of this Statement is structured as follows:

- Section 2: Site Location and Description;
- Section 3: Planning History and Pre-Application Engagement;
- Section 4: Design and Access Details;
- Section 5: Planning Policy Context;
- Section 6: Key Benefits and Considerations;
- Section 7: Summary and Conclusions.

- 1.3 This Statement is also supported by the following Appendices:

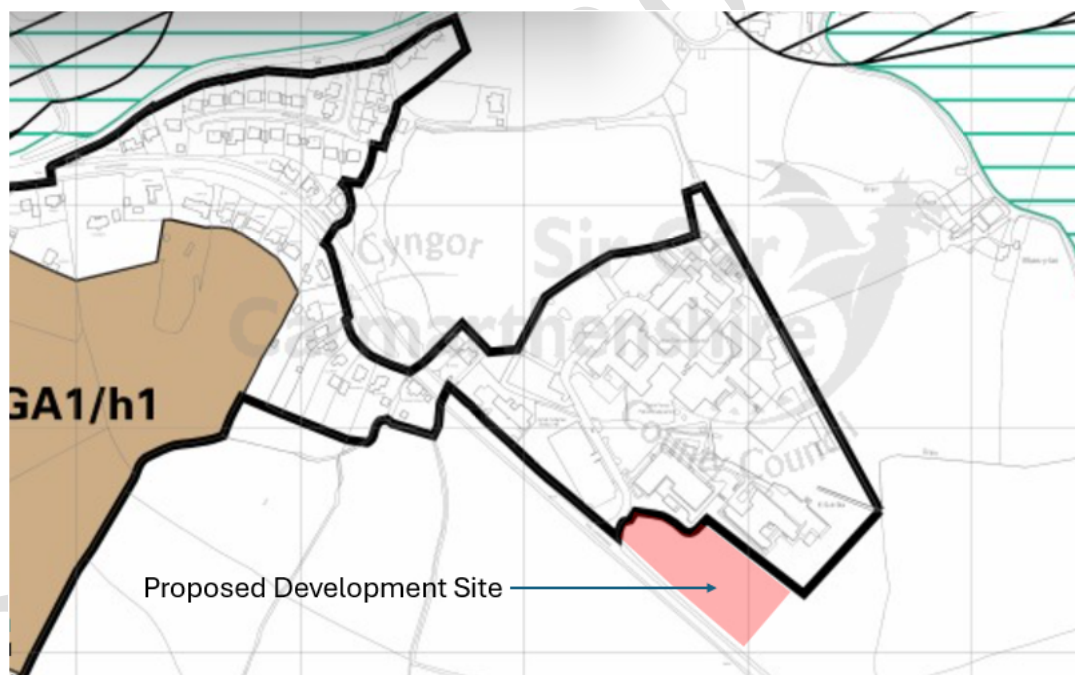
- **Appendix 1:** Site Location Plan;
- **Appendix 2:** Carmarthenshire County Council Pre-Application Response (PRE/1938, dated 18<sup>th</sup> January 2024);
- **Appendix 3:** BEST PV Solar Panel Design Report extract; and
- **Appendix 4:** Planning Application Deliverables.

# Section 2: Site Location and Description

## Site Location

- 2.1 The Site is located within the Local Authority of Carmarthenshire County Council (“the Council”). It is situated within the southern part of The Police & Crime Commissioner for Dyfed Powys Police Headquarters estate at Llangunnor, Carmarthen (“the estate”) and is centered on grid coordinates: N: 242963, E: 219274.
- 2.2 The already developed estate is located within the development limits boundary as shown on the adopted Carmarthenshire Local Development Plan policies map. The Site itself is outside, but adjacent to, this development limits boundary (see **Figure 2.1** below, with the approximate extent of the proposed development site shown shaded red).

**Figure 2.1: Extract from Carmarthenshire Local Development Plan Policies Map**



- 2.3 The Cof Cymru - National Historic Assets of Wales Cadw's map identifies that the Site is within the Tywi Valley Registered Historic Landscape which was designated in 2001. There are no statutorily designated heritage assets, including listed buildings or scheduled ancient monuments, located on or within the vicinity of the Site.

## Site Description

- 2.4 The Site area is circa 0.93 ha (2.32 acres). It is broadly rectangular in shape and mainly comprises of grassland with a small hedgerow comprised of relatively new planting is located within the northeastern part of the site, and some individual trees and small tree groups scattered adjacent to the southwestern boundary of the site. The southwestern Site boundary is formed by an existing hedgerow to Hoel Llangunnor Road, with agricultural fields beyond on the opposite side of the road.
- 2.5 The northwestern boundary of the Site is adjacent to the access road into the estate which connects to Hoel Llangynnwr Road. Existing two / three storey operational office campus style buildings within the estate are located to the northeast of the Site. Scrub land within the wider DPP estate land, which also includes an area of recently planted trees, is located to the southeast of the Site. See **Figure 2.2** below for an aerial photograph of the Site and its surrounding context, and which also notes the approximate proposed solar panel area. A site plan is included at **Appendix 1**.
- 2.6 The Site is not included within any statutory or non-statutory wildlife designations and excludes any protected and / or notable habitats. The closest statutory nature conservation designation is the River Tywi Site of Special Scientific Interest (“SSSI”) and Special Area of Conservation (“SAC”), located approximately 900 metres from the Site.

**Figure 2.2: Site and Surrounding Context**



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- 2.7 The Site is classified as Grades 3b and U agricultural land. The Site does not include any public rights of way or trees protected by Tree Preservation Orders.
- 2.8 The Flood Risk Assessment Wales Map identifies that the Site is within Flood Zone A, where it is considered to be at little or no risk of fluvial or coastal/tidal flooding.

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# Section 3: Planning History and Pre-Application Engagement

## Planning History

3.1 A review of the planning history of the estate has been undertaken using Carmarthenshire County Council’s planning application search online tool. **Table 3.1** below sets out main applications and their status.

**Table 3.1: Planning History**

Reference	Development Description	Status
W/24305	Provision of a cycle shelter with a capacity to store up to 8 bikes	Granted 15/03/2011
W/22814	Provision of 71 additional car parking spaces within existing site, located adjacent to existing parking areas. Works include additional cycle and motorcycle spaces	Granted 02/06/2010
W/22227	Erection of new 2/3 storey strategic co-ordination centre, associated secure car park and external plant compound, adjacent to the existing communications building	Granted 03/04/2010
TMT/03787	Alterations to existing technical support unit and scientific units including forming additional first floor office space including new mezzanine floor structure, building up garage doors and forming new door/window openings	Granted 22/05/2003
W/00558	Single storey infill and fume cupboard flue mast	Granted 13/02/1997
D4/26029	Siting of Health & Fitness Centre	Outline granted 07/11/1995
D4/11198	Police Headquarters and Training Centre	Full Granted 31/10/1983
D4/8066	Siting of Police Headquarters (renewal)	Granted 17/12/1980
D4/3719	Police Headquarters and Training Centre (renewal)	Granted 16/12/1977
D4/1084	Proposed headquarters and training centre for the police	Granted 30/10/1974

3.2 In summary, planning history in the vicinity of the Site relates to the original development of the Police Headquarters and subsequent applications relating to the further development and improvement of the estate.



## Pre-Application Advice Summary

- 3.3 In November 2023, pre-application planning advice was sought from the Council in relation to the following development proposal (application ref: PRE/01938):

*“Construction of a solar PV field and roof mounted PV panels and associated works at the Dyfed Powys Police Headquarters.”*

- 3.4 This previous pre-application proposal was broadly similar to the current proposals but with the following main differences:

- The ground-mounted PV array included in the pre-application submission was in a similar location but larger than is now being proposed;
- The orientation of the ground mounted PV array has been changed as part of the current application to maximize its operational efficiency (with the PV panels now arranged east-west, so the panels are facing 90° degrees (East) and 270° degrees (West)); and
- The roof-mounted PV panels included in the pre-application submission are not now being proposed as part of this application.

- 3.5 Below is a summary of the key points from previous pre-application response from the Council (dated 18/01/2024) (a full copy of the Council's pre-application response is included at **Appendix 2**):

- **Permitted Development Rights:** Roof mounted PV panels would comply with Permitted Development requirements and are sited to minimize their effect on the external appearance of the building. Ground mounted solar panels would exceed a surface area of 9 square meters, as such, planning permission would be required for this element.
- **Principle of Development:** There is general policy support for the creation of renewable energy installations to reduce reliance on non-renewable energy sources. The site for the ground mounted panels is located outside albeit directly adjacent to the defined settlement of Carmarthen and as such is classed as being within the countryside. It is recognised that there will be circumstances where development in the countryside can be justified. It would be beneficial if the technical information provided can be set out clearly in a supporting document and explaining in particular the extent of the solar panels relative to the needs of the end user.
- **Landscape and Visual Impact:** The site is located within a Registered Landscape of Outstanding Historic Interest and as such any proposal would be considered having regard to its impact upon this designation. An application would need to be accompanied by an appropriate and proportionate Landscape and Visual Impact Assessment. Any application will need to be accompanied by a detailed Landscaping Scheme.
- **Amenity impact:** Any application should be supported by a Glint and Glare Assessment.
- **Biodiversity impact:** There is a requirement for ecological appraisal to be submitted to support any application. The ecological report must also address any SSSI features of the Afon Tywi SSSI, further advice can be obtained from NRW. If necessary, an Appropriate Assessment must be contained in with any application in the form of a Habitats Regulations Assessment screening report and Statement to Inform an Appropriate Assessment if applicable. A tree survey must be

submitted to the LPA prior to the granting of planning permission. A Landscape and Ecological Design Scheme (LEDS) and accompanying Green Infrastructure Statement must also be submitted alongside the application.

- **Highways:** It is considered that the intervening hedgerow, which must be retained, will provide sufficient screening to mitigate potential impacts to highway users arising from distraction. As a result, the Highways Officer has not raised an objection in principle to the development but has requested that any application includes a construction/delivery management plan. The Highways Officer has also raised the need to consider any impacts upon the highway resulting from the laying of any associated cabling.
- **Drainage:** The proposal for the ground mounted solar panels would, by reason of exceeding 100sqm, trigger the need for a Sustainable Drainage Approval Body (SAB) application.

3.6 The previous pre-application response from the Council confirmed there is in-principle policy support for the proposed installation subject to making the required justification for the proposal having regard to its location outside the defined settlement boundary as required by Policy RE3 of the Local Development Plan. It is also noted that certain detailed / technical matters would need to be addressed through the submission of supporting plans, documents and assessment, including:

- Glint and Glare Assessment;
- Ecological Appraisal;
- Landscape and Visual Impact Assessment;
- Habitats Regulations Assessment screening report ;
- Statement to Inform an Appropriate Assessment;
- Tree Survey;
- Landscape and Ecological Design Scheme;
- Green Infrastructure Statement;
- Sustainable Drainage Approval Body (SAB) application; and
- Construction/delivery management plan.

# Section 4: Design and Access Details

## Description of Development

4.1 The proposed Description of Development is as follows:

*“Installation of 1,420 ground mounted PV panels, associated inverter / battery storage container, fencing, landscaping and other ancillary works at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen.”*

4.2 In particular, the Proposed Development comprises:

- Provision of 1,420no. ground mounted PV panels, with panels having a surface dimension of 1.76m x 1.13m;
- Provision of an inverter / battery storage system storage container (circa 12.19m long x 2.44m wide x 2.59m high); and
- Provision of landscaping and ecology features, including mitigation and enhancement measures.

## Design and Access Statement

### Solar Panel Design and Access Requirements

4.3 With regards to the PV panels, the following design details are proposed:

- The maximum height of the panels will be circa 2.1m from ground level. The minimum height of the panels would be up to circa 0.9m off the ground;
- Panels will be affixed using a ground mount system with ground screws; and
- The inclination of the panels is circa 20°.

4.4 A section drawing, illustrating proposed heights and inclination of the panels, together with details of the panel frame mounting system, is included on the proposed layout plan (drawing ref: 2380-AP-FCC-00-SC-E-0900 Rev P4). The proposed layout plan also identifies the layout of the panels, showing that their configuration is orientated East-West, meaning that panels are facing 90° degrees (East) and 270° degrees (West) to maximise operational efficiency.

4.5 The proposals also include:

- An inverter / battery storage system container located to the north of the panels adjacent to an existing building. This will take the form of a standard type storage container; and
- A 2.4m high security fence to provide a secure enclosure to the northwestern boundary adjacent to the estate access road.

4.6 In addition to the above, the project includes the following elements (although these are not part of the planning application as they do not constitute development):

- Creation of a new LV Switchroom (utilising space within an existing building at the site which does not require any external alterations);
  - Installation of a new below ground AC cable route from the battery storage system to LV switchroom.
- 4.7 In terms of access to the Solar array once operational, this will only require minimal visits for routine maintenance etc. Access to the development will be obtained from within the estate, which is accessed from Hoel Llangunnor Road. Construction Delivery Management arrangements are set out in the Construction Management Plan which forms part of the application.
- 4.8 The layout, size and technical specification of the proposed Solar Array has been devised with reference to on-site constraints and the energy needs of the estate. It is calculated that 88.2% of the energy generated by the proposed Solar Array will be used by occupiers at the estate, principally for on-site electrical appliances and EV charging, with the small 11.8% energy surplus exported to the grid.
- 4.9 In terms of siting, the solar array has been positioned as far as possible from the southwestern Site boundary to Hoel Llangunnor Road. This is to ensure that the solar panels:
- Avoid being sited over an existing easement relating to a Welsh Water public sewer that runs parallel to this south western Site boundary to Hoel Llangunnor Road;
  - Avoid impacts on existing hedgerow and trees in the southwestern part of the site, and provide sufficient space for additional planting within this part of the site as part of the required proposed landscaping response; and
  - Can work as efficiently as possible by being sufficiently distant from trees (to avoid impacts associated with undue overshadowing of panels from vegetation to the south etc).
- 4.10 Further details on the technical energy specification of the proposed development is included in the extract from the BEST PV Solar Design Report included at **Appendix 3**.

## Landscaping Design

- 4.11 The existing landscape resource and the visual receptors and amenity of the Site have been considered by the planning and design process and have informed the resultant proposed landscaping design. This approach has included collaboration between landscape, design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.
- 4.12 The key objectives of the landscape and Green Infrastructure (“GI”) proposals for the scheme are to:
- Improve vegetation networks surrounding the panels (in-line with Local Plan Policy EQ5), through planting and changes to management regimes, to strengthen features;
  - Allowing the hedgerows to become taller and more robust to reinforce a key characteristic of local landscape character area and which will also help vegetation to assimilate the solar panels and accompanying battery infrastructure within the landscape and views, making them as unobtrusive as possible (in-line with para 5.4 of the Carmarthenshire Solar PV Development, Landscape Sensitivity and Capacity Study); and
  - Provide effective screening for receptors within the area.

- 4.13 The landscape proposals for the scheme are detailed on drawing ref: 13271-FPCR-XX-XX-DR-L-0001 Rev P03 accompanying the planning application. In summary however, the proposed landscaping associated with the scheme includes:
- The improvement of existing grassland habitats within the site (but not directly underneath the proposed PV panels) through scarification, overseeding with a general purpose meadow mix and modified management regime;
  - Addition of plug planting in marshy areas of grassland within the wider DPP HQ site;
  - Retention of existing trees and hedgerows around the site margins;
  - Creation of new hedgerows to the south and west of the solar panels to filter fleeting views from west where the vehicular access meets Heol Llangynnwr Road and from the south generally;
  - Inclusion of native trees within the new hedgerow;
  - Planting areas of native woodland with scrub margins;
  - Reinforcing areas of planting and existing habitats with ground based hibernacula, bird and bat boxes;
  - Allowing existing low flailed hedgerows between the site and Heol Llangynnwr Road to establish to a height of approximately 3m, to give them more visual prominence in the landscape and to filter views from the south more effectively.
  - Allow the existing and proposed new hedges to combine to form a more robust feature and habitat corridor.
- 4.14 The landscape and GI proposals will establish a grassland of greater diversity and to the south, west and north-east of the site new vegetation will reinforce existing networks. Additionally, all of the landscape areas and public open space features will be managed and maintained to ensure the successful establishment and continued thriving of the landscape proposals. Further details are also included in the Landscape and Visual Appraisal prepared by FPCR and submitted as part of the application.

# Section 5: Planning Policy Context

## Introduction

- 5.1 The relevant Planning Policy Context for the proposed development comprises the following documents:

### National Planning Policy

- Future Wales: The National Plan 2040 (adopted February 2021);
- Planning Policy Wales (adopted February 2024); and
- Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (adopted February 2011).

### Local Planning Policy

- Carmarthenshire Local Development Plan (adopted December 2014); and
  - [Emerging] 2nd Deposit Revised Local Development Plan (submitted for examination on the 10th June 2024).
- 5.2 The current adopted Development Plan for Carmarthenshire comprises the Carmarthenshire Local Development Plan ('CLDP') adopted in December 2014. The Revised CLDP was submitted to the Welsh Government and Planning Environment Decisions Wales for examination on the 10th of June 2024. Examination hearing sessions took place in October and November 2024. The Inspectors issued a letter to the Council regarding Housing Supply on 31 January 2025. Further to this, the Council undertook a Consultation on Additional Sites from 27 March 2025 to 15 May 2025.
- 5.3 Until the emerging local plan for Carmarthenshire is under examination, the CDLP remains the adopted Development Plan. The policies in the emerging 2nd deposit CLDP will carry weight and full weight will be attached to its policies once it is adopted and replaces the CLDP.

## National Planning Policy

### Future Wales: The National Plan 2040

- 5.4 Future Wales – the National Plan 2040 is the national development framework for Wales, setting the key direction for development up to 2040. It has Development Plan status and sets a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales is a spatial plan, setting out the direction of where investment into infrastructure and forthcoming development should be located.

- 5.5 Planning decisions in Wales must be taken in accordance with the development plan as a whole, including consideration of the Future Wales National Plan.
- 5.6 Policy 17 of the National Plan is specifically concerned with Renewable and Low Carbon Energy and associated infrastructure. This identifies that Welsh Government will strongly supports the principle of developing renewable and low carbon energy from all technologies and that in making planning decisions, significant weight requires to be given to the need to meet Wales's international commitments and renewable energy targets.

## Planning Policy Wales

- 5.7 Planning Policy Wales ("PPW") sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes ("TANs"), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.
- 5.8 The primary objective of "PPW" is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.
- 5.9 Section 2 of the PPW is concerned with maximising well-being and creating sustainable places. Paragraph 2.8 notes that planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales, and that this will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies.
- 5.10 Section 3 of the PPW deals with strategic and spatial choices. This notes that the Welsh Government has declared a climate emergency and that the planning system plays a key role in tackling the climate emergency through the decarbonisation of the energy system and the sustainable management of natural resources. The transition to a low carbon economy not only brings opportunities for clean growth and quality jobs, but also has wider benefits of enhanced places to live and work, with clean air and water and improved health outcomes.
- 5.11 Paragraph 3.34 identifies that the Environment (Wales) Act 2016 introduced the Sustainable Management of Natural Resources ("SNMR") and sets out a framework to achieve this as part of decision-making. PPW translates the principles of SMNR into use for the planning system, noting that the key features of the SMNR approach to which the planning system can contribute are:
- Improving the resilience of ecosystems and ecological networks;
  - Halting and reversing the loss of biodiversity;
  - Maintaining and enhancing green infrastructure based on seeking multiple ecosystem benefits and solutions.
  - Ensuring resilient locational choices for infrastructure and built development, taking into account water supplies, water quality and reducing, wherever possible, air and noise pollution and environmental risks, such as those posed by flood risk, coastal change, land contamination and instability;



- Taking actions to move towards a more circular economy in Wales; and
  - Facilitating the move towards decarbonisation of the economy.
- 5.12 Paragraph 3.60 deals with development in the countryside. It notes that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation.
- 5.13 Section 5 of the PPW deals with productive and enterprising places which includes creating a “Prosperous Wales”, which includes, amongst other things, investment in renewable and low carbon energy sources, and embracing the challenge of decarbonising the energy and transport sectors including phasing out of fossil fuels and moving towards local, decentralised renewable energy systems.
- 5.14 Paragraph 5.7.1 confirms that the Welsh Government’s highest priority is to reduce demand wherever possible and affordable and that low carbon electricity must become the main source of energy in Wales.
- 5.15 Additionally, Planning Authorities should use their evidence base to inform policies and proposals for local energy. As such, Development plans should support identified opportunities for heat networks, local renewable and low carbon energy generation schemes, and the co- location of new proposals and land allocations with existing developments, heat suppliers and heat users (paragraph 5.9.13).
- 5.16 Paragraph 5.9.15 notes that outside identified areas for renewable and low carbon energy developments, planning applications for renewable and low carbon energy developments should be determined based on the merits of the individual proposal. The local need for a particular scheme is not a material consideration, as energy generation is of national significance and there is a recognised need to optimise renewable and low carbon energy generation.
- 5.17 In determining applications for the range of renewable and low carbon energy technologies, planning authorities should take into account:
- The contribution a proposal will make to meeting identified Welsh, UK and European targets;
  - The contribution to cutting greenhouse gas emissions; and
  - The wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.

## **Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (adopted February 2011)**

- 5.18 The Practice Guidance is a tool to support Local Planning Authorities (LPAs) in dealing with applications for renewable and low carbon energy development. It sets out a comprehensive evidence base of the land use planning impacts and benefits of different forms of renewable and low carbon energy and provides guidance on how local planning officers can engage in a meaningful and proactive manner with developers when dealing with planning applications for renewable and low carbon energy developments.
- 5.19 Whilst this Practice Guidance is not policy and will not be a material consideration for the planning application, this document can help identify the potential planning implications of the proposed development that the local planning authority will consider and ways in which these impacts can be minimised.



- 5.20 Chapter 8 of the Practice Guidance provides guidance on solar energy. The potential impacts and design, mitigation and enhancement measures of solar installations are summarised below:
- **Landscape and Visual:** Construction of the solar PV array can result in impacts on, or the loss of landscape features such trees and hedges or contours through site levelling and the potential need to remove trees etc. to reduce shading. Potential mitigation may include using existing landscape features or new planting to screen the development although this will need to avoid the shading of the panels. Screen planting (including allowing hedges to grow out) around solar PV development can, however, change the sense of enclosure of a landscape and would need to be undertaken through careful design.
  - **Glint and Glare:** Despite their non-reflective design, it is possible that intense direct reflections of the sun ('glint'/'specular reflection') or more diffuse reflections of the bright sky around the sun ('glare') by solar PV panels (and their supporting frames) may cause viewer distraction. In addition to increasing the visual impact of a development in the landscape this can potentially impact on air traffic safety.
  - **Ecology:** The ecological sensitivity of a development comes from its construction and operation. Opportunities for ecological enhancement may include planting of suitable species such as wildflowers (of native provenance) beneath and between panels, or planting around field margins to increase habitat connectivity.

Local Planning Policy

Carmarthenshire Local Development Plan

- 5.21 The Carmarthenshire Local Development Plan ("CLDP") sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons National Park) and a framework for the distribution and delivery of growth and development.
- 5.22 The CLDP also sets out land-use planning policies and proposals which are used in the determination of planning applications and in guiding future opportunities for investment and growth.
- 5.23 As shown on **Figure 2.1** of this Planning Statement (Local Plan policies map extract), the CLDP does not allocate the Site for any specific land use. The Site is located outside, albeit directly adjacent to, the defined settlement boundary of Carmarthen. As such, the Site is classed as being within the countryside (where Policy GP2 Development Limits applies to avoid inappropriate development in the countryside).
- 5.24 The main Policies relevant the proposed development at this site are identified in Table **5.1** below.

Table 5.1: Overview of Relevant Policies within the CLDP

Policy Reference	Policy Summary
Policy SP1 – Sustainable	Proposals for development will be supported where they reflect sustainable development and design principles by:

Policy Reference	Policy Summary
Places and Spaces	<ul style="list-style-type: none"> <li>a. Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;</li> <li>b. Promoting, where appropriate, the efficient use of land including previously developed sites;</li> <li>c. Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;</li> <li>d. Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;</li> <li>e. Creating safe, attractive and accessible environments which contribute to people's health and wellbeing and adhere to urban design best practice;</li> <li>f. Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;</li> <li>g. Utilising sustainable construction methods where feasible;</li> <li>h. Improving social and economic wellbeing;</li> <li>i. Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.</li> </ul>
Policy SP2 Climate Change	<p>Development proposals which respond to, are resilient to, adapt to and minimise for the causes and impacts of climate change will be supported. In particular proposals will be supported where they:</p> <ul style="list-style-type: none"> <li>a. Adhere to the waste hierarchy and in particular the minimisation of waste;</li> <li>b. Promote the efficient consumption of resources (including water);</li> <li>c. Reflect sustainable transport principles and minimise the need to travel, particularly by private motor car;</li> <li>d. Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures such as SUDS and flood resilient design;</li> <li>e. Promote the energy hierarchy by reducing energy demand, promoting energy efficiency and increasing the supply of renewable energy;</li> <li>f. Incorporate appropriate climate responsive design solutions including orientation, layout, density and low carbon solutions</li> </ul>

Policy Reference	Policy Summary
	(including design and construction methods) and utilise sustainable construction methods where feasible.
Policy SP11 Renewable Energy and Energy Efficiency	Development proposals which incorporate energy efficiency measures and renewable energy production technologies will be supported in areas where the environmental and cumulative impacts can be addressed satisfactorily. Such developments will not cause demonstrable harm to residential amenity and will be acceptable within the landscape. Each proposal will be assessed on a case by case basis.
Policy SP14 Protection and Enhancement of the Natural Environment	<p>Development should reflect the need to protect, and wherever possible enhance the County's natural environment.</p> <p>All development proposals should be considered in accordance with national guidance/legislation and the policies and proposals of this Plan, with due consideration given to areas of nature conservation value, the countryside, landscapes and coastal areas.</p>
Policy SP17 Infrastructure	<p>Development will be directed to locations where adequate and appropriate infrastructure is available or can be readily provided. The LDP therefore supports the economic provision of infrastructure by allocating sites in identified settlements and in accordance with the Settlement Framework.</p> <p>Renewable energy generation and associated utility connections will be encouraged, in appropriate locations, subject to other Plan policies.</p>
Policy GP1 Sustainability and High Quality Design	<p>Development proposals will be permitted where they accord with the following:</p> <ol style="list-style-type: none"> <li>It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;</li> <li>It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;</li> <li>Utilises materials appropriate to the area within which it is located;</li> <li>It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;</li> <li>Includes an integrated mixture of uses appropriate to the scale of the development;</li> </ol>

Policy Reference	Policy Summary
	<ul style="list-style-type: none"> <li>f. It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;</li> <li>g. It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);</li> <li>h. An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;</li> <li>i. It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;</li> <li>j. It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;</li> <li>k. It has regard to the generation, treatment and disposal of waste.</li> <li>l. It has regard for the safe, effective and efficient use of the transportation network;</li> <li>m. It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;</li> <li>n. It includes, where applicable, provision for the appropriate management and eradication of invasive species.</li> </ul>
Policy GP2 Development Limits	<p>Development Limits are defined for those settlements identified as Growth Areas, Service Centres, Local Service Centres and identified Sustainable Communities within the settlement framework.</p> <p>Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies and other material planning considerations.</p>
Policy GP3 Planning Obligations	<p>The Council will, where necessary seek developers to enter into Planning Obligations (Section 106 Agreements), or to contribute via the Community Infrastructure Levy to secure contributions to fund improvements to infrastructure, community facilities and other services to meet requirements arising from new developments.</p>

Policy Reference	Policy Summary
Policy GP4 Infrastructure and New Developments	Proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development.
Policy TR3 Highways in Developments – Design Considerations	<p>The design and layout of all development proposals will, where appropriate, be required to include:</p> <ol style="list-style-type: none"> <li>An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;</li> <li>Suitable provision for access by public transport;</li> <li>Appropriate parking and where applicable, servicing space in accordance with required standards;</li> <li>Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;</li> <li>Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;</li> <li>Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run off from the highway.</li> </ol>
Policy EQ3 Regional and Local Designations	Proposals for development that are likely to cause unacceptable harm to a Local Nature Reserve (LNR), or Regionally Important Geological/Geomorphological Sites (RIGS) will only be permitted where the need to safeguard the substantive nature conservation value of the site or feature is clearly outweighed by the reasons for the development or land use change.
Policy EQ4 Biodiversity	Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:

Policy Reference	Policy Summary
	<ul style="list-style-type: none"> <li>a. The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements;</li> <li>b. There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.</li> </ul>
Policy EQ5 Corridors, Networks and Features of Distinctiveness	Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted.
Policy EQ6 Special Landscape Areas	Proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).
Policy RE3 Non-wind Renewable Energy Installations	Proposals for small scale non-wind renewable energy installations outside defined Development Limits are required to satisfactorily justify the need to be sited in such a location. Such proposals should be sited in close proximity to existing buildings and structures and will not cause demonstrable harm to the landscape.
Policy EP1 Water Quality and Resources	Proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.
Policy EP2 Pollution	<p>Proposals for development should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a. Do not conflict with National Air Quality Strategy objectives, or adversely affect to a significant extent, designated Air Quality Management Areas (permitted developments may be conditioned to abide by best practice);</li> <li>b. Do not cause a deterioration in water quality;</li> <li>c. Ensure that light and noise pollution are where appropriate minimised;</li> </ul>

Policy Reference	Policy Summary
	d. Ensure that risks arising from contaminated land are addressed through an appropriate land investigation and assessment of risk and land remediation to ensure its suitability for the proposed use.
Policy EP3 Sustainable Drainage	Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated.

- 5.25 The Council has also adopted and / or endorsed a range of Supplementary Planning Documents (‘SPGs’) and Guidance Documents which provide additional guidance on the application of Development Plan polices. The following SPGs are considered of relevance to the proposed development:
- Nature Conservation and Biodiversity SPG; and
  - Wind and Solar SPG.
- 5.26 Additionally, to reflect the requirements and commitments set out within the emerging Revised Local Development Plan to prepare SPG, the Council has issued for consultation a draft Landscape Character Assessment SPG.

Revised Carmarthenshire Local Development Plan

- 5.27 As with the adopted Local Development Plan, the emerging revised Local Plan does not allocate the Site for any specific form of development. The Site is also is still shown located outside, albeit directly adjacent to, the defined settlement boundary of Carmarthen and as such is classed as being within the countryside (draft Policy SD1 Development Limits).
- 5.28 **Table 5.2** below summarises the main relevant polices within the draft Revised Carmarthenshire Local Development Plan.

Table 5.2: Overview of Relevant Policies within the draft Revised CLDP

Policy Reference	Policy Summary
Policy PSD1 – Effective Design Solutions: Sustainability	Development proposals shall demonstrate effective delivery of site-specific design and sustainability objectives. Development shall deliver quality design solutions which are appropriate to the specific site, local area, and nature of development.

Policy Reference	Policy Summary
and Placemaking	
Policy SP16 Climate Change	<p>Development proposals will be supported if they respond, adapt, increase resilience, and minimise the causes and impacts of climate change. Proposals must:</p> <p>a) Contribute to a reduction in carbon emissions by reflecting sustainable transport principles and minimising the need to travel, particularly by private motor car;</p> <p>b) Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures (such as SuDS and flood resilient design);</p> <p>c) Promote the energy hierarchy by reducing energy demand, promoting energy efficiency, and increasing the supply of renewable energy;</p> <p>d) Incorporate appropriate climate responsive design solutions including orientation, layout, density, and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible; and/or</p> <p>e) Contribute towards the protection and enhancement of GBI assets and resilient ecological networks as carbon sinks.</p>
Policy SP11 Renewable Energy and Energy Efficiency	<p>Development proposals which incorporate energy efficiency measures and renewable energy production technologies will be supported in areas where the environmental and cumulative impacts can be addressed satisfactorily. Such developments will not cause demonstrable harm to residential amenity and will be acceptable within the landscape. Each proposal will be assessed on a case by case basis.</p>
Policy SP14 Protection and Enhancement of the Natural Environment	<p>Development proposals must protect and enhance the County’s natural environment. Proposals must reflect the role that natural environment aspects and features and an ecologically connected environment have in protecting and enhancing biodiversity, defining the landscape, contributing to Well-being and the principles of the Sustainable Management of Natural Resources.</p> <p>All development proposals must be considered in accordance with National Policy and legislative requirements where a proposal for</p>



Policy Reference	Policy Summary
	development would result in a significant adverse effect on designated sites, including European sites, SSSIs, and priority habitats and species
Policy SP9 Infrastructure	<p>Development will be directed to sustainable locations where the infrastructure, services and facilities considered necessary to deliver and support the development proposal are available or can be provided.</p> <p>Development proposals will need to demonstrate that there is sufficient capacity in the existing infrastructure to deliver and support the proposed development. Where this cannot be achieved, proposals will need to demonstrate that suitable arrangements and funding are in place to provide the infrastructure capacity considered necessary to deliver and support the development.</p>
Policy SP12 Placemaking and Sustainable Places	To facilitate sustainable development, new development must acknowledge local distinctiveness and sense of place, and be resilient to climate change and deliver net benefits for biodiversity.
Policy SD1 Development Limits	Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies and other material planning considerations.
Policy INF1 Planning Obligations	Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or fund improvements to infrastructure, community facilities and other services and facilities to address requirements or impacts arising from new developments. Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision. In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.
Policy TRA5 Highways and Access Standards in Development	<p>Proposals for development will be permitted where they:</p> <p>a) Incorporate the necessary access standards reflecting the road classification and conditions;</p>

Policy Reference	Policy Summary
	<p>b) Include appropriate visibility splays and design features necessary to ensure highway safety and that the ease of movement is maintained, and enhanced where required;</p> <p>c) Do not generate unacceptable levels of traffic which has a detrimental impact on the surrounding road network, highway safety, or would cause significant harm to the amenity of residents.</p> <p>d) Will not result in offsite congestion in terms of parking or service provision.</p>
Policy NE1 Regional and Local Designations	<p>Development proposals that will result in adverse effects to a Local Nature Reserves (LNR), Site of Importance for Nature Conservation (SINC), and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>All adverse impacts are addressed in accordance with the mitigation hierarchy;</li> <li>Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impacts upon these sites resulting from the proposal; or</li> <li>In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard conservational interests of the site.</li> </ol>
Policy NE2 Biodiversity	<ol style="list-style-type: none"> <li>Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016. Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:</li> <li>All adverse impacts are addressed in accordance with the mitigation hierarchy;</li> <li>Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and</li> <li>In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site</li> </ol>

Policy Reference	Policy Summary
Policy NE3 Corridors, Networks and Features of Distinctiveness	Development proposals will be expected to maintain and enhance ecological corridors, networks, and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.
Policy CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	<p>Proposals for renewable and low carbon energy development and associated infrastructure, will be permitted provided they accord with the following:</p> <ul style="list-style-type: none"> <li>a. The development will not have an unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure;</li> <li>b. The development will not have an unacceptable impact upon areas designated for their landscape value;</li> <li>c. Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines components, those which have permission or are proposed;</li> <li>d. The development will not have an unacceptable impact on roads, rail, or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;</li> <li>e. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;</li> <li>f. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.</li> </ul>
Policy CCH4 Water Quality and Protection of Water Resources	Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements in water quality. Proposals will be permitted where they do not have an adverse effect upon water resources, water quality, fisheries, nature conservation, public access, or water related recreation use in the County. Where appropriate, SuDS must be implemented with approval required through the Sustainable Drainage Approval Body (SAB).

Policy Reference	Policy Summary
Policy PSD12 Light and Air Pollution	Proposals that will lead to a detrimental impact from light and/or air pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.

# Section 6: Key Benefits and Other Planning Considerations

6.1 This section discusses the key benefits of the scheme and the planning balance, considering relevant plan policies and material considerations. Separate technical reports have been submitted which provides the full technical assessment of associated detailed matters, and where relevant are referenced in this section.

## Key Benefits and the Principle of Development

- 6.2 At the National level, the proposed development will support the Government’s stated policy ambitions and requirements to address the climate emergency and deliver renewable and low carbon energy. For example:
- Policy 17 of the Future Wales – the National Plan 2040 identifies that Government will strongly supports the principle of developing renewable and low carbon energy from all technologies and that in making planning decisions, significant weight requires to be given to the need to meet Wales’s international commitments and renewable energy targets.
  - Section 5 of Planning Policy Wales which promotes investment in renewable and low carbon energy sources, and embracing the challenge of decarbonising the energy and transport sectors including phasing out of fossil fuels and moving towards local, decentralised renewable energy systems. Paragraph 5.7.1 confirms that the Welsh Government’s highest priority is to reduce demand wherever possible and affordable and that low carbon electricity must become the main source of energy in Wales.
- 6.3 Planning Policy Wales confirms that the local need for a particular scheme is not a material consideration, as energy generation is of national significance and there is a recognised need to optimise renewable and low carbon energy generation.

- 6.4 That said, and in response to pre-application engagement with the local planning authority, the scale of the scheme has been reduced and the proposed development designed with specific regard to the on-site energy needs of the adjacent DPP estate. It is calculated that 88.2% of the energy generated by the proposed Solar array will be used by the DPP estate, principally for on-site electrical appliances and EV charging.
- 6.5 Notwithstanding the reduced size of the proposals, its contribution towards carbon savings is still significant; it is calculated that the proposed development will result in the avoidance of CO<sub>2</sub> emissions equivalent to 109.647 kg per year (see BEST PV Solar Panel Design Report at **Appendix 3** for further technical specifications and details)
- 6.6 Policies in the adopted and draft revised Carmarthenshire Local Development Plan also provide support for the principle of development, as also confirmed in the Council's response to pre-application engagement.
- 6.7 With regards solar panel installations, the principal policy for such developments to be considered against is CLDP Policy RE3 (and equivalent policies in the draft Revised CLDP), which gives preference to such developments within defined settlements, but also recognises that such schemes may be acceptable in countryside locations. With regards to small scale non-wind renewable energy installations outside defined Development Limits (as in this case), these are required to satisfactorily justify the need to be sited in such a location, with such proposals sited in close proximity to existing buildings and structures and not cause demonstrable harm to the landscape.
- 6.8 In this case, the proposal is located within land that forms part of the Police Headquarters estate immediately adjacent to the main built up part of the estate which the proposed Solar Array is designed to serve. It is situated in close proximity to existing buildings on a number of sides. Details in relation to landscape, and other environmental considerations, are set out in subsequent paragraphs in this Section of the Planning Statement.

## Other Planning Considerations

### Community and Other Engagement

- 6.1 A separate Pre-Application Consultation Statement ("PAC") will be produced by the applicant further to the engagement with community, statutory and specialist consultees prior to the submission of this planning application. Consultation findings are set out in the associated PAC and have been incorporated into the development as proposed within this application.

### Landscape and Visual

- 6.2 A Landscape and Visual Assessment ("LVA") has been prepared by FPCR to assess the landscape and visual impacts on the proposed development.
- 6.3 This concludes that in relation to landscape effects, overall, through considered mitigation and the retention and reinforcement of landscape features and habitats within and around the site, the resultant landscape effects demonstrate that the proposals do not compromise the qualities and values attributed to the landscape and will not impose notable landscape harm.

- 6.4 In order to assess visual effects, a visual envelope has been defined to define the surrounding land from within which views towards any part of the proposed development are likely to be possible. In terms of visual effects, these are assessed as being no greater than minor adverse for receptors identified in this appraisal. Minor adverse effects will be experienced by residents along Heol Login Road. Minor adverse/ Negligible effects were identified for residents of scattered dwellings and farmsteads to the north and east of the site, users of PRow to the east of the site, users of Heol Llangynnwr Road and Heol Login Road. All other identified receptors would experience Negligible to No visual effects at construction and completion. At year 15 only one identified receptor would experience effect greater than Negligible. This is because mitigation planting would mature in time to soften and punctuate views for residents along Heol Login Road, but would not screen the proposals completely, particularly given the elevated vantage point receptors have. Effects for these receptors would be Minor Adverse/ Negligible at year 15.
- 6.5 Overall the LVA concludes that *“... given its location within the curtilage of commercial buildings, urbanised context, and surrounding vegetation, the Site experiences a good degree of visual containment locally and no notable landscape features would be lost as a result of development. The Site can deliver enhanced green infrastructure, providing opportunities for biodiversity and landscape enhancement. It is assessed that the site’s landscape character has the ability in which to absorb change through the introduction of the proposed development. The proposals will be appropriate within the landscape and visual context and it is judged that effects, as a result of the proposed development, will not give rise to any unacceptable landscape and visual harm.”*

## Trees

- 6.6 A tree survey and arboriculture impact assessment has been prepared by FPCR to assess the quality of existing trees and hedgerows at the Site and to assess any impacts on these as a result of the proposed development.
- 6.7 This confirms that the only impact to arboricultural features from the proposals would be the loss of one low quality (Category C) hedgerow (H2), which comprises of relatively new planting, and has been subject to typical hedgerow management. The removal of this hedgerow, which is located within the north eastern part of Site close to an adjacent recent building within the estate, is needed for the installation of the solar panels. Mitigation for the loss of this hedgerow will be achieved through the new planting to enhance the existing hedgerow along the southern boundary.

## Biodiversity

- 6.8 An Ecological Impact Assessment (“EcIA”) of the proposed development has been carried out by Waterman Infrastructure & Environment Ltd.
- 6.9 With regards the Habitat Regulations Assessment, the EcIA concludes that the development will not negatively impact recognised protected European sites and as such, it is concluded that the need for any further assessment can be scoped out. Whilst there is a stream located approximately 0.06km north of the application Site which connects to the River Tywi SAC & SSSI approximately 1.31km downstream, this stream is separated from the Site through intervening habitats largely in the form of buildings as well as hardstanding. Given the above distances and intervening habitats, together with the small scale and nature of the proposed Development (as well as the construction methodologies associated with such

developments), it is considered that there would be no credible pathway for direct or indirect effects to occur to the River Tywi SAC & SSSI, or any other statutory designated sites.

- 6.10 Notwithstanding the absence of impacts on protect European sites, and also the absence of significant impacts on other nature conservation features, including non-statutory designations and flora and fauna at the Site, an Ecological Mitigation and Enhancement Plan has been prepared by Waterman Infrastructure & Environment Ltd. This sets out different compensation and enhancement measures to be provided as part of the development, including:

- Provision of native scrub / shrub and / or native woodland planting to compensate for the area of native scrub / shrubs within the north-east of the Site to be removed to accommodate the development;
- Provision of bat and bird boxes;
- Light scarification of retained areas of semi-improved / other neutral grassland within the application site boundary but outside of the area required for the solar panels, together with overseeding with a native wildflower mix, with a suitable future management and maintenance regime;
- Plug planting and provision of log piles for invertebrates.

- 6.11 Relevant measures are also reflected on the proposed landscaping plan for the Site submitted as part of the application (drawing reference: 13271-FPCR-XX-XX-DR-L-0001 Rev P03).

## Glint and Glare Impacts

- 6.12 A Glint and Glare Assessment has been undertaken by Pager Power (for Waterman Infrastructure & Environment Ltd) to assess the proposed solar panels in terms of any glint a glare impacts on road users and nearby residential properties.
- 6.13 This concludes that:
- Road Users: Solar reflections are geometrically possible towards a 1.1km section of Heol Llangynnw Road. For a 1.0km section, screening in the form of existing vegetation is predicted to significantly obstruct views of reflecting panels such that solar reflections are not expected to be experienced in practice. No impact is predicted, and mitigation is not required. For the remaining 100m section, fleeting views within the primary field-of-view (50 degrees either side relative to the direction of travel) for elevated drivers are considered possible. Therefore, a low impact is predicted, but mitigation is not recommended.
  - Residential Amenity: Solar reflections are geometrically possible towards three of the 20 assessed dwelling receptors. Screening in the form of existing vegetation is predicted to significantly obstruct views of reflecting panels, such that solar reflections will not be experienced in practice. No impact is predicted, and mitigation is not required.

## Drainage

- 6.14 A Flood Risk Assessment and Drainage Strategy has been prepared by Waterman Infrastructure & Environment Ltd.

- 6.15 This concludes that the proposed development is not a risk from flooding and nor will it cause a risk of flooding elsewhere.
- 6.16 From a drainage perspective, the proposed development is considered a low-impact, nonintrusive form of development. As such, it is not envisaged that a formal drainage strategy involving engineered systems will be required. The existing ground conditions will largely remain undisturbed, with solar panels mounted on pile-driven or shallow foundations that do not significantly alter the permeability or topography of the site. While there may be minor areas of concentrated surface water runoff beneath the panels due to rainfall shedding, this is expected to infiltrate naturally into the ground, consistent with the current greenfield runoff regime. The limited increase in impermeable area and the retention of vegetated ground cover will ensure that the risk of surface water flooding is negligible. All works will be designed to maintain existing overland flow paths and avoid any adverse impact on the sewer infrastructure. Therefore, the development is not anticipated to result in any significant change to surface water drainage or increase flood risk on or off-site.

### Highways and Construction Delivery Management

- 6.17 In terms of access to the Solar array once operational, this will only require minimal visits for routine maintenance etc. Access to the development will be obtained from within the estate, which is accessed from Llangunnor Road.
- 6.18 Construction Delivery Management arrangements are set out in the Construction delivery Management Plan which forms part of the application. Key arrangements include:

6.19 Insert



## Section 7: Summary and Conclusions

- 7.1 This Planning Statement has been prepared by CBRE Ltd on behalf of The Police & Crime Commissioner for Dyfed Powys to support a detailed planning application for the development of land at Dyfed Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen, SA31 2PF, the following:
- “Installation of 1,420 ground mounted PV panels, associated inverter / battery storage container, fencing, landscaping and other ancillary works at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen.”*
- 7.2 The application has been prepared following pre-application engagement with the Council (application ref: PRE/01938) and also pre-application consultation with community, statutory and specialist consultees. The application has been developed further to pre-application engagement.
- 7.3 The principle of the proposed development is strongly supported by national and local planning policies, and particularly in terms of the policy imperative to address the national climate emergency by delivering renewable forms of energy. 88.2% of the energy generated by the proposed Solar array will be used by the estate, principally for on-site electrical appliances and EV charging. Thus, the scale of development has been designed to meet the needs of the adjacent developed Police Headquarters estate. The contribution towards carbon savings from the Solar array is significant; it is calculated that the proposed development will result in the avoidance of CO2 emissions equivalent to 109.647 kg per year.
- 7.4 The application is supported by technical studies and assessments from a comprehensive team of suitably qualified consultants, the scope of which has been discussed with the Council and others to appropriately assess and inform the development proposals. In overall conclusion, these assessments demonstrate that the Development is a highly sustainable proposition.
- 7.5 Where environmental impacts are identified, these have been sought to be addressed through the design process and the provision of appropriate mitigation and enhancement measures. The balance of any remaining environmental effects, which are limited in scope, must be weighed against the significant environmental benefits the scheme will deliver to the area. The balance weighs strongly in favour of the Development and the substantive environmental and other benefits that it will deliver.
- 7.6 This Planning Statement explains how the development addresses local and national planning policies. The development is appropriate in its scale, design and use in its context and would contribute significantly to the national policy priority to deliver renewable energy schemes.. The application accords overall with the Development Plan and therefore should be approved without delay.

# Appendices

## Appendix 1 Site Location Plan



## Promap

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Appendix 2: Carmarthenshire County Council Pre-Application Response (PRE/1938, dated 18th January 2024)



Gofynner am / Please ask for:	Helen Rice	Linell Uniongyrchol / Direct Line:	01267 246039
E-bost Uniongyrchol / Direct Email:	<a href="mailto:hrice@carmarthenshire.gov.uk">hrice@carmarthenshire.gov.uk</a>	Eich cyl / Your ref:	PAP567017368
Dyddiad / Date:	18/01/2024	Fy nghyf / My ref:	<b>PRE/01938</b>

**Agent**

Asbri Planning - Glen Lee  
Suite D 1st Floor  
220 High Street  
Swansea  
SA1 1NW

**Applicant**

Dyfed-Powys Police

Dear Sir / Madam

**Application No: PRE/01938**  
**Town and Country Planning (Pre-Application Services) (Wales) Regulations**

I refer to your submission dated 05/12/2023 for:-

<b>Proposal:</b>	Construction of both a stand-alone solar PV within the curtilage and roof mounted PV panels on the buildings, and associated works
<b>Location:</b>	Dyfed Powys Police Headquarters, Llangunnor Road, Llangunnor, Carmarthen, SA31 2PF

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

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

- W/24305 - Provision of a cycle shelter with a capacity to store up to 8 bikes - Full granted - 15/3/2011
- W/22814 - Provision of 71 additional car parking spaces within existing site, located adjacent to existing parking areas. Works include additional cycle and motorcycle spaces - Full granted - 2/6/2010
- W/22227 - Erection of new 2/3 storey strategic co-ordination centre, associated secure car park and external plant compound, adjacent to the existing communications building - Full granted - 4/3/2010



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carmarthenshire.gov.wales

TMT/03787 - Alterations to existing technical support unit and scientific units including forming additional first floor office space including new mezzanine floor structure, building up garage doors and forming new door/window openings - Full Granted - 22/05/2003

W/00558 - Single storey infill and fume cupboard flue mast - Full Granted - 13/02/1997

D4/26029 - Siting of Health & Fitness Centre - Outline Granted 07.11.95

D4/11198 - Police Headquarters and Training Centre - Full Granted 31.10.83

D4/8066 - Siting of Police Headquarters (renewal) - Approved 17.12.80

D4/3719 - Police Headquarters and Training Centre (renewal) - Approved 16.12.77

D4/1084 - Proposed headquarters and training centre for the police - Approved 30.10.74

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

The Carmarthenshire Local Development Plan was adopted in December 2014. The key policies of relevance to the proposal are considered to be:

SP1 Sustainable Places and Spaces  
 SP2 Climate Change  
 SP11 Renewable Energy & Energy Efficiency  
 SP14 Protection and Enhancement of the Natural Environment  
 SP17 Infrastructure  
 GP1 Sustainability and High Quality Design  
 GP2 Development Limits  
 GP3 Planning Obligations  
 GP4 Infrastructure and New Development  
 TR3 Highways in Developments- Design Considerations  
 EQ3 Regional and Local Designations  
 EQ4 Biodiversity  
 EQ5 Corridors, Networks and Features of Distinctiveness  
 EQ6 Special Landscape Areas  
 RE3 Non-Wind Renewable Energy Installations  
 EP1 Water Quality and Resources  
 EP2 Pollution  
 EP3 Sustainable Drainage

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

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



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

The Council's Supplementary Planning Guidance can be viewed on our website:-

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

The following SPGs are considered of relevance to this proposal:

- Nature Conservation and Biodiversity SPG
- Wind and Solar SPG

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

Schedule 2, Part 43 of the Town and Country (General Permitted Development) Order 1995 (as amended) sets out circumstances whereby the installation of solar panels in association with non-domestic properties would be classed as permitted development and therefore not require planning permission.

Please note the amendment introduced by The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019 which removed the requirement for such installations to be classed as micro-generation under the Energy Act which previously restricted the generating capacity of installations to 45kW for micro heat (thermal) and 50kW for micro-electricity.

This restriction in terms of capacity therefore no longer applies and provided that installations meet with the requirements of the relevant sections of the legislation planning permission is not required. How this applies to this particular case is discussed further below.

The site is located within the Tywi Valley HLW[D] 5 Registered Landscape of Outstanding Historic Interest and as such any proposal would need to assess its impact upon this designation.

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

**Summary of Proposals**

Advice is sought for the installation of roof mounted solar panels and stand alone solar panels on buildings and land at Dyfed Powys Police's Headquarters in Llangunnor Carmarthen. The roof mounted panels would be located on 14no. roof planes, mainly southern facing with the exception of a couple of western facing roof planes and on two separate buildings. The ground mounted panels are to be located on land to the south of the existing complex of buildings, south east of the main access point into the complex and east of the site's boundary with the C Class Public Highway known locally as Heol Llangynnwr.

In total, 3,532 panels would be installed at the site with associated battery storage facilities the details of which is yet to be confirmed. The installation would serve the needs of the headquarter buildings needs itself, vehicle electric charging and providing energy to the wider grid. It is





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understood from the supporting information submitted that the installation would have a generating capacity of 1.4MW (albeit expected yield would be around 0.9MW) with approximately 56.5% of the electricity generated used by Dyfed Powys Police with the remaining energy exported to the grid.

### **Permitted Development**

As referred to above and in the submitted documentation, permitted development rights for non-domestic solar panels installation have, since 2019, been expanded to allow for larger generating capacity than previously. With regards the roof mounted panels, it would appear from the information submitted to date that the installation proposal would comply with the main requirements set out in Schedule 2, Part 43, Class A of the GPDO in that:

- The panels would not protrude more than 20cm beyond the plane of the roof slope;
- No solar panels are to be installed on any flat roof;
- It appears that the panels would not be installed within 1m of the external edge of the roof;
- No solar panels are to be installed on any wall;
- The building is not on article 1(5) land or a World Heritage Site;
- There are no listed buildings in the vicinity;
- There are no scheduled ancient monuments in the vicinity.

Nevertheless, compliance with the conditions set out in A.2 of the GPDO is also required, in particular the siting of the panels must minimise their effect on the external appearance of the building and amenity of the wider area.

It is considered based on the information provided that the roof mounted panels would comply with the above requirements and are sited to minimise their effect on the external appearance of the building. However, in terms of amenity impacts, it would need to be established that potential impacts arising from glint and glare are minimised before we are in a position to formally confirm that the roof mounted panels can be classed as permitted development.

In so far as the ground mounted solar panels are concerned, given that it exceeds a surface area of 9 square meters as dictated by Schedule 2, Part 43, Class B.1(c), planning permission would be required for this element. The remainder of this advice therefore concentrates on the ground mounted installation proposals.

### **Principle of Development**

There is general policy support for the creation of renewable energy installations to reduce reliance on non-renewable energy sources. The benefits of the proposed scheme in terms of meeting the majority of the electricity needs of the site is recognised and generally supported. In terms of LDP policies, the site for the ground mounted panels is located outside albeit directly adjacent to the defined settlement of Carmarthen and as such is classed as being within the countryside. Generally the policies of the LDP, having regard to the underpinning principle of sustainable development, seeks to concentrate development within existing settlements. However, it is recognised that there will be circumstances where development in the countryside can be justified. With regards solar panel installations, the principal policy for such developments to be considered against is RE3, which gives preference to such developments within defined settlements, but also recognises that such



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schemes may be sought in countryside locations. The policy specifically states that for proposals outside development limits:

Proposals for small scale non-wind renewable energy installations outside defined Development Limits are required to satisfactorily justify the need to be sited in such a location. Such proposals should be sited in close proximity to existing buildings and structures and will not cause demonstrable harm to the landscape.

Large scale schemes located outside defined Development Limits may be permitted in exceptional circumstances, where there is an overriding need for the scheme which can be satisfactorily justified, and the development will not cause demonstrable harm to the landscape.

Proposals that would cause demonstrable harm to the landscape, visual impact, noise, ecology, or ground and surface water as a result of the cumulative effect of renewable energy installations will not be permitted.

The proposal is not considered to fall within the large scale scheme category which is primarily aimed at solar parks. Nevertheless, it remains that small scale proposals need to be sufficiently justified. Evidently given that the proposal is co-located with the buildings/use it is intended to serve goes some way to address the justification for the proposal. It would however be beneficial if the technical information provided can be set out clearly in a supporting document and explaining in particular the extent of the solar panels relative to the needs of the end user. It appears at present that a large proportion of the energy generated would be sent directly to the grid and as such an explanation of this element to justify the scale of the development would be beneficial.

### **Landscape and Visual Impacts**

The ground mounted installation would be installed in the field adjacent to the complex of buildings and as such would be viewed within the context of the existing built form rather than a standalone addition within the countryside. Whilst views into the site from the immediate area surrounding the site would be partially screened by intervening vegetation along the highway boundary and the complex of buildings, given the elevated position of the site, views from further distanced areas will be available. Furthermore, as mentioned above, the site is located within a Registered Landscape of Outstanding Historic Interest and as such any proposal would be considered having regard to its impact upon this designation.

The Council's landscape officer has reviewed the submission and has provided detailed comments which are appended for completeness. In summary the officer considers that any application would need to be accompanied by an appropriate and proportionate Landscape and Visual Impact Assessment. It is recommended that the following industry standard text should be used as a basis to establish an appropriate LVIA methodology:- 'Guidelines for Landscape and Visual Impact Assessment' Third Edition, published by The Landscape Institute and Institute of Environmental Management and Assessment 2013.

The following impacts should be assessed:-

- Landscape Impacts caused by the siting and scale of the proposed development.



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

The LVIA should:

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

In terms of on-site proposals, the initial scheme put forward does not provide any details regarding existing and proposed landscaping features. The site includes areas that were agreed to provide landscape mitigation for the Strategic Co-ordination Centre granted under application reference W/22227. These areas should be retained as far as is possible. On this basis any application will need to be accompanied by a detailed Landscaping Scheme that identifies all existing landscaping features and details those to be retained/managed/removed as well as proposals for additional landscaping features in line with the advice set out below in the ecology section.

### **Impact upon Amenity**

The site is located some distance from neighbouring residential properties with the nearest being located approximately 250m south of the site. However there are a number of properties located along Heol Login directly south with clear views into the site. Whilst it is not considered, given the distance involved that the physical presence of the panels would give rise to amenity impacts and is unlikely to give rise to noise issues, it is not clear whether the positioning of the panels could give rise to glint and glare issues. On this basis, it is advised that any application is supported by a Glint and Glare Assessment that determines whether or not solar reflection is geometrically possible or not, and if so the magnitude of the impact upon identified receptors.

### **Impact on Biodiversity**

The proposal has the potential to impact upon biodiversity interests having regard to the greenfield nature of the area at present. In addition, in line with current Welsh Government Guidance, all planning applications must include net benefit for biodiversity as part of the proposals. The submission has been reviewed by our Planning Ecology team who have responded as follows:

#### ***Preliminary ecological appraisal (PEA)***

Aerial imagery shows the site consists of trees, hedges, scrub and grassland. Therefore, there is a requirement for ecological information to be submitted to support any application. This must be provided prior to the granting of any consent and should comprise a preliminary ecological appraisal as a minimum. BS42020 and PPW annex to chapter 6 (October 2023) requires that any site clearance is taken into account (using aerial imagery where available) when recommending mitigation, compensation and enhancement measures.





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Ecological reports must include the results of required surveys and an assessment of the effect of the development on the species/habitats/sites and recommendations for mitigation and enhancement.

The recommended actions and mitigation included in the report and advice given must be included within the proposal plans where they relate to the design of the development, layout etc. Other recommendations (such as licensing for a protected species, management agreements etc.) will be covered by conditions/informatives depending on the context. In some cases, Section 106 agreements may be required where conditions are not suitable.

Surveys, assessments and reports are required to be carried out in line with the British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013) and other relevant species and survey best practice guidelines such as the CIEEM Guidelines for Preliminary Ecological Assessment and meet the requirements of CCCs Nature Conservation and Biodiversity Supplementary Planning Guidance. All surveys will be required to be carried out by a suitably qualified ecologist within the appropriate season and to appropriate survey standards and methodology.

**Special Area of Conservation (SAC)** The proposed development is located within 875m of the Afon Tywi Special Area of Conservation (SAC). The proposals may have implications for the designated sites features, CCC as the competent authority must undertake a test of the likely significant effect (TLSE) of the proposal considering the sites the SAC conservation objectives under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). Any application must demonstrate that there will not be a significant effect, either alone or in combination with other plans and projects and consider all implications of the proposed scheme. The information required to carry out a TLSE and if necessary, an Appropriate Assessment must be contained in with any application in the form of a Habitats Regulations Assessment screening report and Statement to Inform an Appropriate Assessment if applicable. The statement must include an assessment of the potential impacts to the waterbody, habitat, fish, otter and bird features of the site. An impact assessment will also be required for any impacts on the features as a result of pollution impacts.

**Site of Special Scientific Interest (SSSI)** – The ecological report must address any SSSI features of the Afon Tywi SSSI, further advice can be obtained from NRW. The LPA is required by section 28I of the Wildlife and Countryside Act 1981 to notify NRW before reaching its decision on a planning application. This requirement applies whether or not the operation would take place on land included in the SSSI. The Authority must allow 28 days before deciding whether to issue consent unless NRW has notified the authority that we do not need to wait until then. The authority must take account of any advice from NRW in deciding whether or not to permit the proposed development.

Where planning permission is required, the ecological survey must include a bat scoping survey of the buildings and if the planned roof panels are likely to have effect on bats (and therefore, if any further surveys are required)

We recommend the ecological survey includes the whole blue line boundary as there may be ecological enhancement opportunities for existing features such as the watercourse or the grassland to the South East of the planned ground mounted solar panels.



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Ecological constraints identified in the PEA must be used to inform site layout following the mitigation hierarchy (avoid, reduce, mitigate, compensate).

### *Trees*

Trees with ecological and landscape value should be retained as part of any future development (PPW annex to chapter 6, October 2023). These should be protected whilst development takes place. A tree survey must be submitted to the LPA prior to the granting of planning permission. This should follow the British Standard (BS5837) guidelines. The tree survey must be used to inform the site layout and landscaping.

### *Net benefit for biodiversity/green infrastructure statement*

The Environment (Wales) Act 2016, PPW (Edition 11, February 2021 with update to Chapter 6 i.e. Minister for Climate Change letter to Heads of Planning, 11 October 2023 and Annex to Heads of Planning Letter, updated National Planning Policy for Chapter 6 of Planning Policy Wales, 11 October 2023) and Future Wales, The National Plan 2040 (Policy 9) requires the LPA to seek to enhance biodiversity through the planning process, the need for identification of biodiversity enhancements has been clarified in the letter from Welsh Government to Wales LPA Heads of Planning dated 23rd October 2019 which states that 'where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.' This was re-iterated in the Chief Planning Officer letter, December 2022, that highlighted the essential role that the planning system must play in meeting the challenges laid down by COP15, the biodiversity Deep Dive recommendations and in fulfilling the Section 6 duty in Wales.

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

Therefore a Landscape and Ecological Design Scheme (LEDS) and accompanying Green Infrastructure Statement must be submitted to and approved in writing by the local planning authority.

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

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

The scheme shall define landscape and ecological proposals which fully integrate the design objectives and recommendations set out in the following documents:





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- Preliminary Ecological Appraisal
- Tree Survey

The scheme and statement shall provide sufficient specification information to fully describe the proposals for all landscape and ecological elements and areas and to demonstrate application of the mitigation hierarchy, net benefit for biodiversity and the potential for effective delivery of the design objectives.

### **Highway Impacts**

The key highway impacts relate to the construction phase of the development. Whilst the panels are located in close proximity to the public highway, it is considered that the intervening hedgerow, which must be retained, will provide sufficient screening to mitigate potential impacts to highway users arising from distraction. As a result, the Highways Officer has not raised an objection in principle to the development but has requested that any application includes a construction/delivery management plan. The Highways Officer has also raised the need to consider any impacts upon the highway resulting from the laying of any associated cabling.

### **Drainage**

The proposal for the ground mounted solar panels would, by reason of exceeding 100sqm, trigger the need for a Sustainable Drainage Approval Body (SAB) application. It is strongly advised that the SAB application is submitted alongside the planning application so that the applications can be considered concurrently and avoid the need for imposing conditions that may require subsequent applications. It would be helpful if the planning application is accompanied by the overall drainage strategy and proposals submitted for the SAB application.

### **Conclusion**

In conclusion therefore, in general it is considered that there is policy support for the proposed installation subject to receiving the required justification for the proposal having regard to its location outside the defined settlement boundary as required by Policy RE3 of the LDP. There are other matters that would also need to be addressed through the submission of supporting plans, documents and assessments in particular relating to landscape and visual impacts, glint and glare, ecological interests, highway safety and drainage.

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

### **What to do next?**

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



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As mentioned above, in terms of a submission, based on the information available the following would be required:

- Application form, certificates and notices
- Application fee (£460 per 0.1 ha)
- Site Location Plan with the application site area outlined in red (to include access to the adjoining highway) and all other land within the same ownership as the applicant outlined in blue (1:1250/1:2500 scale)
- Proposed Site Layout Plan including access/construction compound areas arrangements (to a recognised scale)
- Cross Sectional Details clarifying any changes in site levels (if appropriate)
- Panel Specifications/Plans (to a recognised scale)
- Design and Access Statement
- Glint and Glare Assessment
- Preliminary Ecological Assessment
- Tree Survey
- Landscaping and Ecological Design Scheme
- Green Infrastructure Statement
- Construction/Delivery Management Plan
- Drainage Strategy/Details

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

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

**DATED:** 18/01/2024

Yn gywir / Yours faithfully

***Rhodri Griffiths***

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

Appendix 3: BEST PV Solar Panel Design Report (Extract)



Solar PV Design – Dyfed Powys Police

Using the half hourly data for the electrical consumption of the site (1,486,69kWh/yr) we have designed a solar PV system with an output of 618.12kW. The system is designed to be installed in the field next to the police station, using a ground mount system with ground screws (subject to ground survey). The system is connected to the inverters within the battery storage system (5 x 62.5kW). We’ve assumed a 30m cable run back to the point of connection in the adjacent building.

We have produced a full PV Sol design report, exerts below:

Production Forecast	
PV Generator Output	638.12 kWp
Spec. Annual Yield	953.76 kWh/kWp
Performance Ratio (PR)	90.41 %
Yield Reduction due to Shading	1.9 %
PV Generator Energy (AC grid) with battery	592,245 kWh/Year
Direct Own Use	522,588 kWh/Year
Clipping at Feed-in Point	0 kWh/Year
Grid Export	69,416 kWh/Year
Own Power Consumption	88.2 %
CO <sub>2</sub> Emissions avoided	109,647 kg / year
Level of Self-sufficiency	35.1 %

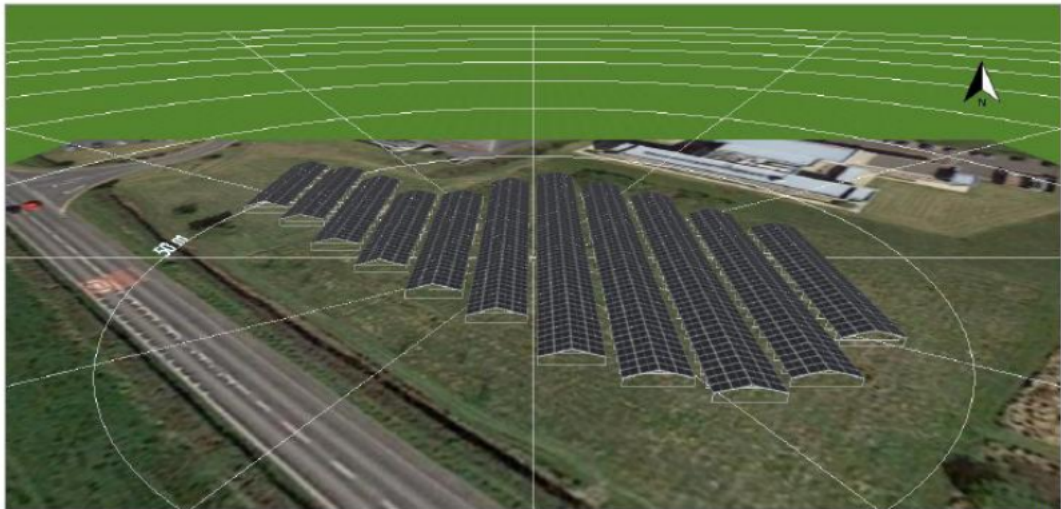


Figure: Screenshot02

## Appendix 4: Planning Application Deliverables

### Forms & Certificates

Document	Lead	Status
<b>Application Form</b>	CBRE	For Information.
<b>Ownership Certificates and Notices</b>	CBRE	For Information.
<b>Planning Application Fee</b>	DPP	For Information.

### Plans & Drawings

Document	Author	Status
<b>Location Plan and Existing Site Plan</b>	CBRE Ltd	For approval.
<b>Proposed Site Plan, including elevations and sections (2380-AP-FCC-00-SC-E-0900-P04)</b>	Anderson Parslow	For approval.

### Supporting Planning Documents, Assessments & Report

Document	Author	Status
<b>Ecological Impacts Assessment (including Habitat Regulations Assessment Statement) (June 2025) – Doc Ref: WIE21567-105-RP-XX-1-1_EcIA</b>	Waterman Infrastructure & Environmental Ltd	For approval.
<b>Ecological Mitigation and Enhancement Plan (June 2025) – Doc Ref: WIE21567-106-RP-XX-1-1_EMEP</b>	Waterman Infrastructure & Environmental Ltd	For approval.
<b>Planning, Design and Access Statement (June 2025)</b>	CBRE Ltd	For information.
<b>Pre-Application Consultation Report (June 2025)</b>	CBRE Ltd	For information.
<b>Solar Photovoltaic Glint and Glare Study (June 2025)</b>	Pager Power (for Waterman Infrastructure & Environmental Ltd)	For approval.
<b>Landscape and Visual Assessment (June 2025)</b>	fpcr Environment & Design	For approval.
<b>Landscape and Ecological Design Masterplan (Drawing No: 13271-FPCR-XX-XX-DR-L-0001)</b>	fpcr Environment & Design	For approval.

Document	Author	Status
<b>Green Infrastructure Statement (June 2025)</b>	fpcr Environment & Design	For approval.
<b>Arboriculture Assessment (June 2025)</b>	fpcr Environment & Design	For approval.
<b>Construction Management Plan (June 2025) – Doc Ref: 21567104-WAT-XX-XX-RP-1-P01</b>	Waterman Infrastructure & Environmental Ltd	For approval.
<b>Flood Risk Assessment and Drainage Strategy (June 2025) – Doc Ref: WIE21662-103-R-1-1-1_FRA_DS</b>	Waterman Infrastructure & Environmental Ltd	For approval.

**Richard Brown MRTPI**

**Senior Director**

[Richard.Brown3@cbre.com](mailto:Richard.Brown3@cbre.com)

07788 302012

**Holly Evans**

**Assistant Planner**

[holly.evans1@cbre.com](mailto:holly.evans1@cbre.com)

07741 620528