

Application Ref: NP/20/0381/FUL

Case Officer Matthew Griffiths
Applicant Mr B Huskinson, BlueGem Wind
Agent Ms K Collins
Proposal Erection of a meteorological mast for measurement of wind and weather data, maximum height 120m from ground level, for a temporary period of up to 3 years
Site Location Land at South Studdock Farm, Angle, Pembroke, Pembrokeshire, SA71 5BG
Grid Ref
Date Valid 28-Aug-2020 **Target Date** 22-Oct-2020

This application is being brought to the Committee at the discretion of the Director of Planning and Park Direction.

Consultee Response

CADW - Protection & Policy - No objection
Angle Community Council – No comments to date
Civil Aviation Authority – No comments to date
NATS – No objection
MOD - DIO Operations Development – No comments to date
Dyfed Archaeological Trust – No objection
Development Planning Natural Resources Wales – No objection
The National Trust – No comments to date
PCC - Planning Dept – No comments to date
PCC - Drainage Engineers – No adverse comments
PCC - Public Protection – No adverse comments
PCC - Transportation & Environment – Conditional Consent
PCNPA Access Manager – No adverse comments
PCNPA Planning Ecologist – No comments to date
PCNPA Tree and Landscape Officer – Conditional Consent
PCNPA Buildings Conservation Officer – No adverse comments
Crown Estate – No comments to date
Milford Haven Port Authority – No comments to date
Maritime & Coast Guard Agency – No comments to date

Public Response

The application was publicised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2012. No neighbour or third party representations were received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Policy 1 National Park Purposes and Duty (Strategy Policy - overarching)
Policy 7 Countryside (Tier 4) (Strategy Policy)
Policy 8 Special Qualities (Strategy Policy)
Policy 9 Light Pollution
Policy 10 Sites and Species of European Importance
Policy 11 Nationally Protected Sites and Species
Policy 12 Local Areas of Nature Conservation or Sites of Geological Interest
Policy 14 Conservation of the Pembrokeshire Coast National Park
Policy 17 Shore Based Facilities
Policy 29 Sustainable Design (Strategy Policy)
Policy 30 Amenity
Policy 33 Renewable Energy and Low Carbon Energy
Policy 38 Visitor Economy (Strategy Policy)
Policy 59 Sustainable Transport (Strategy Policy)
Policy 60 Impacts of Traffic

Constraints

Special Area of Conservation - within 500m
Contaminated Land
Ancient Monument - within 500m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Introduction

The proposed development is for the assembly of an anemometer mast at land south of South Studdock Farm, Angle.

Background and site description

The proposal is to support a wider project related to marine renewable energy development. The developer BlueGem Wind is seeking to collect wind and weather data to assess the capacity of the Celtic Sea to deliver off shore wind energy projects. This data will inform opportunities for and the feasibility of future offshore wind projects. These will be offshore developments for which marine licences are would be required outside the jurisdiction of Pembrokeshire Coast National Park, but with the potential to impact on its special qualities. The National Park Authority would be consulted upon any future off-shore developments.

The applicants advise that: "The siting of the development proposed reflects the optimal locational requirements for collecting appropriate and robust wind data, in a location close to the shore and in proximity to offshore locations considered

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appropriate for future wind proposals.” The agent also advises that this project is not directly linked to a specific future wind energy scheme. The mast is required in addition to the first deployment of offshore measuring devices for floating wind in the region and there is a requirement to verify accuracy of offshore readings with the onshore device and gather additional on shore data (turbulence intensity / gusts). There is a need to measure winter storms onshore and offshore concurrently and a minimum of six months overlap with offshore measurements. These measurements will be required for certification process, engineering design and turbine warranty. The applicant has sought temporary permission for a 3 year period but has indicated that the minimum time required is 15 months.

The proposed meteorological mast is a temporary structure for data collection purposes and will be decommissioned after the consented period and the land returned to its former condition. The gathering of this data, however, will play a role in future opportunities for offshore wind along the Pembrokeshire coast.

The Proposed Development site is located south of Hubberton Farm on the Angle peninsula, Pembrokeshire. The site boundary incorporates less than 1.0 ha and the site comprises arable, agricultural land. There are no trees within the site or in the vicinity. At its nearest point, the boundary is approximately 125 m east/ north-east from the nearest watercourse (a small stream which collects into a small pond then flows southwest into the sea approximately 450 m from the boundary). At its nearest point, the site boundary is over 400 m from any structure (Hubberton Farm itself). This is also the closest residential property. There are around seven other residential properties located within 1 km of the site. The nearest village, Angle, is approximately 1.3 km north of the proposed site.

The applicant has considered other options for measurement and has outlined the reasons for rejecting the alternatives considered:

- No device – this would result in a lack of certainty for offshore data.
- Offshore met mast – this would be prohibitively challenging and expensive due to the need to install on seabed.
- Onshore LiDAR – this is not as robust a measurement.
- Onshore smaller scale mast – more influenced by land forms and it is necessary to measure data at turbine hub heights.

In addition the developers have provided supporting information detailing the need for siting the mast in this location. Firstly, the developer established a search area. Onshore readings must be within an acceptable distance of offshore LiDAR and in the same wind region and must be close to the coast and facing the predominant wind direction (south west). They also reviewed all existing met masts in Ireland, Cornwall and Pembrokeshire and none were found.

This left a stretch of coast from the Castlemartin Range to the Angle Peninsula. Much of this area as well as being within the National Park had other designations such as SPA; SSSI; and SAC as well as land use constraints and activities (such as the MoD); heritage and historic; land owner co-operation; landowners and particularly sensitive landscape and visual receptors. The applicant's identified two sites within the Angle Peninsula and chose the site with the best access, an existing track to the public highway and more space available within the field parcel.

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Proposed development

Full planning is sought for the following description of development: "Erection of a meteorological mast and ancillary structures for measurement of wind and weather data, maximum height 120m from ground level, for a temporary period of up to 3 years"

The proposed development will include:

- Up to 120m steel lattice mast structure;
- Guy wire supports these attach to the mast at different heights and extend out to anchor points on the ground;
- Wind and weather instruments attached to various points of the mast. These would be separated by 20m intervals and include small "cups", wind vanes and other similar equipment; and
- Solar panels (approximately 800x600mm) at ground level, but attached to the met mast, to power the equipment.

The mast is required to provide at least one full year of wind measurement data. To allow for flexibility and an appropriate contingency, this application seeks permission for the mast to be in situ for a period of up to three years and the agent has stated that the minimum time would be 15 months.

At the end of this consent period, the mast will be decommissioned and removed, with the site restored to its previous use and condition.

Access to the proposed development will be gained from the B4320 using the existing farm tracks along the northern boundary. Access will only be required for the construction, maintenance and decommissioning of the mast structure.

Planning History

No material planning history has been identified.

Planning policy context and key planning issues

Planning legislation requires all planning applications to be determined in accordance with the current development plan, unless there are material considerations that are considered to outweigh the policy position. The current development plan for the National Park is the Pembrokeshire Coast National Park Local Development Plan 2 adopted in 2020 (LDP2).

LDP2 Policy 7 Countryside (TIER 4) (Strategy Policy) criterion m allows for renewable energy development in the countryside and cross references to Policy 33 which relates to development of renewable energy development. Policy 33 sets out the specific criteria to be met for renewable energy proposals. This includes visual impact on amenities, landscape character and nature conservation, effect on the special qualities of the National Park, highway safety and site restoration. The supporting text for the policy specifically requires that once temporary structure and equipment are removed and an installation has come to the end of its life, all structures and equipment should be removed and the land restored to an acceptable standard to be agreed prior to consent being granted.

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Supplementary Planning Guidance on renewable energy was updated in 2014. This sets out the landscape sensitivities for the Angle Peninsula and particular forms of renewable energy including wind and solar, it does not comment on anemometer masts. LDP2 suggests a revised SPG is set to be prepared and will include guidance in relation to wind energy and offshore wind installations.

TAN 8 sets out that local planning authorities should plan positively for renewable energy installations including onshore and offshore wind and minimise their environmental impact. The Note sets out advice in relation to renewable energy design and mitigating impacts in relation to heritage and landscape.

The main material considerations based on the nature of the proposed development and the planning policy framework outlined above, are:

- Principle of development;
- Landscape and visual impact;
- Heritage impact;
- Highways impacts;
- Impact on residential amenity and living conditions;
- Ecological impact; and
- Other material considerations

Principle of development

The site of development is outside of any of the Centres defined in LDP2 and is therefore located in the Countryside. The plan's policies do not directly address the nature of the proposal as a meteorological mast. However, the mast is related to studying the wind environment in support of renewable energy projects and this is addressed within the plan and it has been considered against Policies 7 and 33 of LDP2.

In principle it is considered that its siting in the countryside location identified is justified as being essential and necessary for the purpose of assessing the wind environment. Policy 33 contains a number of criteria that should be met to ensure that any renewable energy proposal is acceptable.

Landscape and visual impact

Landscape and visual impact is identified within policy 33(a) as a significant consideration for renewable energy related development. Landscape and visual impact can be separated into the following:

- Direct landscape impacts on the site
- Indirect impacts on the landscape character of the surrounding area
- Direct impacts on views
- Direct and indirect impact of the proposal on protected landscapes
- Cumulative impact of development

Firstly, construction of the development through ground disturbance, construction activity, lighting and the presence of new development has the capacity to directly impact the landscape of the site where development takes place. Secondly the mast has the capacity for an indirect impact on the landscape character of the surrounding area, for example a change in the character of adjacent landscapes as a result of the

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change in outlook from those landscapes. The development is limited to the mast and guide ropes and some relatively minor monitoring and solar PV equipment.

The applicant's Landscape and Visual Appraisal (LVA), identifies that the site is located within the Angle Peninsula Landscape Character Area 7 as identified in the Authority's landscape character assessment. The key characteristics of the landscape based on LANDMAP and the Authority's Landscape Character Assessment are described in the LVA as follows:

"The main key characteristics that are of relevance to the site and surrounding area include: an agricultural landscape on the coastal hinterland, which is open, and has a strong coastal feel. The agricultural field pattern in the area is generally intact, except for the area on the former Angle Airfield."

Based on a site assessment the LVA identified the following:

"The site appraisal confirmed the site's location within the former Angle Airfield, on the west of Angle peninsular. The site occupies part of an arable field, which has been restored to farmland from the former airfield use. There is some usual evidence of the former airfield and the historic field boundaries in the area have been disturbed. The site is near to the coastal edge with seascape views, surrounded by pasture and arable fields. The topography is generally flat and there are limited vegetation features, which contribute to the open and exposed character of the site. There is some sense of remoteness, although the site is close to the B4320 local road to the north, and it is generally tranquil."

These assessments of the landscape character of the site are accepted based on the officer's assessment of the site.

The assessment of landscape effects considered the effects of the proposed met mast on the landscape features and character of the site including the field pattern; the landscape character of the area; the Pembrokeshire Coast National Park; and setting of the Wales Coast Path to the south of the site. The findings of the assessment concluded that there would be mostly negligible changes during the construction and decommissioning phases. The LVA states that a crane and vehicles would be present on site during construction and decommissioning but no hardstanding areas, car parking or vehicular access track would be required. The development would conserve the existing features close to the site and the field boundaries would remain unaltered. It is also indicated that the limited impacts of construction would be of a short duration of 5 working days. The presence of the operational mast would create a new tall (120 metre) visual element in the landscape.

The assessed landscape impact of the mast is contained within the applicant's assessment and an extract from it is given below where the landscape receptors and the effects of the development are identified.

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Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction and decommissioning	Assessment of effects during operation
Landscape features – field pattern	Lesser sensitivity	During construction and decommissioning: Negligible change During operation: Negligible change	Negligible	Negligible
Landscape character – Tranquil with a sense of remoteness close to the coastline with seascape views	Moderate sensitivity	During construction and decommissioning: Small change During operation: Small change Following the decommissioning phase, the magnitude of change would reduce to negligible .	Minor adverse Following the decommissioning phase, effects would reduce to negligible .	Minor adverse the overall landscape character is likely to remain mostly intact.
Designations – Pembrokeshire Coast National Park	High - moderate sensitivity	During construction and decommissioning: negligible change During operation: Small change	Negligible	Minor adverse although the PCNP is high-moderate sensitivity, the magnitude of change would be small,

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				affecting a small part of the national park over a short period.
Public access – Wales Coast Path to the south of the site	High - moderate sensitivity	During construction and decommissioning: negligible. During operation: Small change	Negligible	Minor adverse the overall character of the coastal path is likely to remain mostly intact.

Table 4-8 Effects on the landscape (applicant’s Landscape Visual Appraisal WYG July 2020)

The impacts of the limited construction / decommissioning phase are agreed with, the works are of very short duration and limited. Once the decommissioning phase is complete, any effects on the landscape would reduce to negligible. The proposed met mast would be completely removed and the site within the arable field would be fully restored.

The met mast when operational would add a manmade vertical structure to the area, the met mast would only be in-situ for the short-term, but as noted above it does result in minor adverse impacts to landscape character, the National Park and public access. These impacts would need to be considered against the duration of the development and that the mast can be completely removed from the site and that the existing character of the site can be fully restored following decommissioning.

Overall officers consider that the conclusion of the LVA that the direct and indirect landscape impacts of the proposal are agreed with and the adverse impacts should be taken into account in the overall assessment of the planning balance of the proposal. The identified minor adverse impacts will need to be balanced against the relatively short term nature reversible nature of the proposal.

The construction of the mast will also have a direct impact on views, as it introduces a tall structure and construction / decommissioning activities into views. The application is supported by an assessment of the change to views from settlements and viewpoints (10 viewpoints are identified with visualisations). As distance of the viewer from the mast increases the LVA identifies that the slender nature of the mast and guy ropes will mean that it will become less prominent at distances beyond 2km. At distances beyond 4km it concludes that it will be barely perceptible.

High sensitivity receptors such as people in residential properties will have filtered or partial views towards the site as illustrated in viewpoints: VP01 (B4320) and VP03

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(War Memorial B4319 road). The assessment notes that there will be moderate adverse visual effects from the operation of the development. This will be less significant the further the property is from the mast and would reduce to a negligible impact at distances over 4 km as illustrated by viewpoint NP06 (Gelliswick Road). Users of public rights of way are illustrated in four viewpoints VP02 (The Wales Coast Path); VP04 (South of Freshwater Beach); VP05 (North of West Angle Beach); and NP06 (Gelliswick Road). For viewpoints 02 and 04 it is concluded that where the users have unobstructed views of the mast it will have a moderate adverse impact and a minor adverse impact where these views are filtered. Visitors to the Pembrokeshire Coast National Park were illustrated in VP03 (War Memorial B4319 road) and VP04 (South of Freshwater West Beach) and VP05 (North of West Angle Beach). Road users were considered to have minor adverse impacts from the development and identified in VP01 (B4320 Road), VP03 (War memorial B4319 Road) and VP06 (Gelliswick Road).

The LVA states that the “majority of the proposed met mast would be visible from most locations within 3km of the site, except for within and close to Angle settlement and the coastal edge. The proposed met mast would for a slender vertical feature within views, occupying a small portion of the angle of views. As distance increases from the site, the proposed met mast would be less perceptible in views due to its slender form and lattice structure. Beyond 4km of the site, and distant views of the proposed met mast are likely to be imperceptible. Any views of the met mast from the north and east would be viewed in context to the Pembroke Power Station stacks and other structures. Finally, any views of the proposed met mast would be temporary, up to 3 years, once the decommissioning phase is complete, the proposed met mast would be fully removed.” They also note that weather will further limit the visibility of the mast from receptors.

The overall conclusions in the LVA on the visual impacts of the proposal are considered to be well supported from the evidence base put forward. The LVA identifies there will be moderate adverse impacts on visual receptors including to users of public rights of way, people in residential properties and visitors to the Pembrokeshire Coast National Park.

The proposal is situated within the Pembrokeshire Coast National Park and the applicant's LVA takes into account the impact of the proposal on the National Park and considers the impact on its special qualities. The Zone of Theoretical Visibility (Figures LA.09-1 and LA.09-2) show that there would potentially be views of the proposed met mast from the majority of the PCNP within the 5km study. However, as distance increases from the site as outlined above, the impact will be less perceptible. The special qualities of the park are also considered including the “coastal splendor, diverse landscape, tranquility, and wilderness”, it is considered that these are unlikely to be unacceptably altered by the proposed temporary met mast.

Both the visual and landscape impact of this form of development should be considered in combination with other existing or proposed developments with a consideration of impact on landscape character and views (including combined visibility from a single viewpoint and sequential effects on routes). The LVA does not identify likely cumulative effects. Officers are also not aware of any other

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developments in the locality that would require in combination effects assessment and accept the view that there are no significant cumulative effects.

Only limited mitigation has been identified in the LVA. This is the choice of site for the mast within the context of the operational limitations on its development identified and also the decommissioning of the mast and that the disturbed land can be reinstated and restored following development.

The applicant's agent following query from Natural Resources Wales regarding a lighting finial shown on the plans, has confirmed that the mast will not include any visible lighting and only IR lighting for aviation safety. NRW did not offer any objection to the proposal noting that the mast would be installed only for a temporary period. A review by an independent landscape consultant has been commissioned by the Authority, to review the LVA and identify if its conclusions are robust. This has been requested to be available prior to the Committee meeting.

Overall there remain unmitigated, residual landscape and visual effects. These will be minor adverse impacts to Landscape character; the landscape Designation of the Pembrokeshire Coast National Park and Public Access along the Wales Coast Path to the South of the site. The LVA identifies there will be moderate adverse impacts on visual receptors including to users of public rights of way, people in residential properties and visitors to the Pembrokeshire Coast National Park. These visual effects will vary depending on the nature of the viewpoint to the site and the degree to which the views are oblique, filtered or partial views to the development. This will need to be considered in the overall assessment of the planning balance of the proposal. The adverse effects identified will need to be balanced against the relatively short term reversible nature of the proposal.

Heritage Impacts

The key impact of a mast, on features of cultural heritage (such as scheduled ancient monuments; listed buildings; conservation areas; registered historic landscapes; and parks and gardens of special historic interest) include:

- Loss or direct impact on identified features of historic interest, including undiscovered archaeology.
- Indirect impacts on the character or appearance and setting of features of historic interest – i.e. visual impacts.

The application is supported by a Historic Environment Desk-Based Assessment (DBA). The DBA identifies twenty one Scheduled Ancient Monuments (SAM) within 5km of the site and thirty listed buildings. No direct impacts on features at the site were identified.

In relation to SAMs an indirect impact was identified to West Packard Camp an Iron Age defended enclosure approximately 0.4km South West from the site. Visitors to this SAM will have unhindered views of the mast and the DBA identifies that the proposal will have a moderate adverse impact on it setting as visitors to the monument will have unhindered views of the mast. The scheduled monuments of Sheep Island and Gravel Bay anti-aircraft battery lie at a greater distance from the proposed mast. The DBA assessment considered that the proposed mast would have a minor adverse impact on the setting of these monuments.

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The 30 listed buildings within the 5km search area this assessment considers that the proposed mast would have a minor adverse impact on the setting of three listed buildings; the Grade II* former windmill, the Grade II listed war memorial and the Grade II Seaweed drying hut located 2.8km to the southeast.

The development site does not lie within a registered historic landscape or a conservation area. Overall the DBAs conclusion is agreed with that the proposed mast would have a negligible impact on the setting of the nearest registered historic landscape of Milford Haven Waterway Registered Historic Landscape, an extensive landscape covering the whole of the Milford Haven waterway whose boundary lies some 0.4km north of the mast. The proposed mast is also considered to have a negligible impact on the setting of the conservation area that comprises the historic core of Angle village, some 1km to the north.

The application has been referred to Cadw who did not consider that the proposal would have an unacceptable direct or indirect impact on scheduled ancient monuments due to the temporary nature of the development. The proposal was also referred to the buildings conservation officer and Dyfed Archaeological Trust, the proposal was not considered by them to have an unacceptable impact on other heritage features in the locality. It is considered that these conclusions can be supported within the DBA and the adverse impacts identified can be considered in the overall planning balance.

The impacts of the mast are temporary and reversible and the nature of the development means that after a maximum of three years the mast will be removed. This mitigates against the adverse impacts of the development which therefore are temporary.

Ecology

The main ecological impacts resulting from a mast are associated with the site infrastructure – i.e. construction of the mast itself. Impacts may occur both during construction and may occur due to the siting of the mast. The key potential ecological impacts include:

- Direct and indirect impacts of mast construction on ecological receptors – for example habitat loss and/or loss of plant or animal species, disturbance and fragmentation.
- Direct and indirect impacts of mast on ecological receptors – for example the disturbance of habitats.

Many potential impacts on local ecology can be mitigated through the careful design of the development. Construction impacts can be minimised through the siting of the mast away from sensitive habitats and species using buffer protection zones, restoration of habitat edges adjacent to infrastructure, exclusion fencing and translocation programs at construction areas. Species specific measures can also be applied to mitigate impacts, such as covering excavation works, provision of escape ramps for mammals, implementing speed limits onsite, protecting watercourses and maintaining hydrological regimes. Impacts on birds and bats can be mitigated by ensuring any vegetation and ground clearance works are undertaken outside of the

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breeding season (March-August). Fully considered siting of a mast can also help to avoid areas of high flight activity, minimising the potential for 'bird strike'.

The siting in this case is away from the site boundaries within an agricultural field and the application is supported by an extended Phase 1 Habitat survey of the site. The nearest protected site is 125m to the south and is the Angle Peninsula Coast Site of Special Scientific Interest. In addition the Pembrokeshire Marine Special Area of Conservation is located 285m from the site boundary. The Castlemartin Special Protection Area is over 1km southeast of the site.

The survey supported the conclusion that the proposed development is unlikely to significantly impact on the SSSI, SAC or SPA. No likely direct or indirect impacts have been identified. The impact on the arable field is limited to where the mast is located and impacted only by the footprint of the mast itself and the guide ropes. No unacceptable ecological impacts have been predicted from the development. Recommendations have been provided in relation to protected species: badger, bats, reptiles, dormouse and birds. No further mitigation beyond the need to check for ground nesting birds has been identified.

The application has been referred to Natural Resources Wales and the NPA Planning Ecologist they have offered no objections to the proposal. The proposal is considered to be acceptable in terms of ecological impact and in accordance with Policies 1, 8, 10, 11 and 14.

Traffic and transport

Traffic movements will be generated by this proposal during the construction and operation phase of development. Potential impacts on the local road network during the construction phase of a mast include:

- Driver delay on local road network, especially from larger vehicles.
- Increased vehicle movements on local roads.
- Accidents and compromised safety on local roads.

Access to the site is gained from an existing access and existing farm tracks to the north of the site from the B4320. Access use would only be needed for the 3 years of development to construct, maintain and decommission the mast. The agents has advised that maintenance would be infrequent and regular trips to the mast would not be required and can be undertaken by van or private car. Construction is estimated to take five days and would require an average of 1 delivery vehicle per day. No larger vehicles are required to access the site to deliver the mast.

The application was referred to the local highways authority and they advised that they had no objections to the proposal, given the scale of movements likely to be generated. This view is agreed with and the proposal is considered to have an acceptable impact on highway safety and the free flow of traffic on the public highway in accordance with Policies 59 and 60 of LDP2.

Impact on residential amenity and living conditions

Construction of a mast development creates noise, during construction. Noise and vibration impacts may result from construction and decommissioning activity. The

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site is located a considerable distance from the nearest property at around 400 metres. Impacts at this distance given the short duration and limited scale of construction works are not considered to be unacceptable and can be mitigated by restricting working hours and requiring the adoption of good practice measures for reducing noise in line with British Standards Guidance (i.e. BS 5228 Noise and Vibration Control on Construction and Open Sites and BS 8233 Sound Insulation and Noise Reductions for Buildings). This requirement for noise and vibration control can be formed into a suitably worded condition for the submission of a Construction Environmental Management Plan (CEMP). The visual impact to sensitive receptors has been considered separately above and it is not considered that the proposal would have an unacceptable direct impact on the residential amenity and living conditions of residential occupiers.

Hydrology and hydrogeology

The construction and decommissioning of a mast can have potential impacts on local watercourses, water bodies, groundwater and water supplies due to pollution, erosion, sedimentation and impediments to flow resulting from construction activity.

The application is for a relatively small scale development with the only construction being the mast and guide wires. Based on a site visit there were no signs of any likely significant hydrology or hydrological concerns from the proposal. The applicants supporting environmental appraisal identifies the nature of the ground conditions and also the proximity to sensitive hydrological features.

The applicant has stated that a CEMP is being developed. Based on the information available it is considered that this will offer appropriate control on the development to prevent unacceptable impact on hydrology and hydrogeology (as well as addressing ecological impacts and construction impacts from development). The CEMP can be secured through a planning condition.

Subject to condition the proposal is considered to be in accordance with Policy 33(d) of LDP2.

Aviation and telecommunications

Prior to submission the applicants advised that they undertook a review of potential aviation and telecommunications impacts from the construction of the mast in the vicinity of the proposed development using a bespoke software package. This identified no operational aerodromes sufficiently close to be affected by the mast as an obstruction; the mast not being displayed on radar if suitable filters are applied; and being outside the boundary of the Castlemartin firing range. No telecommunications impacts were identified.

Appropriate consultees have been advised of the project and no objections have been submitted.

Social and Economic Impacts

A mast can potentially have negative impacts on existing farming activities through the loss of grazing/arable land. However, the mast leaves the land underneath unaffected and so the loss of arable/grazing land resulting from the development footprint for the duration of development is not considered significant. Conversely,

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the mast could have positive impacts on the local economy, notably through the use of local labour, services and supplies, creating knock-on effects on expenditure. Negative tourism impacts are also often identified, but given the general view on the limited and short duration landscape and visual impact it is not considered that there is likely to be a significant impact on tourism. It is also noted that there is no conclusive evidence in relation to the impact of mast such as this on tourism industries.

Overall Conclusion and Planning Balance

The main area identified as being of concern are the adverse landscape and visual impacts and impacts on nearby scheduled ancient monuments identified above. The submitted LVA and DBA identifies adverse impacts from the development, these impacts cannot be fully mitigated given the scale of the development. There will be widespread views available of the mast. The residual adverse impacts remain moderate to minor. A strong consideration in mitigation of these remaining residual impacts is that they will be of a short duration of between a fifteen months and three year period and the site can be fully restored to its former condition.

Other impacts have been considered above and are localised or not unacceptable.

Overall, it is concluded that there are adverse impacts from the mast. It can only be considered that it has an impact that is acceptable, if the mast is present for a short duration of time. Reviewing the material submitted with the application, the minimum period necessary to undertake the assessment of wind conditions is 15 months. A period of 15 months, with the site being restored to its previous condition, is viewed to effectively mitigate the adverse impact resulting from the development. Therefore subject to an appropriate condition securing that the mast is temporary for 15 months or until it is no longer needed and that the site is restored to its former condition; it is concluded that the proposal will have an acceptable impact including on the special qualities of the National Park. The proposal is therefore considered to be in accordance with Policies: 1, 7, 8, 9, 10, 11, 12, 14, 17, 29, 30, 33, 38, 59 and 60 and recommended for approval on that basis.

Recommendation

Approve subject to the following conditions.

Conditions

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: Site Layout Plan; Onshore Met Mast Typical Met Mast Elevation (received 20 August 2020).

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National

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Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. On completion of the data collection exercise or not later than 15 calendar months from the date when the development is first erected (whichever date is the sooner) the development hereby approved shall be removed and the ground restored to its previous condition within 3 months from the removal of the development. The Local Planning Authority shall be notified in writing of the date of erection of the development not later than 7 days prior to the commencement of development.

Reason: In the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 33 (Renewable Energy and Low Carbon Energy).

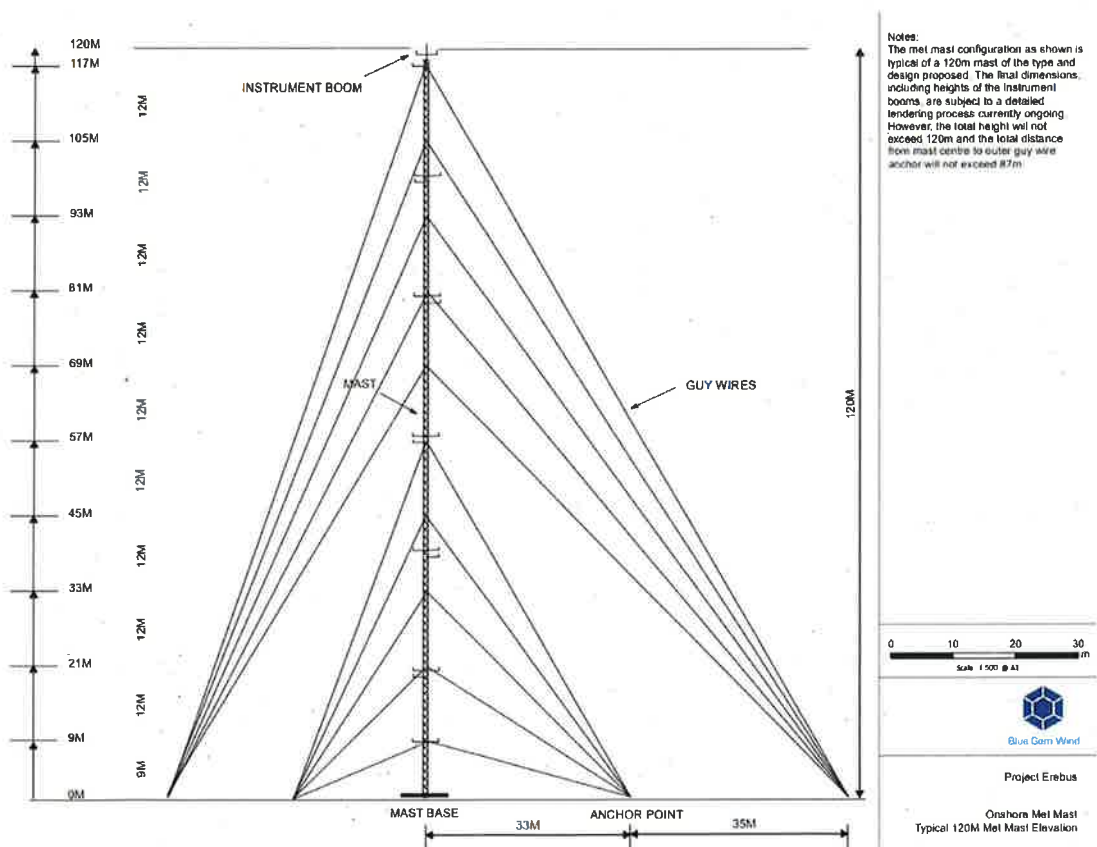
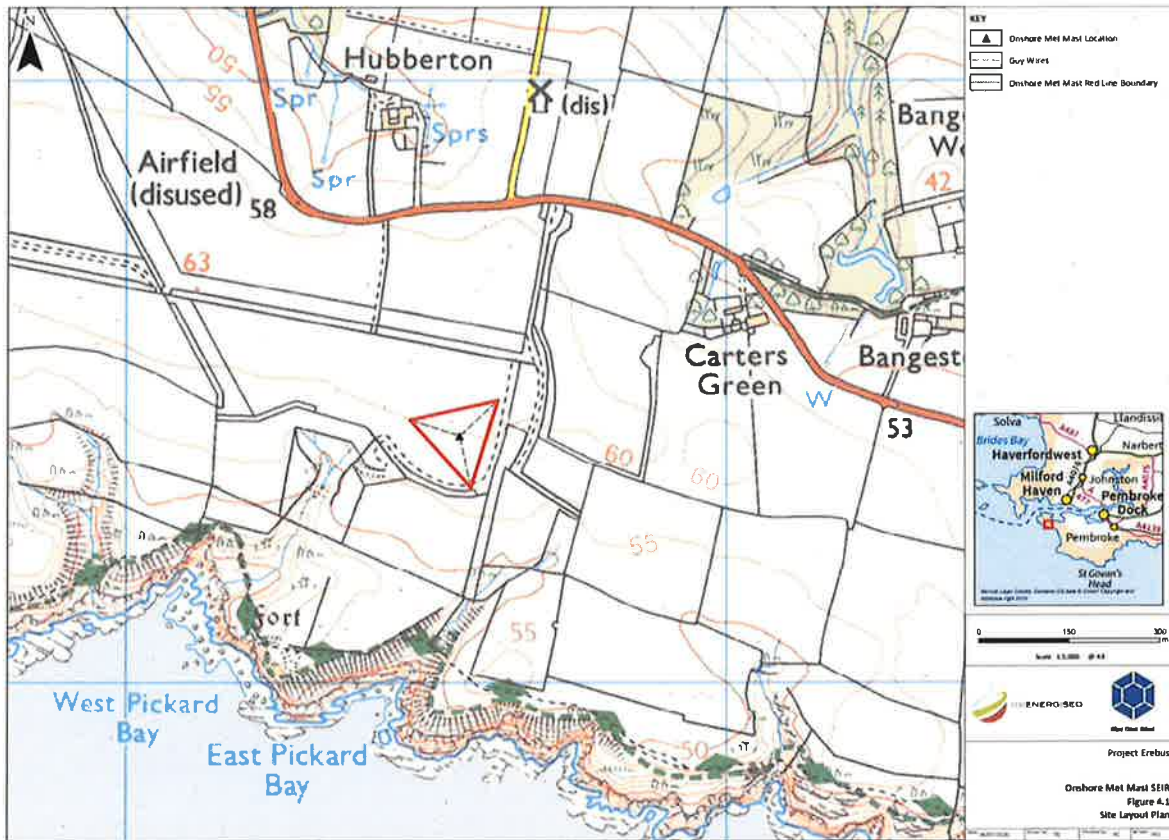
4. A Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority prior to construction of the mast. The CEMP shall:
 - i. Detail construction and decommissioning methodology and plant (including hours of operation), utilising the Best Practicable Means, to mitigate construction noise, vibration and dust likely to arise as a result. Each phase of the development shall be carried out in accordance with the approved CEMP relating to that phase.
 - ii. The CEMP shall include details of protection of hydrology and hydrogeology. Providing detail of the specific measures identified as required by section 8 of the Supporting Environmental Information Report prepared by ITP Energised.

All the environmental measures identified within this document shall apply to all contractor organisations, their sub-contractors, and employees. The measures shall be implemented as per an agreed timetable.

Reason: In the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 33 (Renewable Energy and Low Carbon Energy).

5. No visible spectrum lighting shall be attached to the mast without the prior written approval of the local planning authority prior to its installation.

Reason: In the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 33 (Renewable Energy and Low Carbon Energy).





Key

- ▲ Met mast location
- ~ Contours at 5m intervals
- Site photograph locations
- Ancient Semi Natural Woodland
- Plantation on Ancient Woodland Site
- Restored Ancient Woodland Site
- ★ Scheduled Monument
- H Grade II Listed Building
- Landscape of Outstanding Historic Interest
- Site of Special Scientific Interest
- Special Area of Conservation

Public Rights of Way:

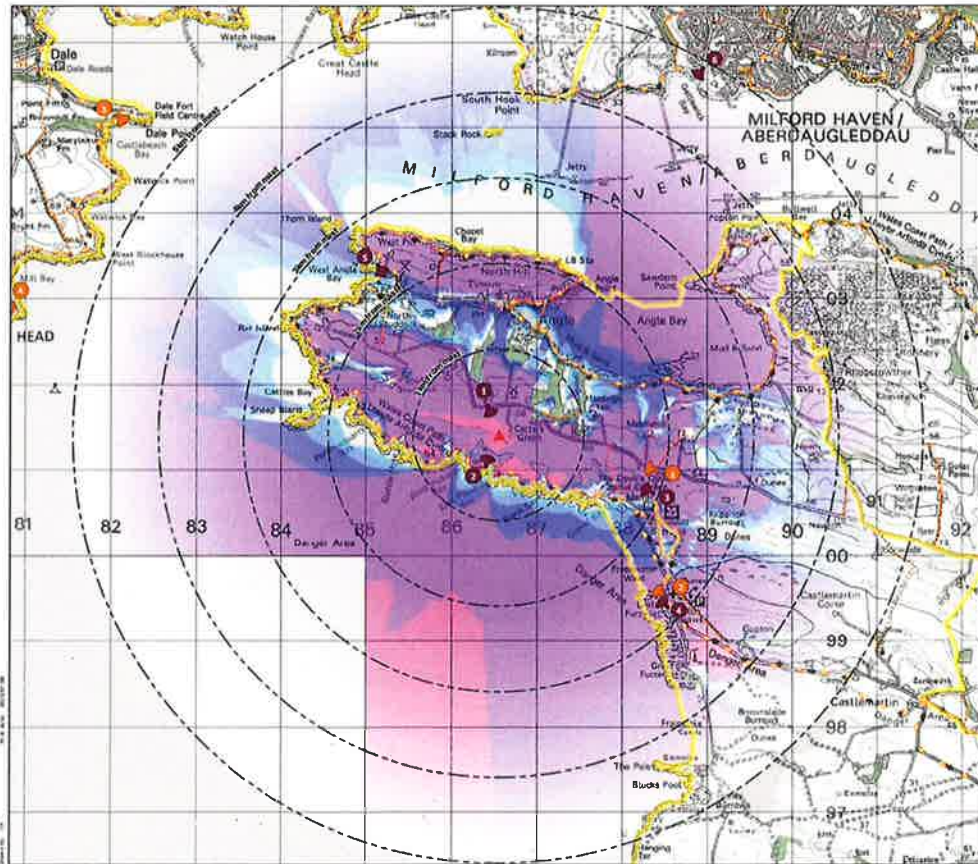
- Public Footpath
- Bridleway
- Wales Coastal Path

0 25 50 100 150 200 m
 Scale of 1:10,000

▲ North

ALLIANCE LIME Site Context.mxd July 2020
 Site Plan, Longways Court, 47 Newport Road, Cardiff CF24 0AQ
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Blue Gem Wind

**Onshore Met Mast
Angle, Pembrokeshire**

LA.09-2

**Zone of Theoretical Visibility
Screening from existing woodland
& buildings**

Key

- ▲ Met mast location
- 1km interval buffers from mast
- ▭ Pembrokeshire Coast National Park
- Public Rights of Way:
 - ⋯ Public Footpath
 - ⋯ Bridleway
 - ⋯ Byway Open to All Traffic
 - ⋯ Wales Coastal Path
 - ○ ○ Link to National Cycle Route
 - ▭ National Trust land with open access
- Zone of Theoretical Visibility
- Screening of woodland & buildings
 - Light Blue: Top 10% of mast visible
 - Medium Blue: Top 25% of mast visible
 - Dark Blue: Top 50% of mast visible
 - Purple: Top 75% of mast visible
 - Dark Purple: Entire mast visible
- Woodland (modelled at 10m)
- Buildings (modelled at 10m)
- Viewpoint locations
- Context view locations

Scale: 0 500 1000 1500 2000 m
North is up

A117888 LAP-1 ZTV Screening.mxd July 2020
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