

Our ref: JN/KC

14th November 2019



NDF Team,
Planning Policy Branch,
Welsh Government,
Cathays Park,
Cardiff
CF10 3NQ

LIVESTOCK MARKET

RURAL PROFESSIONALS

AUCTIONEERS & VALUERS

AUCTION ROOM

Dear Sirs

National Development Framework 2020 – 2040
Consultation Response

Thank you for allowing us the opportunity to comment on the National Development Framework 2020 – 2040 Draft document. It is clear that the NDF addresses a range of priorities across the country with sustainability being at the centre of the thought process.

Broadly speaking, we are in support of the proposals made within the document but have been asked to make comment by a retained client specifically on matters relating to renewable energy and Policies 10 and 11.

Our client owns an area of land forming part of Banc Cerrigpeithyn, as detailed on the enclosed site plan and location plan. As you will see, this area of land borders the Solar and Wind Energy Priority area 11, a short distance east of the B4337 public highway and to the North Eastern tip of the Priority Area.

Whilst the area of land at Banc Cerrigpeithyn does not fall directly within the Priority Area 11 for Wind Energy development, we feel that this particular area is suitable for large on-shore wind energy production. The area is of a similar elevation to the land within Priority area 11, if not higher than some. Whilst I appreciate this area of land in its own right may be of a scale not suitable for a large development, but when collaborated with the surrounding land area, it would be as suitable as Priority Area 11. The area is rural and such development would have minimal impact to the surrounding landscape and natural resources.

As such, we would ask the Welsh Government to consider reviewing the boundary of the Solar and Wind Energy Priority Area 11 to allow for this particular area to be included. The inclusion of this area would allow for additional land to be available to assist in meeting the renewable energy targets.

Whilst it is noted that Policy 11 – Wind Solar Energy Outside of Priority Areas makes provision for such development outside of the designated priority areas, it does not refer to any specifics. Our comment here would be that land within a certain, and specified, distance from the boundary of the Priority Areas should be given additional weight in the decision making process given its proximity to the Priority Area already designated. This would provide the benefit of land that may not have previously been considered for Solar and Wind Energy but of a very similar nature to that within the Priority Areas to be considered favourably within the planning process.

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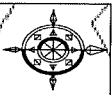
Thank you for taking the time to consider these comments. Should you have any queries, or wish to discuss the above in more detail, please do not hesitate to contact me.

Yours faithfully



James Neame BSc (Hons) MSc MRICS FAAV
NOCK DEIGHTON AGRICULTURAL LLP

Enc:



Banc Cerrigpeithyn

Track

Blaen Wern
Farm Centre

FB

CG

Workings
(dis)

Field Parcel Ref:

SN5641 5995

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