



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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Charlotte Peacock (Wessex Solar Energy)

Ein Cyf / Our Ref: DNS/3245065

Pembrokeshire County Council

Dyddiad / Date: 24/02/2021

Consultees / Interested persons

(Sent via email)

Town and Country Planning Act 1990 ('The 1990 Act')
The Developments of National Significance (Wales) Regulations 2016 (as amended) ('The DNS Regulations')
The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ('The DNS Procedure Order')

Application by: CHARLOTTE PEACOCK (WESSEX SOLAR ENERGY)

Site address: BLACKBERRY LANE, NASH, PEMBROKESHIRE, SA72 4SJ

The above application has been submitted to the Welsh Ministers for examination. It is considered to contain all essential supporting documents and the necessary fees have been paid in full; as such, it is a valid application and the examination period will henceforth commence. The Inspector's report will be submitted to the Welsh Ministers within 24 weeks of the date of this letter.

The application documents and an online facility for submitting representations can be found on the DNS website:

<https://dns.planninginspectorate.gov.uk/projects/Wales/Blackberry-Lane-Solar-Park/>

This communication constitutes an **official notice of acceptance under Article 15(2) of the DNS Procedure Order**.

This notice will now address individual parties in turn; all parties should read the following carefully to ensure they understand the process, and any relevant deadlines.

1. Local Planning Authority (LPA)

The LPA is now required to display a notice on site, as a matter of urgency, in at least one place on or near to the land which the application relates, for a period of not less than **30 days**. A copy of the notice is attached, for your information.

The LPA must also place on the planning register, within 5 working days of the date of this letter, a copy of the following documents:

<https://dns.planninginspectorate.gov.uk>



- the application made to the Welsh Ministers;
- the notification of receipt of an application given by the Welsh Ministers under Article 12 of the Developments of National Significance (Procedure) (Wales) Order 2016;
- the notice of acceptance given by the Welsh Ministers in relation to an application Article 15(2), i.e. this notice;

In order for the appointed Inspector to fully consider the application and report to the Welsh Ministers, it is crucial that the LPA produces a comprehensive Local Impact Report (LIR) as required by Section 62I(4) of the 1990 Act, and Regulation 25 of the DNS Procedure Order. This must be received at the Inspectorate by no later than **31/03/2021**.

Section 62K of the 1990 Act, and Regulation 25 of the DNS Procedure Order sets the minimum requirements for the content of an LIR. These are:

- The likely impact of the development on the area;
- planning history of the site;
- local designations relevant to the site / surroundings;
- any relevant local planning policies, guidance or other documents;
- draft conditions or obligations which the LPA considers necessary for mitigating any likely impacts of the development; and
- evidence of the publicity undertaken by the LPA in accordance with the Procedure Order, i.e. a copy of the site notice, a photograph of the site notice on display and a map showing the location of the site notice; and
- If any secondary consent(s) are sought with the application, the LIR must also address the likely impact of the consent(s) being granted, preferably as separate sections for each secondary consent.

If the LPA fails to submit the LIR by the deadline specified above, it will not receive the full fee amount. If the LIR is submitted up to 14 days after the deadline, the LPA will receive only half of its fee, and if the LIR is submitted more than 14 days after the deadline, the LPA will not receive a fee at all. Further information about fees can be found in the Developments of National Significance (Fees) (Wales) Regulations 2016.

2. Specialist Consultees

Specialist Consultees are defined in the DNS Procedure Order and are determined by the criteria listed in Schedule 5 to the Order. Specialist consultees are required to provide a substantive response to this consultation no later than **31/03/2021** by virtue of Article 23 of the Order.

The Specialist Consultees that we have identified for this application are listed in **Annex A**.

3. Community Consultees, Relevant Persons, and Interested Parties

Community Consultees are defined in the DNS Procedure Order as:

- a) each county or county borough councillor representing an electoral ward in which the land to which the proposed application relates is situated; and
- b) each community council in whose area the land to which the proposed application relates is situated.

Relevant Persons are defined by Section 62G of the 1990 Act as “the person by whom (but for section 62F) the decision as to whether to grant the secondary consent would have been made”, i.e. the person who would normally determine an application if it had not been submitted as a Secondary Consent to a DNS application.

The parties who meet the above criteria, and any other interested person, are invited to submit their representations about this application. Should you wish to comment on the application, your representation must be received by **31/03/2021**. You may submit your representation by e-mail, via the website, or by post. Our email and postal address can be found in the header of this notice. Any representations submitted after the deadline will not be accepted.

All representations will be published to the website. Personal details such as e-mail addresses and telephone numbers will not be made available to members of the public.

4. All parties

The procedure will be determined ten working days after the representations and LIR deadline has passed. You should be aware that if a hearing or inquiry is required:

- It is likely to be arranged within a tight timescale. As such, the date for the event will not be negotiable. However, we will provide at least 4 weeks’ written notice of the arrangements; and
- The Inspector will invite those whose presence he/she considers necessary and only they will be entitled to participate. However, any Hearing or Inquiry will be a public event and, as such, any party would be welcome to attend and observe proceedings.

The Inspector may consider a suspension period necessary (under Section 62L(5) of the 1990 Act), which will halt the examination period. All parties will be served a written notice in the case where an Inspector considers a suspension period is required.

5. The Applicant: the National Development Framework and Planning Policy Wales

The Welsh Government has confirmed that the National Development Framework (Future Wales: the national plan 2040) [‘the NDF’] will be published on 24 February 2021. The NDF will be the highest tier of the development plan hierarchy in Wales, and will therefore be afforded the status conferred by Section 38 of the Planning and Compulsory Purchase Act 2004 (as amended) by the Inspector when making their recommendation to the Welsh Ministers when determining this application.

The Welsh Government have also confirmed that edition 11 of Planning Policy Wales (PPW) will be published alongside the NDF, and that Technical Advice Note (TAN) 8: Renewable Energy will be revoked.

Request for Further Information from the Applicant under Regulation 15 of the DNS Regulations

The applicant should submit a statement that summarises their view as to the implications of the final version of the NDF, the updates to PPW and the revocation of TAN 8.

Your statement should be submitted no later than **10 March 2021**.

The applicant's statement will be published to the DNS Portal. Other parties are invited to address the above policy matters in their submissions which are due no later than **31/03/2021**, as specified above.

Further guidance on the DNS process can be found on the following page:

<https://gov.wales/developments-national-significance-dns-guidance>

If you require any further information, please do not hesitate to contact me.

Yours sincerely

H Edgeworth

HARRY EDGEWORTH
Team Leader

ANNEX A: List of Specialist Consultees
ATODIAD A: Rhestr o Ymgynghorwyr Arbenigol

- Natural Resources Wales / Cyfoeth Naturiol Cymru
- The Health and Safety Executive
- The Coal Authority
- Welsh Water / Dŵr Cymru
- Highways Development Control Team (Pembrokeshire County Council)
- The Welsh Ministers
 - Cadw
 - Truck Road Agent and Transport
 - LQAS