

58St Just Neighbourhood Development Plan

Note on the preparation of the constraints mapping to accompany Policy RE3 Onshore Wind Energy

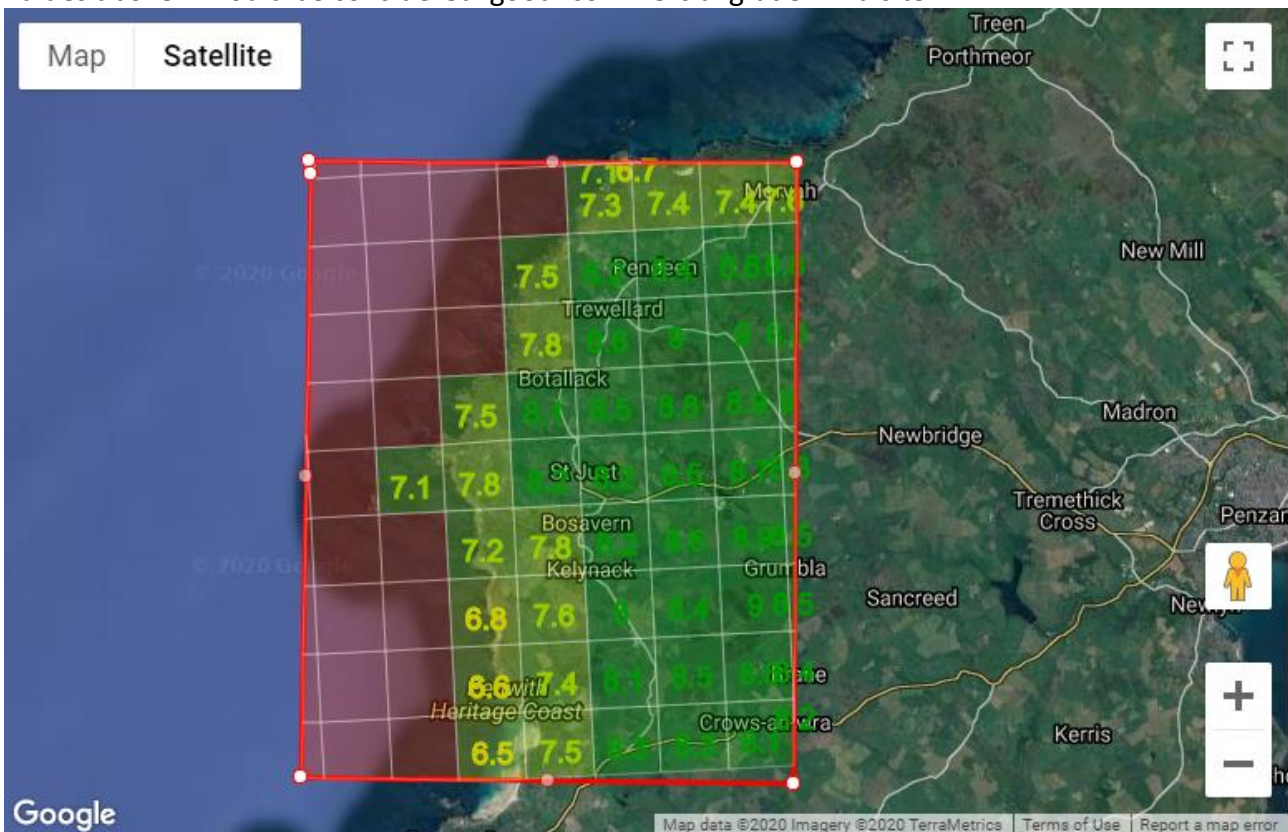
Policy RE3 identifies an area potentially suitable for wind turbines, as required by footnote 49 to para 154b. of the NPPF. In developing this policy, the group have followed the Centre for Sustainable Energy's Guidance note: 'How to identify suitable areas for onshore wind development in your neighbourhood plan' <https://www.cse.org.uk/downloads/reports-and-publications/community-energy/planning/neighbourhood-planning-wind-guidance.pdf> which sets out the following steps.

Step 1 - Identifying areas with an adequate wind resource

Area wind survey information was used from Renewables First self assessment tool which uses the UK Government NOABL database.

The area is divided into 1km squares and the average wind speed shown in ms^{-1}

Values above 7 would be considered 'good' commercial grade wind site.



As can be seen, away from the coastal strip, the whole parish has wind speeds over 7 ms^{-1} with most areas above 8 ms^{-1}

Step 2 - Mapping constraints which would prevent a wind turbine from being developed

An indicative constraint map was produced to accompany Policy RE3 (onshore wind power) within the St Just Neighbourhood Development Plan (NDP).

This map was produced using QGIS mapping software to indicate those areas of the parish in which National or County policies associated with currently existing designated areas or sites were likely to significantly constrain the development of such proposals. In all cases, coming forward for future consideration within the parish, proposals would be subject to the production of individual impact assessments unless of a scale allowed as permissible development.

In choosing these constraints we particularly recognised the very special qualities of the parish and made full reference to the adopted Cornwall Renewable Energy Planning Advice Annex 1, Appendix 1 Landscape Sensitivity and Strategy Matrices. Since the whole of the parish is designated AONB, it is not possible simply to exclude this designated landscape as the guidance suggests. Instead a more nuanced assessment took place, using the evidence from the Cornwall Renewable Energy Planning Advice.

There are two relevant landscape units within the parish.

CA02: West Penwith North and West Coastal Strip for which the landscape strategy is ‘for a landscape without wind farms with the exception of very occasional Band A turbines associated with existing buildings. There may however be distant views of wind energy development outside the LCA, which may be perceptible under conditions of good visibility.’

The siting guidance lists a number of features which contribute particularly to the scenic value of the landscape and those relevant to St Just Parish are:

- remote rugged coastline and tracts of coastal heath.
- historic landmarks on the skyline, such as cliff castles (e.g. Kenidjack Castle)
- church towers
- internationally important mining remains (e.g. the chimney stack on Cape Cornwall and The Crowns engine houses)
- the sense of remoteness experienced along the south west coast path.
- the factors which contribute to the scenic quality of the Cornwall AONB, particularly the scale of the cliffs, the exposed moorland of the Penwith Downs and the skyline of granite outcrops, picturesque coves, the prominence and skylines of mining structures, and absence of buildings and structures on the uplands.

CA03: Penwith Central Hills Area for which the landscape strategy is:

‘for a landscape without wind energy development (except for occasional Band A scale single turbines linked to existing buildings e.g. farm buildings) and no turbines in the unenclosed moorland.’

In this landscape unit, key features unidentified are:

- Unenclosed heathland
- historic landmarks on the skyline
- spectacular rocky carns (e.g. Carn Kenidjack), the rounded outlines of the upland moors, numerous prehistoric structures including quoits, standing stones and landmark hilltop structures

- factors which contribute to the scenic quality of the Cornwall AONB, particularly the scale of the cliffs, the exposed moorland of the Penwith Downs and the skyline of granite outcrops, picturesque coves, the prominence and skylines of mining structures

For this reason the undeveloped coast and open moorland have been excluded, since these are specifically named in the landscapes strategy as being unsuitable areas.

The following GIS datasets were plotted:

- Parish boundary
- Scheduled Monuments with in the parish or immediately abutting its boundary (data downloaded from Historic England online datastore)
- Listed Buildings point data (as above)
- Conservation Areas (data supplied by Cornwall Council)
- County Wildlife Sites (as above)
- County Geological Sites (RIGS, as above)
- Area A1 of the Cornish Mining World Heritage Site (as above)
- The Coastal Zone up to the 100m contour. This zone is identified within the Cornwall AONB Management Plan as being particularly sensitive; the extents of this zone were not available as a GIS data set (mapping provided by Cornwall Council)
- Unenclosed areas of the Penwith Moors (as above).

The following data sets were not included for clarity's sake:

- The Cornwall Area of Outstanding Natural Beauty (AONB), which covers the whole of the parish. Two areas of the parish – the Coastal Zone and the Unenclosed Moorland identified as being most sensitive to onshore wind power developments were identified within the AONB Management Plan and were mapped (above).
- Heritage Coast. This Cornwall Council designation covers the whole of the parish.
- The Aire Point to Carrick Du coastal Site of Special Scientific Interest (this is entirely included within the area covered by the Coastal Zone dataset).
- Land owned by or managed under covenant on behalf of the National Trust. All of this land falls within the Coastal Zone.
- The Lands End Airport safeguarding zones. These were excluded as they cover very large areas. Any proposed development within them and potentially affecting the operation of the airport would be subject to consultation within the planning process.
- Linear features such as the principal elements of the overhead power supply network, Public Rights of Way and the Cornwall Road Network – for these elements of the landscape, assessments of potential topple impacts would be required as part of the planning process.
- Individual residences (as above, but also including other potential types of impact).
- European Protected Designations. These will cease to be in force after 1 January 2021, but include a marine Special Area of Conservation (SAC) extending along the coast of the whole of the parish an inland SAC covering Lowwer Bostraze and Leswidden. No RAMSARs, SPAs or MCZs have been designated within the parish or its adjoining coastal waters.

The policy wording makes clear that the residual identified area is an area of search which is potentially suitable, but that in each individual case proposals will be tested against a number of criteria including residential amenity, safety, protection of ecology, landscape impact and heritage impact and has specific reference to assessing and avoiding possible cumulative impacts, using the

established adopted methodology of the Renewable Energy Planning Advice. The policy also draws from and requires adherence to the WHS and AONB management plans

The map illustrating the Potential Wind Development Area is at Appendix 2 of the draft Plan, Map 11.

Next Steps: Public and Stakeholder Consultations

Initial consultation led to the desire to include renewable energy policy, including wind turbines, in the neighbourhood plan (see section 10 Climate Change and the justification for policy RE3). At early draft stage stakeholder consultation continued through the Strategic Environmental Assessment Screening process, where the consultation bodies Natural England, Historic England and the Environment Agency are notified. Comments from Historic England and Natural England led to amendments to the policy wording at this stage and the screening decision, that SEA and HRA were not required, was then issued.

Further Public and Stakeholder consultation will now follow, during the statutory Regulation 14 pre-submission consultation and Regulation 16 publication consultations.