

Steve Cross

Thursday 07th October 2021

Earlier today I completed the online response to the LPPU (and received confirmation of the receipt of my thoughts/suggestions).

I also want to add a few more points that I would like to raise/offer.

These are:-

1. In the section of your website dealing with "*Retrofitting Options*", it's possible to scroll through options and get to one titled "*Solar photovoltaics and solar thermal*"... this link takes you to the options they list for Solar PV (<https://beta.bathnes.gov.uk/sustainable-construction-and-retrofitting-supplementary-planning-document/solar-photovoltaics-and>). Whilst on this Solar PV page you can see other "headings" that could be of interest including effectivity, cost and, more importantly, Listed Building Consent, Guidelines for Heritage Assets and "*Our Guidance Position*".

All this section says about Listed Buildings is "*Listed Building Consent is required for PV roof slates and solar panels on listed buildings, and any buildings within their curtilage*".

In Guidelines for Heritage Assets it mentions solar tiles (which should be of a similar colour to existing tiles), solar slates (which look like traditional slate) and PV tiles (which they say "*are often more likely to be acceptable on more modern listed buildings and where the roof is not highly visible from any vantage point*")... adding that PV tiles are different to panels and that the visual impact of PV tiles "*can depend on how much of the roof is covered*". It then says that "*It is more desirable to locate panels off the building where space permits within the grounds of the building*"... whereas in the 2013 SPD about Sustainable Construction and Retrofitting Supplementary Planning they stated "*The PV 'array' is normally a flat panel or series of panels and which is commonly placed 'out of the way' on the roof of the building. PV installations can be sited anywhere that does not regularly get overshadowed, however. Garden sheds, garages and outbuildings can be equally good sites*". So do you need to rephrase the sentence about where is best to locate Solar PV... as the latest Guidelines seem to suggest that Solar PV panels on roofs are not the best option whereas 8 years ago it was stated that it was common to have Solar PV panels on roofs!

Also, how available and commercially viable are Solar Tiles? I've just looked at the Solar Guide website (www.solarguide.co.uk/solar-roof-tiles-vs-solar-panels/) and it states...

"Solar tiles are like mini solar panels, but they are installed as part of a roof alongside traditional roof tiles rather than sitting on top of them. They are designed to blend in with the roof's aesthetics and can only be installed if you're fitting a completely new or replacement roof...."

Solar tiles are a relatively new product and as such only a limited number of manufacturers offer them in the UK. Tesla are the biggest brand offering solar tiles and you are able to pre-order in the UK via their website (with a deposit), but Tesla are yet to confirm when installations will begin".

Plus...

"Solar tiles have a typical efficiency of 10 – 20% (on average) while panels usually have efficiencies of at least 16%. The best solar panels can achieve efficiency levels of up to 22% which means you'll see a faster return on your investment".

2. Just below the initial section headed "*Retrofitting Options*" link there's another one... which takes you to:-

(b) "*Introduction to Retrofitting Section*"... once again, after clicking on this you have to scroll down to see the details. The first Headline is "*Supports climate change commitments*"... then the 6th Headline is "*Our Community is engaged in these Issues*"... and in this section it refers to 3 Community Led

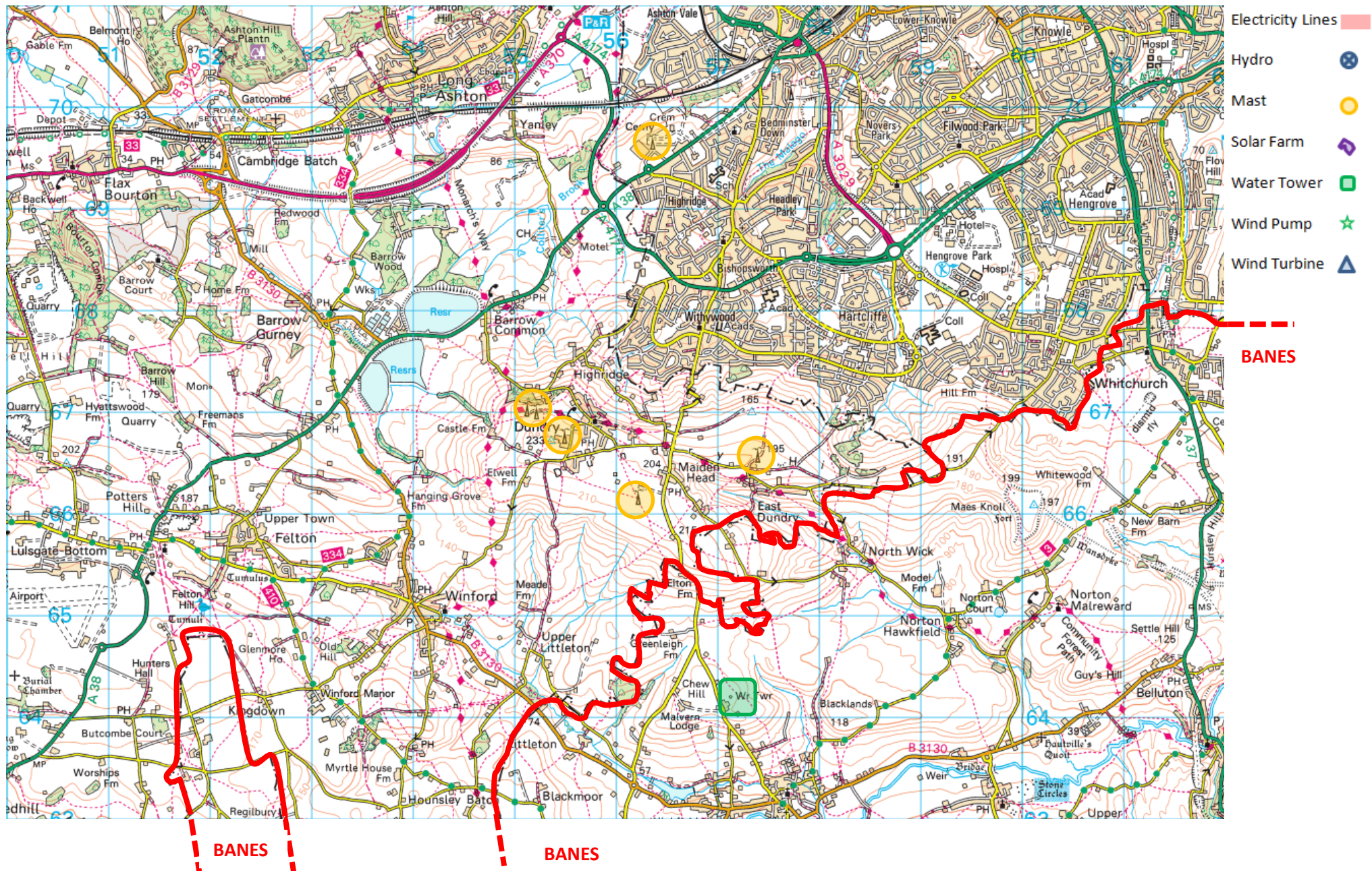
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projects including.... "*Energy Efficient Widcombe*" - with a link to the Energy Efficient Widcombe website.

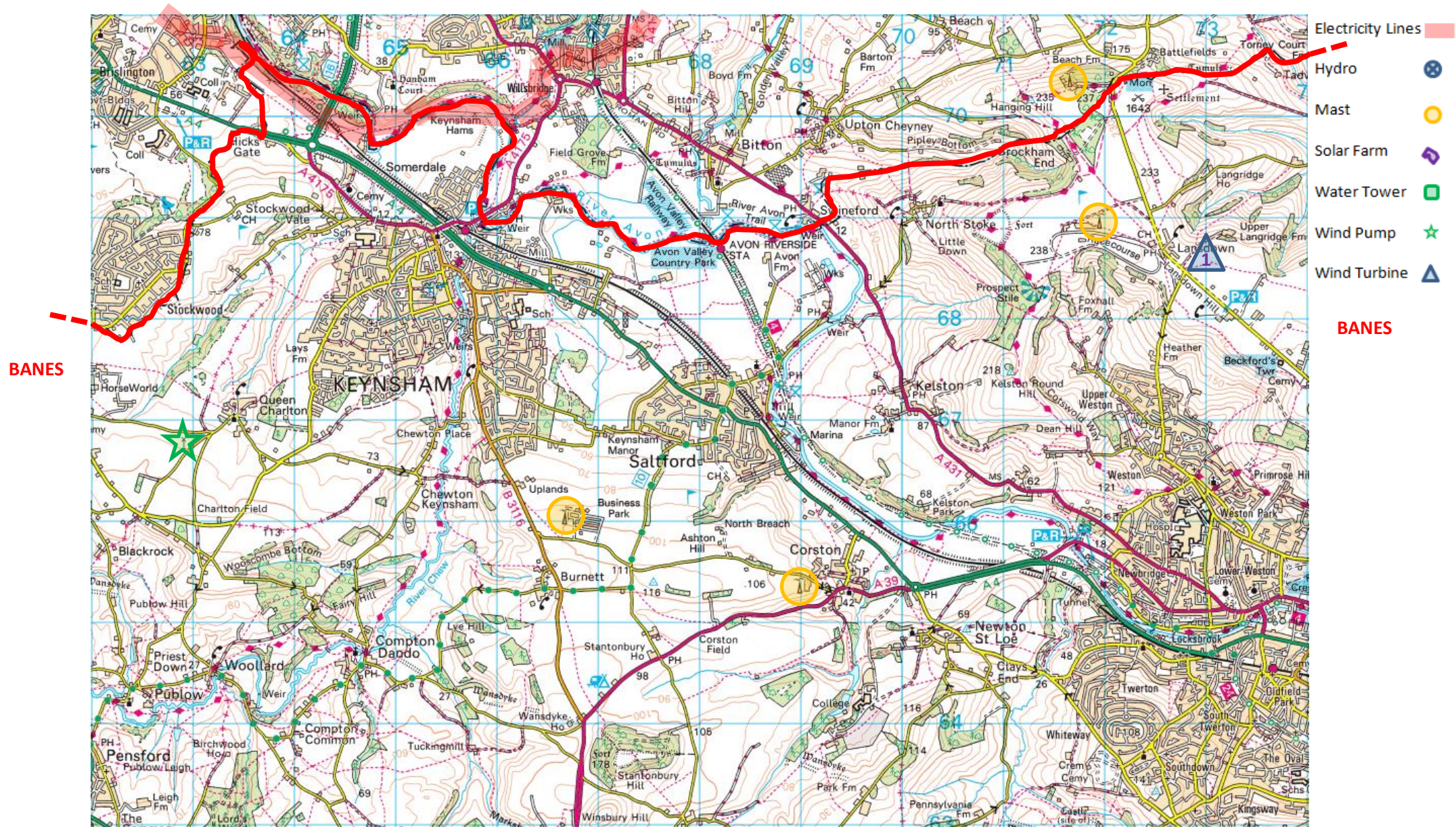
Energy Efficient Widcombe was replaced by "*Go Green Widcombe*" in the last year. So you need to change this to Go Green Widcombe and you'll need a link to the GGW part of the WA website (<http://www.widcombeassociation.org.uk/project/go-green-widcombe/>).

Note: In this section of the B&NES website there is also reference to the Feed-in-Tariff which no longer exists (see <https://beta.bathnes.gov.uk/sustainable-construction-and-retrofitting-supplementary-planning-document/siting-orientation>).

3. Attached is a map that has been prepared which looks at the distribution of existing Wind Turbines across BANES as well as the appearance of other man-made installations that make regular appearance across the countryside, not only in BANES, but across the UK. These include Electricity Pylons, Transmission Masts etc. There appear to be only 6 operating Wind Turbines in the BANES area at present... but according to the Council Targets you want at least 25 more (or something like that). There appears to be sufficient space and a considerable number of suitable locations. Perhaps it would be good to share this set of 9 maps (or something similar) with local communities to show where existing Wind Turbines are located (including in AONB and Green Belt) and encourage people to get more positive about Wind Turbines in order that we can achieve the goal of being Carbon Neutral by 2030.

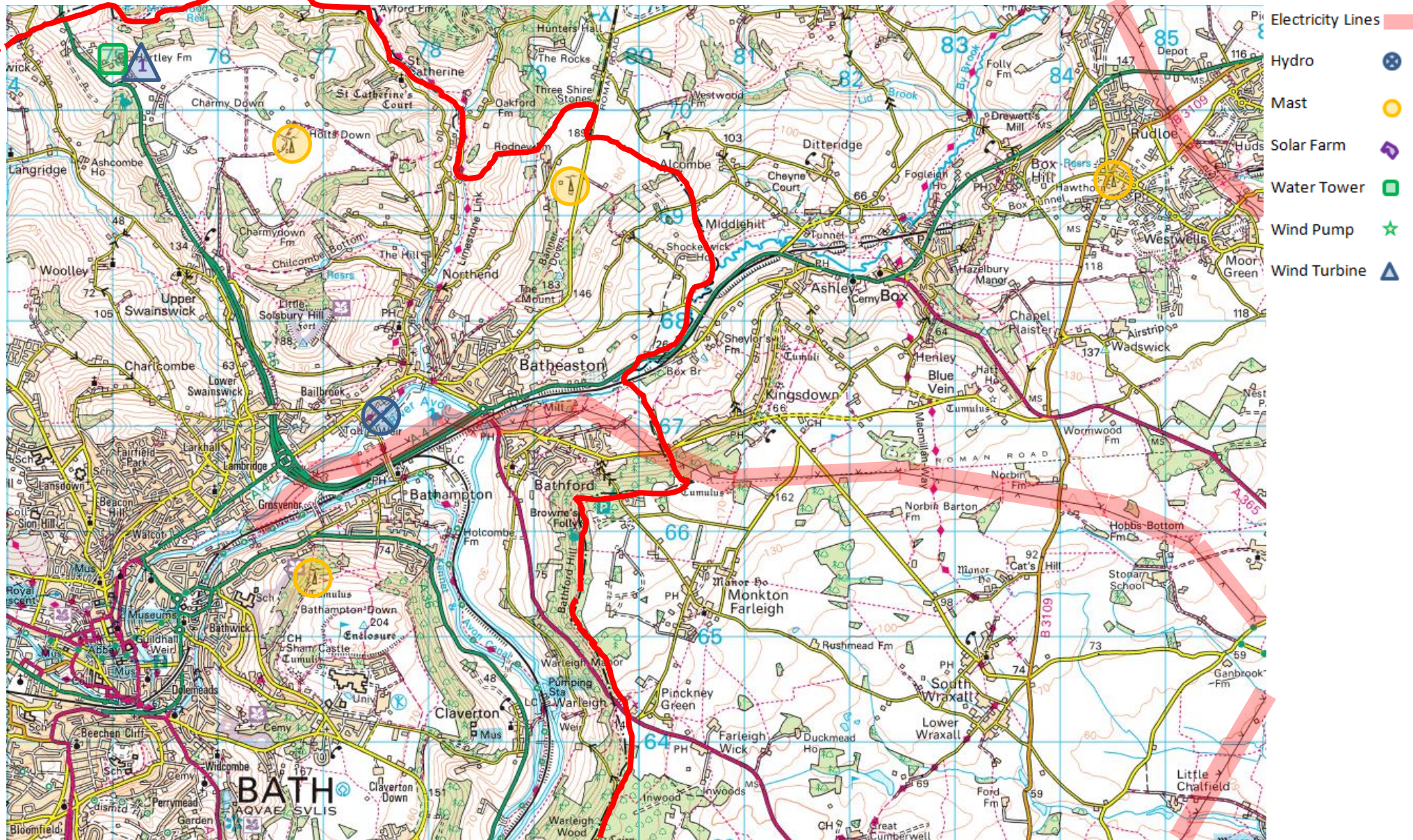


Note: No wind turbines have been identified within the area outlined on this map (whether within BANES or in neighbouring Districts). However, on the high land close to Dundry there are 5 transmission masts shown! Bristol Airport can be seen off to the left of this map. The location and scale of any proposed wind turbines in this area would have to take potential interference with the plane's radar and radio transmission into account.



Note: The wind turbine within BANES that is highlighted on this page is relatively small. It is located at Upper Langridge Farm, Charlcombe, BA1 9BW. Planning Permission was granted (09/04306/FUL). It is not shown on the OS Map (perhaps due to its size; or maybe the map is too old). This project is interesting for several reasons. It is currently the closest notable wind turbine to the World Heritage city of Bath and it is also located in the Cotswolds AONB. Furthermore, from this location, it is possible to see the much larger wind turbine at Talbot Farm, Dyrham SN14 8HA. This larger turbine is in South Gloucestershire, less than 5 miles from the boundary of BANES. This map also shows that there are at least 4 transmission masts located on the higher ground in this region; plus one wind pump, and Electricity Pylons in the NW.

BANES

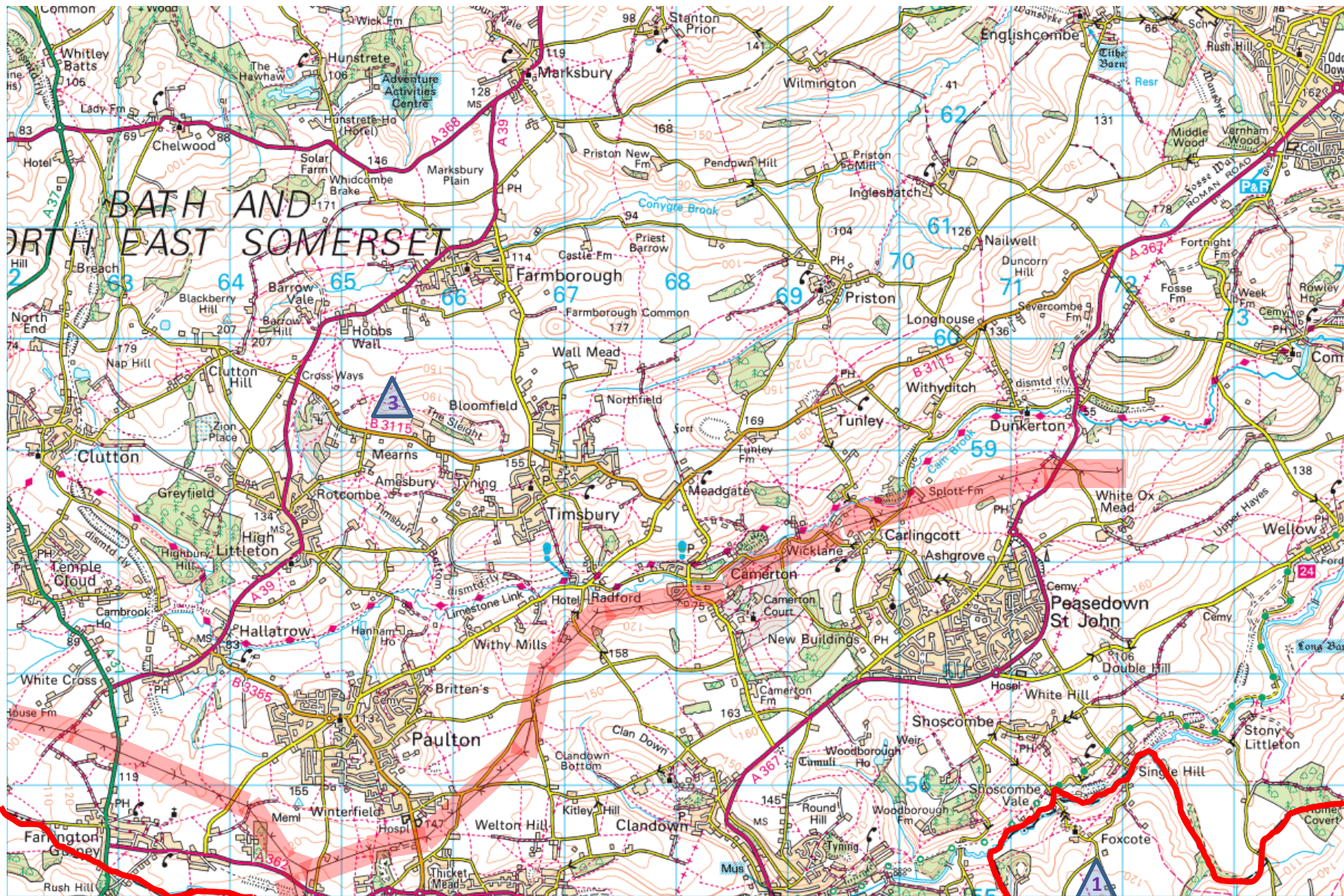


BANES

Note: One small wind turbine has been identified in the area covered by this map. It is on Charmy Down Water Tower, Hartley Lane, Swainswick, BA1 8AF (Planning App18/04606/SCREEN). In addition there is one small waterwheel installation that is shown. This is at The Old Mill, Batheaston. Again 4 Transmission Masts can be seen on this map as well as Electricity Pylons stretching from NE Bath along the Avon Valley and then up through Bathford and along an old Roman Road to the east. Such construction on an historic route suggests that wind turbines could also be approved in such areas (where appropriate).



Note: The wind turbine within BANES that is highlighted on this page is 1 small one. It is located at Chew Valley School, BS40 8QB. Planning Permission was granted (see 08/00271/FUL). It is not shown on this OS Map (again perhaps due to its size; or the age of the map). It is mentioned on the school website (www.chewvalleyschool.co.uk/Community/TheWindTurbineProject/). It was also reported by the BBC in September 2008 (<http://news.bbc.co.uk/1/hi/england/somerset/7637231.stm>). There are several ideal locations for potential Wind Turbines in this area and there are Electricity Pylons passing through this area which, as has been mentioned earlier, sets a precedent for modern energy services to be acceptable construction hereabouts.



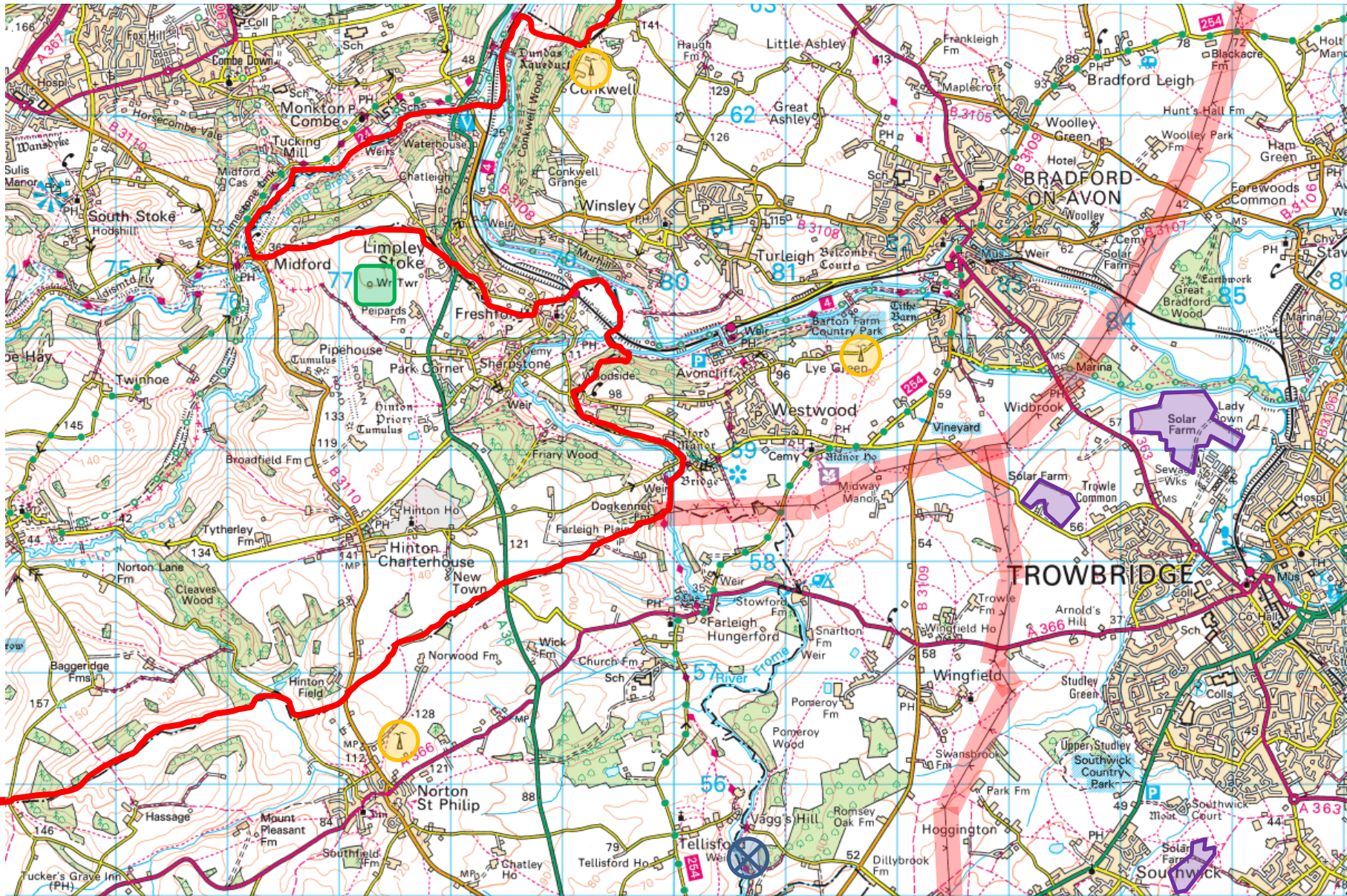
- Electricity Lines —
- Hydro ⊗
- Mast ○
- Solar Farm ◇
- Water Tower ◻
- Wind Pump ★
- Wind Turbine ▲








BANES

BANES

Note: The wind turbines highlighted on this page, within BANES, are 3 small ones. They are all located on Ridings Farm, BA2 0HH. They received Planning Permissions (See 10/01920/FUL & 13/04404/FUL). They are not shown on this OS Map (again perhaps due to size or age of map). They are mentioned in the 100th Farmborough Village Flyer (Jan-Feb 2014)... www.farmborough.org.uk. These turbines are also mentioned in the Timsbury Local Parish Council Meeting Minutes (9th January 2012). They are visible from Nailwell and from just NW of Priston. There is also a small wind turbine on Gallant Hill Farm, Foxcote. This is just outside BANES so Mendip District Council had to ask BANES if they would accept this application because it is visible from BANES (Approved, see 12/00883/CONSLT). The large Ecotricity Wind Turbine at Shooters Bottom Farm is visible from Tunley (see Mendip District Council Planning Application Planning App No 116407/000). That turbine is 8 miles SW of Tunley. There are also Electricity Pylons in this area.

BANES



- Electricity Lines 
- Hydro 
- Mast 
- Solar Farm 
- Water Tower 
- Wind Pump 
- Wind Turbine 

BANES

Note: No wind turbines have currently been identified within the area covered on this map, whether in BANES or adjoining Districts. However, in the SE section of this map, close to Trowbridge, there is one hydroelectric waterwheel and 3 solar farms! Plus other installations which can be visible from some distance include 3 Transmission Masts, a Water Tower and several miles of Electricity Pylons.



Note: This map hardly covers any of BANES; just a small section at the top. However, it is very interesting because this shows the location of the large Ecotricity wind turbine at Shooters Bottom which is very close to the border of BANES and is visible from several elevated locations within BANES. This turbine has a hub height of 65m and a tip height of 100m. It has been active since 2008 and is actually shown on the OS map. It is said to generate enough power for ~1400 homes. It is located next to a solar farm. There is another, smaller, wind turbine located at Beechbarrow Farm, Hillgrove, BA5 3EL (close to Penn Hill mast). On this same site planning was sought for a 2nd, larger, turbine (25m hub vs 17m for the existing one). The 2nd application was rejected because of "harm to AONB and impact on ATC Radar at the RN Air Station at Yeovilton"! There have been applications approved for at least two other wind turbines in this area of the Mendips District, but neither of them appears to have actually been erected, for some reason.



Note: No wind turbines have currently been identified within the area covered on this map. The OS Map shows a Solar Array near Chilcompton. Apart from that there are no other obvious tall installations.



Note: Again no wind turbines have currently been identified within the area covered on this map. There are 2 Transmission Masts. This area doesn't include any part of BANES but it was included because if the maps are printed off, then they can be lined up in a 3x3 pattern to get an overall view of the number of Wind Turbines, Solar Arrays, Transmission Masts, Water Towers and Electricity Pylons there are in and close to BANES.