

Collaborative Benefits Report

Garn Fach Wind Farm, Powys
Development of National Significance

On behalf of EDF Renewables

February 2022

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COLLABORATIVE BENEFITS REPORT**GARN FACH WIND FARM, POWYS****EDF RENEWABLES****February 2022**

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1.0 Introduction

- 1.1 In February 2020, the Welsh Government published a Policy Statement, titled *'Local ownership of energy generation in Wales – benefitting Wales today and for future generations'*. The Statement confirms that *"at the end of 2018, Wales had 778MW of renewable energy capacity in local ownership, against our 1GW target"*¹. The statement followed a call for evidence on Locally Owned Renewable Energy Projects which identified a need for clarity on the definition of local ownership given the different ways benefits could be achieved, and the different ownership models available or possible. This included a clear distinction between 'local ownership' and 'shared ownership' models. The policy statement was the culmination of the Welsh Government's work to create greater local and national economic benefits from investment in energy projects, with Section 1 of the policy statement stating that with technological advances and increased leadership, *"...we can create an energy system to retain much more of the economic value for Wales"*.
- 1.2 The Policy Statement encourages renewable energy project developers to engage with stakeholders to identify opportunities for local ownership to be delivered as part of renewable energy developments. This Collaborative Benefits Report (CBR) has been prepared by Barton Willmore on behalf of the applicant, EDF Renewables, and seeks to demonstrate the engagement that has taken place and its outcomes,
- 1.3 Local ownership is defined as *'energy installations, located in Wales, which are owned by one or more individuals or organisations wholly owned and based in Wales, or organisations whose principal headquarters are located in Wales'*. This includes the following categories:
- Businesses;
 - Farms and estates;
 - Households and other domestic scale generation;
 - Local Authorities;
 - Other public sector organisations;
 - Registered Social Landlords; and
 - Third sector organisations including social enterprises and charities, their subsidiaries, trading arms and special purpose vehicles.
- 1.4 Shared Ownership refers to a project owned by more than one legal entity, with an expectation that one or more of the owning bodies would be in one of the categories included in the definition of 'local ownership'.

¹ [Policy Statement: local ownership of energy generation in Wales – benefitting Wales today and for future generations](#)

1.5 The Policy Statement acknowledges that energy projects can provide both financial and non-financial benefits in the following ways:

- Ownership;
- Payments to landowners;
- Supply chain jobs / profit during construction and Operation and Maintenance;
- Non – domestic rates payments;
- Legacy infrastructure such as roads, grid and broadband;
- Investor profit;
- Community Benefit Funds; and
- Non – financial benefits.

1.6 In summary, the Local Ownership Policy Statement sets out that *“the Welsh Government supports renewable and low carbon energy projects developed by communities or benefit the host community or Wales as a whole. The social, environmental and economic benefits associated with any development should be fully factored into, and given weight in, the decision-making process. However, planning decisions must be based on an assessment of the impacts of the proposed development, irrespective of who the applicant is”*.

The Planning Status of Local ownership & Collaborative Benefit

1.7 Planning and Environmental Decisions Wales (PEDW)² has confirmed through formal pre-application advice (dated 4th August 2020) that whilst the local social, economic and environmental benefits from a proposal should be weighed in the planning balance:

“...there is no planning policy requirement for renewable energy schemes to include local ownership and as the above [Local Ownership] Policy Statement makes clear at section 6, decisions must be based on an assessment of the impacts of the development. It is an established principle that land ownership is not a material consideration when considering the grant of planning permission.

and

“There is no requirement for DNS applications to be accompanied by a Collaborative Benefits Report in order to be valid. However, if the Applicant wishes to address community ownership in their submission to the Welsh Ministers, the Inspectorate recommends that this is done in the form of a stand-alone document, which could be cross-referenced to the ES and / or Planning Statement as necessary.”

² On 1 October 2021 PEDW replaced the Planning Inspectorate in Wales, and for the purpose of this CBR, the name of the new body (PEDW) is used to refer to any functions undertaken by PEDW or the Planning Inspectorate in relation to Garn Fach, even if those functions were undertaken prior to 1 October 2021.

- 1.8 In the context of the above, this CBR has been prepared to demonstrate the local benefits that the project could deliver. The evidence and information contained in this report, is also intended to provide PEDW with the comfort that the applicant has effectively engaged with relevant stakeholders in an effort to provide a realistic and deliverable collaborative benefits package.

Purpose of a Collaborative Benefits Report

- 1.9 The CBR is a practical tool to improve transparency throughout the development process and increase the participation of all stakeholders. The CBR provides a pathway of engagement, enabling developers and local stakeholders to understand each other's needs, and an aspect of accountability to underpin mutually beneficial agreements and ultimately – better projects.
- 1.10 The CBR details the engagement journey and includes a record of dialogue on local and shared ownership. Welsh Government draft guidance on Local Ownership indicates that the CBR should be submitted as evidence of good practice and local support, alongside the main planning application documents.
- 1.11 This CBR was made publicly available as part of the pre-application statutory consultation required under the DNS Regulations.
- 1.12 This CBR complements and cross-refers where appropriate to other application documents including the Environmental Statement (Doc Ref 4.01) and Planning Statement (Doc Ref 3.01).
- 1.13 Finally, this report also demonstrates how the project meets the Welsh Government's desired outcomes from CBRs, setting out our record of stakeholder engagement and audit of need and potential for wider benefits, all aimed at achieving a broad range benefits for Wales from this nationally significant investment in renewable energy technology.

2.0 The Project

- 2.1 EDF Renewables (the 'Applicant') is seeking planning permission for an onshore wind farm and energy storage facility with a potential generating capacity of circa 85MW.
- 2.2 As the scheme comprises an electricity generating station with a potential generating capacity of between 10MW and 350MW, it falls within the definition of a 'Development of National Significance' (DNS) under Section 4 of the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016, for the purposes of section 62(D) of the Town & Country Planning Act 1990, as amended by s19 of the Planning (Wales) Act 2015.
- 2.3 The site is located approximately 2km west of Llaithddu, 5km north west of the village of Llanbadarn Fynydd and 8km to the south of Newtown, entirely within the Powys County Council administrative area. The site occupies three separate parcels of land.
- 2.4 The northern parcel of land is located to the south and east of the operational Llandinam Wind Farm, situated on the Waun Ddubarthog ridge which runs north – south at a height of approximately 520m above ordnance datum. The land is characterised by open upland moorland. To the west, the land rises up onto land occupied by the Llandinam turbines and to the east, the land falls into the valley of the Blue Lins Brook. Garn Fach forestry area is located to the south of the northern parcel.
- 2.5 The central parcel of land is located to the south of the Garn Fach plantation. The land comprises of a combination of open upland moorland and enclosed improved grazing, defined by small blocks of forestry and coniferous shelterbelts. Footpaths and bridleways cross the site. There are residential properties in close proximity to the proposed central parcel boundaries.
- 2.6 The southern parcel consists of a small area of open upland moorland at the southern end of the Brondre Fawr ridge, separated from the middle parcel by forestry.
- 2.7 The proposed development will consist of seventeen three-bladed horizontal axis machine wind turbines with a power rating of circa 5MW, and a blade tip height of up to 149.9m. The proposed development would include the following infrastructure:
 - Turbine foundations;
 - Crane hard – standing areas at each turbine location;
 - Associated low to medium voltage external transformers at each turbine;
 - Up to 50MW of energy storage capacity for the purposes of grid balancing and storage at times of grid curtailment;

- A series of onsite tracks;
- A network of buried electrical cables (adjacent to the onsite tracks);
- A substation compound containing a control building and outdoor equipment including high voltage transformer and switchgear;
- Borrow pits (for the extraction of stone on site); and
- Temporary construction compounds.

3.0 Summary of Core Project Benefits

3.1 This Chapter provides a summary of the projected benefits as a consequence of the proposed development.

Carbon saving

3.2 The Committee on Climate Change (CCC) published a report in May 2019, titled '*Net Zero – The UK's contribution to stopping global warming*'. The report responded to a request from the Government to reassess the UK's long-term emissions targets and recommended a new emissions target for Wales: a 95% reduction in greenhouse gases by 2050, from a 1990 baseline. The target had previously been an 80% reduction, as set out in The Environment (Wales) Act 2016.

3.3 In April 2019, the Welsh Government declared a climate emergency and in June 2019 accepted the CCC's recommendation for a new emissions target but set a more ambitious target of net zero emissions no later than 2050. In March 2021, new legislation came into force in Wales, amending the 2050 emissions target and the interim emissions targets. As well as amending the 2050 emissions target to net zero, the 2030 target was increased from 45% to 63% below the 1990 baseline, and the 2040 target was increased from 67% to 89% below the 1990 baseline.

3.4 In June 2019, the UK government also declared a climate emergency following the publication of the CCC report, and set long term climate targets. The resultant legislation amended the Climate Change Act 2008 and introduced a legally binding target to achieve net zero by 2050. As the proposed development is a type of renewable energy development, it will help the UK and Welsh Governments reach their legally binding targets, whilst also avoiding the generation of carbon dioxide (CO₂) levels during the operational phases.

3.5 Appendix 10.8 of the ES (Carbon Balance Assessment) estimates that:

- the net emissions of carbon dioxide arising from the proposed development is 144,833 tonnes of CO₂;
- the energy generated by the proposed development would produce a CO₂ saving ranging from an estimated 66,085 tonnes to 117,275 tonnes per year, dependent upon the composition of fuel types (gas, nuclear, renewables etc) in the UK energy production at the time of estimation;
- the payback period for the carbon emissions arising from the proposed development ranges from 0.7 to 3.6 years. The expected figure will be influenced by a range of factors at the time of installation, but it is realistic to expect the scheme, based on current factors, would

repay its carbon debt within 1.3 years, resulting in a scheme that will be carbon positive for the mainstay of its operational lifetime.

Energy generation

- 3.6 As set out in the Planning Statement, Welsh energy policy acknowledges that renewable energy development is a key contributor to the net zero target. Specifically, Prosperity for All: A Low Carbon Wales seeks to accelerate the deployment of renewable energy generation in order to cut emissions. At a UK level, the National Infrastructure Strategy states that to achieve net zero by 2050, the power system will need to be carbon free and significantly larger to cope with additional demand. The Energy White Paper explains that generation of clean energy may need a four-fold increase to meet this additional demand and to replace the retiring of old capacity.
- 3.7 As previously stated in this report, the proposed development has the potential to produce a generating output capacity of circa 85MW. The projected annual electricity output is expected to be 260,610Mhr based on a 35% capacity factor. The electricity generated would be the equivalent to the domestic requirements of 69,000 homes based on annual average household consumption.

Local/shared ownership

- 3.8 The Welsh Government's Policy Statement '*Local ownership of energy generation in Wales – benefitting Wales today and for future generations*' (2020) highlights three targets for energy generation in Wales, including:
- Wales to generate electricity equal to 70 per cent of its consumption from renewable sources by 2030;
 - 1 gigawatt (GW) of renewable electricity and heat capacity in Wales to be locally owned by 2030;
 - New energy projects to have at least an element of local ownership from 2020.
- 3.9 In order to meet the Welsh Government's target for renewable energy projects to have an element of local ownership, the Applicant is offering local communities the opportunity to invest in up to 10% in the project.
- 3.10 A Community Liaison Group (CLG) was created to discuss all aspects of the proposed development including how shared ownership can be of value to the local community. The CLG is not financially liable or legally responsible for any shared ownership arrangements but will act as the primary forum for discussing shared ownership options. Decisions on the financial model for local ownership used can only be made much later in the development process. It is also

important to note that the Applicant cannot carry out any activities which would be considered to constitute regulated activity and/or the communication of an invitation or inducement to engage in investment activity for the purposes of the Financial Services and Markets Act 2000. EDF Renewables is willing to enter into a Memorandum of Understanding (MoU) with the CLG on this basis and requested completion prior to submission of the application, the CLG however declined this request. A draft of the MoU is included in **Appendix A** to this Report, and a proposed Terms of Reference for the CLG is included in **Appendix B**.

Community Benefit Fund

- 3.11 The Applicant is committed to create a Community Benefit Fund (CBF) of £5,000 per megawatt per annum, which could be up to £425,000 each year the wind farm is operational. The CBF will not be available until the wind farm is operational. The CLG also discussed best uses for the CBF (more detail is provided in the following chapters of this report).

Economic Impact

- 3.12 Many local businesses already supply the renewables industry in Powys. The Applicant is a member of the Mid Wales Manufacturing Group and the Mid Wales Chamber of Commerce and will work with them to ensure that local suppliers can access contract opportunities. A representative of the business community sits on the CLG. Chapter 14 of the ES considers the likely socio-economic effects of the proposed development. In relation to direct and indirect economic impacts the ES predicts a benefit to the local economy of Powys, in addition to wider benefits within Wales during the development, construction, operational and decommissioning phases.
- 3.13 The development, capital build, operational phase and decommissioning of the Garn Fach wind farm are estimated to lead to £140.3m in GVA through direct and indirect effects across the UK. Of this, an estimated £31m in GVA will be locally in Powys, with £66.5m in the rest of Wales and a further to £42.7m in the wider UK. FTE job years are anticipated to total 613.8 locally, 1805.6 in the rest of Wales and 542.5 across the wider UK. Ten job years are considered one full time job; therefore, the wind farm can expect to create over 61 jobs locally, 180 in the rest of Wales and 54 in the wider UK.

Ecological enhancement

- 3.14 In addition to economic benefits, there will also be enhancements delivered as part of the proposed development that will benefit the local environment. Chapter 8 of the ES predicts that the creation of habitat connectivity features and enhancement of terrestrial habitat for Great Crested Newt (GCN) would have a positive impact on the species. The habitat enhancement

measures proposed include the creation of hibernacula to improve the quality of terrestrial habitat and therefore the connectivity between ponds used by GCN. Hibernacula will comprise logs and rocks of a variety of sizes, turves of grass, earth, soil, inert rubble and deciduous bark mulch/chippings. The enhancements would be significant for the maintenance of the GCN population on site and will contribute to the GCN meta-population. This benefit can be secured through condition.

- 3.15 An Outline Habitat Management Plan (OHMP) has been produced that details a series of habitat enhancement/restoration measures which, if implemented, would result in positive outcomes for the ecology in the Habitat Survey Area, including peatland restoration. Peatland restoration would take place through ditch blocking in certain areas which would re-wet the bog allowing bog vegetation and associated species to thrive (Please refer to Technical Appendix 8.9 Outline Habitat Management Plan).
- 3.16 The OHMP includes measures whereby the enhancement of existing habitats and the creation of new habitats, deliver multiple benefits adopting an ecosystem approach. The OHMP seeks to set out biodiversity benefits at the landscape scale, while simultaneously benefiting ecosystem services. These include flood protection (wetlands and bog habitats), water quality (siltation, diffuse pollution) and carbon storage (bog habitats). Habitat enhancement will deliver for biodiversity and enhance habitat networks.

Access to Heritage Assets

- 3.17 There is a scheduled monument (Fowler's Arm Chair) located within the Site. As part of mitigation and enhancement measures in relation to heritage assets, the Applicant is proposing a permissive footpath to Fowler's Arm Chair and an information board to improve access and interpretation of the asset. This benefit can be secured through condition.

4.0 Database of stakeholder identification

- 4.1 EDF Renewables has a strong track record of stakeholder engagement for infrastructure projects, and recognises the significant value that meaningful engagement brings to identifying and resolving issues and maximising potential benefits. EDF Renewables also recognises that it is important to identify the right stakeholders for each project early on and build dialogue to inform the project, particularly with respect to Collaborative Benefits.
- 4.2 On 8th July 2020 EDF Renewables submitted a pre – application request to the PEDW to seek their opinion on relevant consultees. PEDW subsequently issued their pre – application response (dated 4th August 2020), and provided a list of consultees that need to be consulted with in line with the Development of National Significance (DNS) Regulations. These are presented below:
- Natural Resources Wales (NRW);
 - Cadw (the Welsh Ministers);
 - Welsh Government Transport Division (as Highways Authority for Trunk Roads);
 - Powys County Council (as Local Highways Authority);
 - Dwr Cymru (Water and Sewerage Undertaker); and
 - Severn Trent Water.
- 4.3 In addition, Cadno Communications (working on behalf of EDF Renewables) identified and supported engagement with a number of additional stakeholders, including Welsh Government Ministers, Special Advisers, and Officials, local Members of Senedd and Parliament, County Councillors and Officers from the planning department of Powys County Council, Community Councils, Powys Association of Voluntary Organisations (PAVO), and Mid Wales Manufacturing Group and Mid Wales Chamber of Commerce.

5.0 Engagement Process

5.1 This chapter of the CBR presents a record of stakeholder engagement activities. Relevant press notices, minutes, consultation meeting posters and correspondence are included in **Appendix C** to this document.

5.2 The evidence below demonstrates how EDF Renewables has meaningfully sought to explore collaborative benefits to reach a position where the proposed benefits are securable and deliverable in line with PEDW's pre-application advice. Further detail on all engagement activities will be presented in a Consultation Report that will accompany the application for the proposed development.

Table 1 – Record of Stakeholder Engagement Activities in Relation to Benefits

Stakeholder	Date of Meeting	Summary of Meeting
Powys County Council Cabinet member – portfolio holder	26 June 2019	Keen to secure community benefit fund if consent was given (learn lessons from Hendy Wind Farm where fund did not transpire). Area of benefit could be wider than just the very local communities as residents also access services in nearby towns. Potential benefits suggested were broadband access, EV charging, and local road improvements.
Powys County Council Leader, Cabinet member	24 July 2019	In relation to community benefit fund, the infrastructure challenges of Powys were again raised – electricity (including EV charging points), mobile, broadband and roads. EDF will seek to use local suppliers and procurement where possible and can provide job opportunities. Cllrs particularly interested in local/shared ownership.
Lesley Griffiths AM, Minister for Energy, Environment and Rural Affairs	24 July 2019	Reiterated Welsh Government's ambition for local/shared ownership, but did not specify preferred model of ownership.
Local ward councillors	23 September 2019	Important that communities benefit as much as possible from any developments given consent, and Cllrs want to be in control on behalf of the communities they represent. No reason why community benefit fund can't be used to provide electricity discounts to local residents. As EDF own, operate and maintain their wind farms, there is an operations base at Aberystwyth, and Garn Fach will require approximately 10 operations jobs, securing existing roles and creating new ones. Cllrs highlighted that state of some community facilities is poor and raised potential providing a greater proportion

Stakeholder	Date of Meeting	Summary of Meeting
		of the total sum of community funding in the initial years to pay for large scale projects. Cllrs keen for fund to remain very local to the site.
Cabinet member/portfolio holder Powys County Council	19 December 2019	Keen to explore local ownership options if consent was given. Cited the example of Carno wind farm community funding supporting the rebuilding of Carno primary school. Highlighted that Powys has an ambitious schools rebuilding/refurbishment programme.
Local ward councillors	6 January 2020	The focus of community benefit schemes would be on local management and local determination of projects to fund. Important for communities to drawdown the maximum amount of funding that they could to support local schemes. Community benefit schemes would not normally operate until windfarms are operational, however, EDF R would move forward on the matter once the project had received certainty in terms of being progressed.
General Public	21-23 January 2020	First Round of Public Information Days. 80.5% of respondents stated that they were interested in local ownership in the project, and community benefits. Questions on CBF related to the geographic area of benefit, governance and distribution methods, and timescales.
Abbeycwmhir Community Council	20 February 2020	Community council to discuss a Community Liaison Group, and who to nominate, agreeing that the Group would be good forum to discuss local ownership options. Potential uses suggested for community benefit fund were spending on statutory services, money off council-tax or electricity bills, educational grants, big projects such as schools, or EV charging infrastructure. Discussed area of benefit – suggested options were along community council boundaries or within a certain radius.
Llanbadarn Fynydd Community Council	5 March 2020	Discussion on area of benefit from community benefit scheme. Discussion on local ownership and level of investment needed. Highlighted that local businesses were important in terms of supply chain opportunities.
PAVO representative	23 March 2020	Supported Community Liaison Group as means of sharing information with community representatives and discussing the community benefit fund. Discussion on boundary for the area of benefit, which would be agreed in consultation with local people. EDF R explained that there was no agreed model of shared ownership, but that up to 10% of the project could be made available. Possibility of the community

Stakeholder	Date of Meeting	Summary of Meeting
		fund being used to gift shares to local people/groups was explored.
St Harmon Community Council	9 July 2020	<p>In relation to minimum level of community benefit fund expected, EDF R explained that fund will be based on £5k per MW - paid out on the capacity of the wind farm, not actual energy generation, therefore dependent on final scheme.</p> <p>Area of benefit to be finalised after consent is given. Up to 10% of the project could be locally owned, and the Community Liaison Group could be a forum to discuss different models. Currently blank page and up for discussion. Possible to invest a lower percentage if uptake is lower.</p> <p>Capital would be at risk.</p>
Member of Parliament	10 July 2020	Interested in providing opportunities for local ownership
Local ward councillors	9 September 2020	<p>Community ownership is imperative, but Cllr also urged EDF R to be creative with promotion of landscape – examples of Scottish projects imaginative implementation of cycle routes and walking routes which helped to connect the community.</p> <p>EDF R wants to be creative and provide benefits – noted that there was e.g. no walking route to Fowler’s Arm Chair. No turbines in the southern section. Area could be used for habitat management to achieve a biodiversity net gain, and a PROW strategy to link up paths in the area.</p>
Community Liaison Group	16 September 2020	<p>Presentation by Ben Ferguson, Development Manager at the Welsh Government Energy Service.</p> <p>CLG members showed preference for fund to be distributed within the three wards nearest to the site.</p>
General Public	26 October – 16 November 2020	<p>Second Round of Public Information Days.</p> <p>Local benefits were referenced infrequently by respondents. The community benefit funding was welcomed by a majority of those respondents, with some commenting that they would like more information. A small number felt community benefit funding was inappropriate.</p> <p>58% of respondents thought that the opportunity for local communities to invest up to 10% in the project was a good idea.</p>
Community Liaison Group	2 December 2020	<p>Presentation by Rob Proctor, Community Energy Wales. Highlighted that decisions on financial model of investment cannot be made until later in the development process. The possibility of geographic restrictions on those able to invest was raised by CLG members.</p>

Stakeholder	Date of Meeting	Summary of Meeting
Community Liaison Group	20 January 2021	Project update included EDF stating that a draft MoU is intended to accompany the application for consent, even if unsigned.

- 5.3 It is important to note that it was confirmed by a representative from Community Energy Wales that decisions on financial model of investment cannot be made until later in the development process.

6.0 Audit of local needs and potential wider benefits

- 6.1 This Chapter describes the process of identifying all possible local skills / labour / training / infrastructure that may be required in connection with the proposed development. This process built on the previous discussions with relevant stakeholders recorded in Chapter 5 of the CBR.
- 6.2 As highlighted in Chapter 3 above, the ES predicts a positive effect on the local economy of Powys, and on the economy of Wales. It identifies the creation or safeguarding of 613.8 FTE jobs locally in Powys during the total lifetime of the proposed development, and 1,805.6 FTE jobs created or safeguarded nationally in Wales.
- 6.3 This is broken down into phases:
- 2.9 FTE Jobs locally and 23.1 FTE Jobs nationally, created or safeguarded during the development phase
 - 49.3 FTE Jobs locally, and 433.7 FTE Jobs nationally, created or safeguarded during the construction phase
 - 561.6 FTE Jobs locally, and 1,333.3 FTE Jobs nationally, created or safeguarded during the operational phase
- 6.4 For the development phase, estimates for Wales suggest that between 59% and 74.4% of development costs will be retained within Wales, and approximately 12% will be spent locally to the development. For Garn Fach, 79% of the consultants used in the development of the project to date have been based in Wales. In addition, EDF Renewables runs an operations and maintenance base in Aberystwyth employing five technicians and an apprentice. Garn Fach will require approximately 10 operations jobs, securing existing roles and creating new ones.
- 6.5 Maximising opportunities to use local supply chains during construction was highlighted a number of times during engagement with stakeholders, as summarised in Chapter 5 above. For the construction phase, between 25% and 36% of content may be expected to be supplied nationally, while local content varies widely between 2.3% and 12% depending on the presence of local firms who can support the supply chain. Following interviews with stakeholders and the lack of firms identified in Powys who can supply the larger contracts required for the capital build phase, a lower estimate of 5% retention has been assumed.

7.0 Summary of total project benefits

7.1 As detailed in Chapter 3 of this Report, a number of benefits have been identified as part of the proposed development of Garn Fach wind farm. The total project benefits of this project are:

- Carbon savings ranging from an estimated 66,085 tonnes to 117,275 tonnes per year, dependent upon the composition of fuel types (gas, nuclear, renewables etc) in the UK energy production at the time of estimation,
- Energy generation output capacity of 85MW, which would generate the equivalent to the domestic electricity requirements of 69,000 homes based on annual average household consumption,
- Opportunity for local communities to invest in up to 10% in the project,
- Community Benefit Fund of £5,000 per megawatt per annum, which would be up to £425,000 each year the wind farm is operational,
- Local economic impact of £31,028,135 of GVA generated during the total lifetime of the proposed development within Powys, and 613.8 FTE job years created or safeguarded, in addition to £66,532,327 of GVA generated nationally in Wales, and 1,805.6 FTE job years created or safeguarded. Ten job years are considered one full time job; therefore, the wind farm can expect to create over 61 jobs locally and 180 in the rest of Wales,
- Habitat enhancement measures to provide for bio-diversity net gain (i.e improving the quality of terrestrial habitat and therefore the connectivity between ponds used by Great Crested Newts),
- Improved access and information boards at Fowler's Arm Chair Scheduled Monument.
- Creation of Permissive bridleways
- Designating and promoting the internal access tracks as a cycle route with dedicated parking at the south of the site providing the area with more recreation options for families, groups and individuals

Appendix A

Draft Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

IN RELATION TO A PROPOSED

COMMUNITY OWNERSHIP AGREEMENT

FOR THE

GARN FACH WIND FARM, 2KM WEST OF LLAITHDDU, POWYS

between

XXXXXX

and

EDF RENEWABLES COMMUNITY INVESTMENT LIMITED

MEMORANDUM OF UNDERSTANDING (“MoU”) between

(1) **XXXXXX**, membership consisting of one representative from the following organisations (the “**Community Body**”);

- Tbc

and

(2) **EDF RENEWABLES COMMUNITY INVESTMENT LIMITED**, a company incorporated under the Companies Acts in England and Wales (Company Number: 12374330) whose registered office is at Alexander House, 1 Mandarin Road, Rainton Bridge Business Park, Houghton Le Spring, Sunderland, England, DH4 5RA (“**EDF RCI**”);

who are collectively referred to as the “**Parties**” and individually as a “**Party**”.

BACKGROUND:

- A. EDF RCI is a wholly owned subsidiary of renewable energy developer, EDF Energy Renewables Limited, a company incorporated under the Companies Acts in England and Wales (Company Number: 06456689) whose registered office is at 40 Grosvenor Place, London SW1X 7EN (“**EDF ER**”)
- B. EDF ER is proposing to develop, construct and operate the Garn Fach wind farm, 2km to the west of Llaithddu (the “**Wind Farm Project**”).
- C. Post planning consent EDF ER will deliver the Wind Farm Project through a specially incorporated company, most likely a wholly owned subsidiary of EDF ER or another company within the EDF group (the “**Project Company**”).
- D. EDF ER and/or EDF RCI have held initial discussions with the Community Body (who represent the communities listed at (1) above (the ‘**Community of Interest**’) regarding the possibility of participating in a community ownership opportunity in respect of the Wind Farm Project, after it has been constructed.

THE PARTIES HAVE AGREED AS FOLLOWS:**1. COMMUNITY OWNERSHIP OPPORTUNITIES**

- 1.1 EDF ER and EDF RCI is committed to providing a community ownership opportunity to the Community Body to invest in the Wind Farm Project. This opportunity would be subject to the proposed arrangements (a) not having an adverse effect upon EDF ER’s ability to raise commercial finance and (b) not causing any potential breach of Financial Services legislation, as more fully explained in clause 2.4 below.

1.2 In return for an upfront payment to the Project Company, the Community Body would be entitled to receive regular payments equal to up to ten percent (10%) of the net profits of the Wind Farm Project.

2. Future Discussions

2.1 The Parties agree to discuss in good faith the proposed community ownership structure outlined in Clause 1 above.

2.2 At or around the time that the EDF or the Project Company has an unconditional obligation to purchase wind turbine generators for the Wind Farm Project, EDF RCI will provide the Community Body and/or the aftermentioned Community Newco with a detailed draft Community Ownership Agreement.

2.3 The Parties agree to discuss, in good faith, with such community bodies within the Community of Interest and who have entered into a memorandum of understanding in like terms to this MoU, the Community Body and such other community bodies forming a single corporate body ("**Community Newco**") with the intention of entering into a non-binding heads of terms. These discussions and heads of terms will not contain full financial details at this stage.

2.4 EDF RCI is an appointed representative of Resolution Compliance Limited which is authorised and regulated by the Financial Conduct Authority (FRN: 574048). For avoidance of doubt any proposed structure for a Community Ownership Agreement (as contemplated in clauses 1 and 2 above) will need to be assessed at the relevant time to ensure compliance with relevant UK financial services legislation. In particular, any proposed structure must not constitute a collective investment scheme or alternative investment fund. Nothing in this MoU shall require EDF RCI, EDF ER or the Project Company to carry on any activity which EDF RCI considers amounts to the carrying on of a regulated activity and/or the communication of an invitation or inducement to engage in investment activity for the purposes of the Financial Services and Markets Act 2000 (as amended or replaced from time to time).

2.5 For avoidance of doubt, the Community Body is not a 'Client' (as defined by the Financial Conduct Authority) of EDF RCI for the purpose of regulated business.

3. Non-Binding

3.1 Recitals A to C (inclusive) of this MoU and the provisions of clauses 1 and 2 do not create any legally binding obligations between the Parties.

3.2 The Parties intend that, subject to successful further discussion between the Parties, this MoU would be superseded by a more detailed (and legally binding) Community Ownership Agreement between EDF RCI and the Community Newco (as referred to in 2.3 above) and that the Community Newco will be deemed to be a 'Client' of EDF RCI as defined by the Financial Conduct Authority.

4. Communications & Media

Without prejudice to their obligations under any non-disclosure agreement, the Community Body agrees to consult with EDF RCI regarding communications and media releases prior to publication to ensure that information and facts about the Wind Farm Project and the associated planning and development process are both accurate and consistent.

5. Entirety of Agreement

This MoU constitutes the sole and entire agreement among the Parties with respect to its subject matter. The MoU supersedes all prior discussions, agreements and understanding between the Parties, whether written or oral, with respect to the matters contained in this MoU.

6. Expiry

6.1 Unless otherwise agreed by the Parties, this MoU shall expire after one hundred and twenty (120) months from the date upon which this MoU takes effect pursuant to clause 8 or upon the occurrence of any of the following circumstances:

6.1.1 this MoU is replaced by a binding Community Ownership Agreement implementing a community ownership structure of the sort contemplated in clauses 1 and 2; or

6.1.2 EDF RCI publicly declares that it will not progress with the planning application in respect of the Wind Farm Project; or

6.1.3 EDF RCI publicly declares that it will not progress with construction of the Wind Farm Project.

7. Third party rights

Nothing in this MoU is intended to create any rights which are enforceable by any person who is not a Party to this MoU.

8. Date, counterparts and delivery

8.1 Where executed in counterparts:

8.1.1 this MoU shall not take effect until all of the counterparts have been delivered; and

8.1.2 delivery will take place when the date of delivery is agreed between the Parties after execution of this MoU as evidenced by the date inserted at the start of this MoU.

8.2 Where not executed in counterparts, this MoU shall take effect after its execution upon the last date of execution.

9. Governing Law and Jurisdiction

This MoU shall be governed by and construed in accordance with the law of England & Wales and the

Parties hereby submit to the exclusive jurisdiction of the English Courts.

IN WITNESS WHEREOF this and the preceding four pages are signed as follows:

For and on behalf of the said **EDF RENEWABLES COMMUNITY INVESTMENT LIMITED**

at

on the day of 20[] (date of signature)

by

..... Director/Authorised Signatory

..... Full Name

..... Director/Authorised Signatory/Witness

..... Full Name

..... Address of Witness (if used)

.....

For and on behalf of the said **XXXXXX**

at

on the day of 20[] (date of signature)

by

..... Authorised Signatory

..... Full Name

..... Witnessed by the Welsh Government Energy Service

..... Full Name

Appendix B

Community Liaison Group Terms of Reference

Garn Fach Wind Farm Community Liaison Group

Proposed Terms of Reference

1. Role of the Liaison Group

1.1 The group will be known as the Garn Fach Wind Farm Community Liaison Group (hereafter referred to as the CLG).

1.2 The aim of the CLG is to provide a forum for the exchange of information relating to the development of Garn Fach wind farm.

1.3 The CLG will remain active throughout the development of the project.

1.4 Should the Garn Fach Wind Farm receive planning consent and proceed to construction the CLG will continue to be active throughout the construction phase of the project.

1.5 The CLG will operate as a forum for the exchange of information and maintenance of channels of communication between representatives of EDF Renewables (the developer), the local community and their elected representatives.

1.6 Questions can be submitted by the public in advance of a CLG meeting and will be addressed at the next meeting, or at a suitable subsequent meeting (for example, where a detailed technical response is required).

2. Group Membership

2.1 Membership will be drawn from:

- EDF R
- Farming families involved in the project – 1 representative
- Abbeycwmhir Community Council – 1 representative
- Llandinam Community Council – 1 representative
- Llanbadarn Fynydd Community Council – 1 representative
- Mochdre Community Council – 1 representative
- Kerry Community Council – 1 representative (preferably from the Dolfor area)
- St. Harmon Community Council - 1 representative (preferably from the Pantydwr area)
- County Councillors representing Llandinam, Beguildy and Nantmel wards
- Powys County Council – Planning Department – 1 representative
- Local third sector – 1 representative
- Local business community – 1 representative

2.2 In the event that the nominated representative is unable to attend a CLG meeting, a substitute can attend.

2.3 From time to time, additional community group representatives or members of the public with an interest can be co-opted on as full members of the CLG.

2.4 Should any member of the CLG step down, a replacement member may be nominated and agreed with the existing membership.

2.5 Should the Garn Fach Wind Farm receive planning consent and proceed to construction, the CLG membership will also include additional representatives from:

- Dyfed Powys Police
- EDF R Tier 1 construction contractor
- Additional officers from the local authority monitoring construction activity

3. Meeting arrangements

- 3.1 Cadno Communications Ltd (Cadno) will act as the secretariat for the meetings and provide a chair.
- 3.2 The Chair is responsible for the orderly and timely running of meetings, adherence to the agenda and enforcement of the CLG's terms of reference..
- 3.3 An agenda will be provided in advance and CLG members will be invited to submit agenda items for each meeting.
- 3.4 Minutes shall be kept as a record of the meetings and these will be agreed at the following meeting.
- 3.5 Meetings will be arranged at different suitable locations within the community.

4. Welsh Language

- 4.1 The meetings can be conducted bilingually, and agendas and minutes relating to CLG meetings can be published in Welsh and English.
- 4.2 If necessary, a simultaneous translator will be present at each meeting to facilitate this.

5. EDF R's Commitments

- 5.1 EDF R will administer the meetings and meet all related costs, such as venue hire and translation.
- 5.3 EDF R will provide relevant, project specific speakers to answer questions relating to the development and construction of Garn Fach wind farm.
- 5.4 EDF R shall undertake a risk assessment in advance of each meeting and take measures to mitigate against risks, including any potential security risks.

6. CLG Member Commitments

- 6.1 CLG members will make representations on behalf of the communities they represent.
- 6.2 CLG members will disseminate responses and outcomes of meetings back to their communities.
- 6.3 CLG members will work with EDF R to identify key topics of interest to the local community that might be the subject of 'themed' CLG meetings or additional workshops.

7. Meeting Arrangements

- 7.1 The frequency of meetings will be agreed among the membership in response to the progress of development and the level of activity.
- 7.2 In general, the meetings are working meetings for the exchange of information, and as such external guests can join by invite-only (for the purposes of presenting or sharing expertise), and meetings will not be open to members of the public who are not official representatives (as listed in 2.1).

The first meeting of the Garn Fach Wind Farm Community Liaison Group will take place at 6pm on Wednesday 16 September 2020 at Llanbadarn Fynydd Village Hall (the Wellingtonia Centre).

Appendix C

Community Liaison Group Meeting Minutes

**Garn Fach Wind Farm Community Liaison Group
Inaugural meeting
6pm, Wednesday 16 September 2020
Via Microsoft Teams
MINUTES**

Attendees - members

Name	Organisation
Angharad Davies (chair)	Cadno Communications Ltd
Catherine Fairclough	Farming families
Ceri Stephens	Mid Wales Manufacturing Group (MWMG)
Cllr Brian Rees	Abbeycwmhir Community Council
Cllr David Evans	Nantmel ward
Cllr David Lowde	St. Harmon Community Council
Cllr Martyn Price	Llanbadarn Fynydd Community Council
Cllr Karl Lewis	Llandinam ward
Cllr Robin Lewis	Mochdre with Penstrowed Community Council
Nick Venti	PAVO
Simon Morgan	EDF R
Cllr David Jones	Kerry Community Council

Attendees - others

Name	Organisation
Sarah Jones (minutes)	Cadno Communications Ltd
Ben Ferguson	Welsh Government Energy Service

1. Welcome

- 1.1. Members consented to the meeting being recorded for the purpose of checking the minutes are accurate.
- 1.2. Members consented to their email addresses being shared within the group.
- 1.3. Once the minutes have been reviewed an agreed a final version will be published bilingually on the Garn Fach Wind Farm website.

2. Introductions and apologies

- 2.1. Apologies were received from Cllr Rachel Powell and Cllr Andrew Owen.
- 2.2. Cllr Martyn Price represented Llanbadarn Fynydd Community Council, standing in for Cllr James Powell. Cllr David Jones represented Kerry Community Council, standing in for Cllr Ivor Jones.
- 2.3. Powys County Council will not be providing a representative as they don't have capacity to attend meetings. They will be kept informed of progress and are happy to liaise on any specific issues.
- 2.4. All members introduced themselves and the organisation they represent.

3. Purpose and Terms of Reference

- 3.1. Section 1. KL proposed the group accept section 1, seconded by BR. All voted to accept section 1.

- 3.2. Section 2. The group agreed to amend point 2.3 to make it clear that additional CLG members can be co-opted.. KL proposed the group accept section 2 subject to the amendment, seconded by BR. All voted to accept section 2.
- 3.3. Section 3. It was agreed that all members are acting within their organisation's own code of conduct and that a code of conduct for the CLG is not needed. It was agreed that references to a code of conduct in point 3.2 and all of point 6.4 be removed. KL proposed the group accept section 3 subject to the amendment, seconded by DL. All voted to accept section 3.
- 3.4. Section 4. KL proposed the group accept section 4, seconded by DE. All voted to accept section 4.
- 3.5. Section 5. KL proposed the group accept section 5, seconded by DL. All voted to accept section 5.
- 3.6. Section 6. KL proposed the group accept section 6 subject to the amendment to 6.4, seconded by DL. All voted to accept section 6.
- 3.7. Section 7. KL proposed the group accept section 7, seconded by BR. All voted to accept section 7.

4. Project update: Simon Morgan

4.1. Simon Morgan provided a presentation. Key points:

- The scoping report has been submitted and direction has been received. Most survey work has taken place.
- A grid connection offer has recently been received and is being reviewed by EDF's technical team.
- Formal pre-application consultation and submission of the planning application is planned for early 2021. The decision by the Welsh Government Minister is expected in 2022.

4.2. Question from CLG Member: Are you able to provide detail about the grid connection?

A statement on grid connection will be ready for the second round of engagement in late October.

4.3. Question from CLG Member: It's very important that the community benefit fund is distributed within our three wards as they are closest to the site and should be the ones to benefit from the fund.

The CLG will be the forum to discuss that.

No decisions have been made about the boundary of benefit. It's in EDF's interest that people within the boundary feel the benefits. It's important to remember that the fund won't be available until wind farm is operational, which may be many years away.

4.4. Question from CLG Member: Where does the responsibility lie for grid installation? Does National Grid have to consult in addition to EDF's process?

Yes, it would be done by the network operator. EDF will provide high level information about the grid connection to the Planning Inspector and Minister. Grid connection is subject to change dependent on other developer activity in the area.

5. Public consultation round 2

5.1. AD explained the next round of public engagement is planned to run from 26 October to 16 November 2020. This will be virtual due to Covid-19. A detailed information pack will be sent to approx. 7,000 households within a 10 km radius of the site, including a Freepost feedback form. There will be an online virtual exhibition which will include videos of experts, maps and photomontages. A dedicated email address and information line will be provided for people to contact the project team.

5.2. This is an important opportunity to influence the project design prior to the statutory six-week

consultation will take place early 2021.

5.3. Question from CLG Member: Is it possible to have 3D modelling functionality via the website?

It's not possible to replicate the 3D modelling online for technical reasons. The virtual exhibition will have fly throughs of routes and layout, and wireframe photomontages.

EDF R hopes to be able to hold the statutory consultation face to face, in which case we can make 3D modelling available at those events.

6. Guest speaker: Welsh Government Energy Service - Local/shared ownership

Ben Ferguson, Development Manager, provided a presentation. Key points:

- EDF R is committed to providing up to 10% of project for local/shared ownership. This is entirely separate from the community benefit fund.
- The Planning Inspectorate does not give any weight to local/shared ownership in the determination process.
- The Welsh Government Energy Service provides support to public sector organisations and communities to help them generate benefit for Wales from the transition to a low carbon energy economy.
- Local Development Manager Paul Burrell is based in Machynlleth and can provide early high-level assessment, advice and guidance.

6.1 Question from CLG Member: What is the role of the CLG in relation shared ownership?

The role of the CLG is to discuss ways shared ownership can be of value to local communities and organisations they represent. The CLG could, for example, ask EDF R to sign a Memorandum of Understanding outlining the community's aspirations for shared ownership.

6.2 Question from CLG Member: I'm keen to see shared ownership happen but I am aware of the difficulties having previously been involved in community energy schemes in Powys and Wales.

We recognise community energy schemes are notoriously difficult to implement. This is slightly different in that the community doesn't have a role or responsibility for the development which is usually the most difficult part. The CLG would not be financially liable or legally responsible in any way.

This is why the Energy Service has been set up to help communities. Framing the CLG as the body to hold EDF to account and broker bringing in the right counterparties is quite a functional role. It doesn't prejudice the group or any individual members of the group to support or not support the planning application.

7. AOB

7.1. KL thanked Cadno Comms, EDF R and the Energy Service.

7.2. NV – offered to have discussion about who to speak to about local ownership.

8. Date of next meeting

6pm, Wed 2 December 2020 via Microsoft Teams. The purpose of the meeting will be to provide feedback from the public consultation and more information about local/shared ownership.

Garn Fach Wind Farm Community Liaison Group
6pm, Wednesday 2 December 2020
Via Microsoft Teams
MINUTES

Attendees - members

Name	Organisation
Angharad Davies (chair)	Cadno Communications Ltd
Catherine Fairclough	Farming families
Ceri Stephens	Mid Wales Manufacturing Group (MWMG)
Cllr Brian Rees	Abbeycwmhir Community Council
Cllr David Evans	Nantmel ward
Cllr David Lowde	St. Harmon Community Council
Cllr Ivor Jones	Kerry Community Council
Cllr James Powell	Llanbadarn Fynydd Community Council
Cllr Rachel Powell	Beguilyd ward
Cllr Robin Lewis	Mochdre with Penstrowed Community Council
Nick Venti	PAVO
Simon Morgan	EDF R

Attendees - others

Name	Organisation
Adam Kennerly	Sharenergy/Open Newtown
Rob Proctor	Community Energy Wales
Sarah Jones (minutes)	Cadno Communications Ltd

1. Welcome

The chair welcomed members and guests to the meeting.

2. Introductions and apologies

Members introduced themselves to the guest speakers. Apologies were received from Cllr Karl Lewis.

3. Guest speakers**3.1. Community Energy Wales**

RP provided a presentation. There is an expectation from Welsh Government that from 2020 new renewable energy projects have an element of local ownership.

RP responded to questions from members:

Q. What kind of return can investors expect?

A. It depends on the scheme. There can be a lower return/higher community benefit, or a higher return/lower community benefit. There needs to be a balance. 4% ROI is typical at the moment. Decisions on a financial model can only be made much later in the development of the project.

Q. How long does it take to get things up and running? Can you restrict who you allow to invest geographically so the local community benefits most from the scheme?

A. You can place restrictions such as geography. A lot of members incentivise local people to invest in the scheme, for example by offering a lower minimum investment for people within a prescribed radius. If the scheme is oversubscribed local people can be given preference. Local organisations can use funds to buy shares for other local organisations. Organisations such as community councils can become members. It's a balance between raising as much finance as you can and being restrictive.

Q. What is meant by local? We're a very rural, sparse area and my concern is organisations further from the site could dominate and signpost funds away from areas close to the site.

When you set up the Community Benefit Society you can set intentions of what you want to achieve, for example to support certain communities. When people invest they are agreeing with the intentions. It's one member, one vote. The maximum investment limit is usually £100,000.

Q. Can there be a change of ownership when someone wants to leave?

Shares cannot be traded but they can be withdrawn. Shareholders may bequeath shares.

Q. Could there be phasing to allow the local community to have first dibs on shares?

The Community Energy Service would initially set up a Community Benefit Society with directors, then it would be opened up to members. In Scotland they encourage schemes to have an agreement in place with the local community about what will be available. Welsh Government may follow that sort of approach.

3.2. Open Newtown

AK provided a presentation of experiences of how Newtown has used community benefit funds innovatively and for long term benefit.

The members agreed to speak to AK again when they have further discussions on the community benefit fund should Garn Fach receive planning consent.

4. Approval of minutes of previous meeting and matters arising

4.1. Cllr Robin Lewis had been omitted from the attendees by mistake.

4.2. It was noted point 4.3 reads, It was noted that not all community councils within the wards are represented at the CLG. At present no decisions have been made about the area of It was agreed to clarify the minutes to make it clear that the question was from a member.

4.3. NV proposed the minutes be signed off, once amended as per 4.1 and 4.2. Seconded by RL. Cadno will get the minutes translated into Welsh and published on the Garn Fach website.

5. Project update: Simon Morgan

5.1. All feedback from the second non-statutory consultation is being reviewed and will feed into the project design. This is a critical stage of the design. EDF R has been gathering baseline information and is planning to fix the turbine layout early in the new year.

5.2. Consultants are contacting Powys County Council and NRW to agree statements of common ground, which will enable a smoother examination process.

5.3. The statutory consultation will take place in the new next year, with submission of the planning application after that. A decision by the Welsh Minister is expected in 2022.

5.4. Following examples in Scotland, prior to submission EDF would like to agree an MOU between EDF and the community to demonstrate EDF is committed to community ownership. An MOU would not be legally binding. EDF do not want communities exposed to risk, there is no grid connection and there is a long lead time. Details will be discussed post-consent. SM would like to submit a draft MOU at the next meeting in January, however following feedback from the members this will not happen.

5.5. RP noted local elected members may feel unable to sign an MOU as they might be compromised

and need to demonstrate a neutral position.

5.6. EDF understands the limitations that CLG members might feel. Shared ownership is not a material planning condition.

6. Public consultation

6.1. AD provided an overview of the responses received to the second non-statutory consultation. Some members of the CLG had visited the online exhibition and received material through the post.

6.2. Cadno will share the consultation report before the next meeting.

7. Sharing contact details

7.2. All Community Council representatives agreed for Cadno to share their contact details with members of the public wishing to contact their local CLG member.

7.3. EDF R have engaged Wavehill to conduct socio-economic research. Wavehill would like to contact CLG members to complete a questionnaire. All agreed that consent should be assumed and that if anyone does not consent they will inform Cadno.

8. AOB

None.

9. Date of next meeting

6pm, Wednesday 20 January 2021 via Microsoft Teams.

**Garn Fach Wind Farm Community Liaison Group
6pm, Wednesday 20 January 2021
Via Microsoft Teams
MINUTES**

Attendees - members

Name	Organisation
Angharad Davies (chair)	Cadno Communications Ltd
Catherine Fairclough	Farming families
Cllr Brian Rees	Abbeycwmhir Community Council
Cllr David Evans	Nantmel ward
Cllr David Lowde	St. Harmon Community Council
Cllr Ivor Jones	Kerry Community Council
Cllr James Powell	Llanbadarn Fynydd Community Council
Cllr Karl Lewis	Llandinam ward
Cllr Rachel Powell	Beguildy ward
Cllr Robin Lewis	Mochdre with Penstrowed Community Council
Nick Venti	PAVO
Simon Morgan	EDF R

Attendees - others

Name	Organisation
Sarah Jones (minutes)	Cadno Communications Ltd

1. Welcome

The chair welcomed members to the meeting.

2. Introductions and apologies

2.1. Apologies were received from Ceri Stephens.

2.2. The group considered inviting a representative from the YFC. This was proposed by Martyn Price at the September meeting and had been overlooked at the December meeting.

All agreed to invite a representative from both Radnorshire YFC and Montgomeryshire YFC as the plans include turbines in both areas.

Action: RP and KL to make contact with the YFCs and put feelers out. Cadno to formally approach YFCs on EDF's behalf.

3. Guest speakers

Wavehill were due to present but will now present to the next meeting.

4. Approval of minutes of previous meeting and matters arising

4.1. NV noted point 3.2 should be amended to reflect that the second presentation was provided on Open Newtown, not Sharenergy. Cadno will update the minutes to reflect this.

4.2. NV proposed that the minutes be approved by the group, seconded by RP. The minutes will be translated and published on the Garn Fach website.

5. Project update: Simon Morgan

- 5.1. Desktop assessment and field survey work are still underway. Need to do more peat probing in relation to at the track layout on site. Awaiting reports from technical team on wind resource. Good wind data exists from the 90m met mast that has been in place for six months. Data from assessments and feedback from the consultation will be incorporated into the final design.
- 5.2. The EIA team are in discussion with Powys County Council's consultants on landscape and visual. EDF R will speak to Environmental Health Officer regarding noise.
- 5.3. Prior to submission EDF R would like a Statement of Common Ground in place with Powys County Council and NRW. This is encouraged by the Planning Inspectorate and would make the examination process smoother.
- 5.4. EDF R is aiming to submit the planning application in the first half of 2021.
- 5.5. EDF R will draft an environmental statement for the statutory consultation, which will take place after all fieldwork has been finalised and discussions with statutory stakeholders has taken place.

Q. Can you give us more understanding about what is meant by final design?

Engineers have identified some turbines on fairly steep slopes and are looking at whether they will remain in the design. The Wind Resource team are looking at the northern cluster of turbines as they are quite closely packed. Landscape consultants will be having more discussions about the southern turbines. We know from the previous inquiry the inspector recommended refusal based on turbines sited close to Bwlch y Sarnau and the impacts on the Marteg Valley. We're discussing individual turbine locations. The turbines in the south are in pre-assessed areas where, according to the draft Future Wales plan, there is an acceptance of landscape change. There are currently 22 turbines in the design, and it's likely that there will be fewer in the final design.

Q. How many turbines can be lost before the project becomes economically unviable?

Some costs are known and some are unknown. We are confident of operation, maintenance and construction costs. The grid cost is unknown. We have a live offer with National Grid for the one project. If more projects are developed in the region the individual project cost would drop. We don't have a cut off number of turbines because the grid cost is unknown.

6. Public consultation

- 6.1. AD shared headline figures. The engagement report has been shared with the group and is on website. AD encouraged people to share it.
- 6.2. Very good reach of online materials, plan to do the statutory consultation with a mix of online as well as in person (should it be safe to do so).
- 6.3. Had a lot of useful engagement with people living close to site. Questions around landscape and visual impact, noise, layout, environment and grid connection. There will be a lot more information on all these matters in the Environmental Statement and Non-Technical Summary available at the statutory consultation.
- 6.4. NV noted the same quote had been used twice and that some feedback from the public exaggerates the size of existing wind farms. Cadno to remove the duplication. AD agreed that a small number of comments received during the consultation were misinformed and that there was a need to educate and correct misinformation.
- 6.5. RP noted the report was succinct, visual and easy to read. RP asked how the press release to young people's groups and schools had been distributed and suggested that in future, the chair of the governing body should be included in distribution. Members agreed that more needed to be done to engage younger people.
- 6.6. EDF R has produced learning resources about renewable energy aimed at 8-11 year olds and 12-

14 year olds. This is being rolled out to communities across all EDF sites. Cadno has shared these with local schools in Powys.

Action: Cadno to share learning resources with CLG members to share with schools and send to eco groups in schools.

7. MOU (local ownership)

7.1. EDF R is serious about shared ownership and needs to demonstrate this. EDF R might include a draft Memorandum of Understanding on local ownership in the planning application as a tangible demonstration of its commitment.

8. AOB

There was no other business.

9. Date of next meeting

9.1. AD asked whether members would prefer to meet at a different time of day. The group agreed that evenings are more convenient and the consensus was to continue to meet at 6pm.

9.2. AD called for agenda items.

9.3. The next meeting will take place at 6pm, Wednesday 3 March 2021 via Microsoft Teams. The guest speaker will be Wavehill.

Garn Fach Wind Farm Community Liaison Group
6pm, Wednesday 22 September 2021
Via Microsoft Teams
MINUTES

Attendees - members

Name	Organisation
Angharad Davies (chair)	Cadno Communications Ltd
Ceri Stephens	MWMG
County Councillor David Lowde	St. Harmon Community Council
Cllr James Powell	Llanbadarn Fynydd Community Council
County Councillor Karl Lewis	Llandinam ward
Nick Venti	PAVO
County Councillor Rachel Powell	Beguilyd ward
Cllr Robin Lewis	Mochdre with Penstrowed Community Council
Cllr Roy Gardner	Kerry Community Council
Simon Morgan	EDF R

1. Welcome

The chair welcomed members to the meeting. The chair expressed heartfelt thanks to the members for their willingness to engage during the consultation, and as a result EDF Renewables had attended meetings of all Community Councils, regularly met with the County Councillors, and had been able to reach out to the third sector and business community in Powys via the PAVO and MWMG representatives. The chair noted members have been very welcoming, the tone of meetings has always been civil, and useful feedback had been received.

2. Introductions and apologies

The chair welcomed Cllr Roy Gardner who was attending his first meeting as the new representative for Kerry Community Council. Cllr Gardner represents the Dolfor area and replaces Cllr Ivor Jones who has resigned as he has a conflict of interest. All of the members introduced themselves.

3. Approval of minutes of previous meeting and matters arising

There were no matters arising. The minutes of the last meeting had been approved by the group via email since the last meeting.

4. Project update: Simon Morgan

The 10 week Pre-application Consultation (PAC) closed 8th September 2021. The required length of the consultation is 6 weeks and was extended due to the summer holidays. The responses are currently being reviewed. The responses to date are quite positive. There are some requests for additional information and points of clarification, however there is no requirement from NRW for additional surveys which could have pushed back timescales.

EDF Renewables will seek to get statements of common ground with NRW and Powys County Council in place prior to submission of the planning application. This is not essential for the planning process but is something the Planning Inspector likes to see as it reduces issues at the examination stage.

EDF Renewables is on target to submit the planning application around November this year. A five week validation period will follow, the examination process will be in Q1/Q2 of 2022, and a decision from the Minister is expected later in 2022.

From the feedback received so far it seems that there would not be much change to the turbine

numbers and locations in the layout that was consulted on.

AD shared a slide on the consultation statistics.

Q. Have you had any contact with Fay Jones MP regarding her survey on Garn Fach?

EDF Renewables has contacted Fay Jones' office regarding the survey. SM will meet the MP's office in a few weeks' time. Fay Jones' survey ends on 7 October and was sent to all households within 5km of site. AOB

Q. Does EDF R have a view on the current energy crisis and will it affect the project timescales?

SM noted EDF Renewables' energy mix is mostly renewables and nuclear, and has just one fossil fuel power station left in the UK. SM's personal view is that current crisis exposes the need for the UK to secure homemade energy supplies by accelerating the roll out of renewables.

5. Date of next meeting

The group agreed to meet after the planning application has been submitted.

The group discussed whether to meet in person. RP advised that cases of Covid-19 are increasing locally and advised caution about meeting in person. The group agreed to meet on Microsoft Teams next time and to meet in person when it's safe to do so.