

Prosiect Maen Hir

Solar a Storio Ynni



Preliminary Environmental Information Report Volume III

Appendix 4-1: Design Principles and Project Outcomes

Prosiect Maen Hir - September 2024

EN010156

lightsource bp



Design Principles

Maen Hir Project

Solar and Energy Storage



Vision

Prosiect Maen Hir will play a key role in delivering the transition to de-carbonised and low-cost renewable energy generation, leaving a positive legacy of net-benefits for Ynys Môn and its future generations.

1. Introduction

Design Principles

This report describes the **Design Principles** that underpin the design process and integration of the Project into its context. They capture the key principles that continue to shape the Project, and explain how these will support design and delivery.

Where they sit in our Project Framework and Design Guidance?

The **Design Principles** govern the development of the masterplan, responding to place and support the delivery of the project **Outcomes**.

In-turn **Design Principles** inform project **Commitments** which will include more detail about the technical controls required for delivery.

The **Design Principles** and **Commitments** will be secured through the DCO to ensure the continued delivery of Good Design post consent.

Engagement on Principles

Design Principles will continue to evolve in response to feedback from stakeholders and the local community, and as we gather a more detailed understanding of people, place, opportunities and constraints.

Design Guidance

Outcomes

(high-level project deliverables)



Design Principles

(response to place)



Commitments

(controls for delivery)

2. Design approach

The approach to the Project is shaped by the Applicant's core values, National and Local Planning Policy and the Well-being of Future Generations (Wales) Act 2015.

What is the Well-being of Future Generations Act?

The Well-being of Future Generations (Wales) Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales.

The Act gives a legally-binding common purpose – the 7 well-being goals – for national government, local government and other specified public bodies. It details the ways specified public bodies must work, and work together to make decisions for the improvement of well-being in Wales.

Developers and decision makers must think about the long-term, work with people and communities and each other, look to prevent problems, and take a joined-up approach.

We have embedded the 7 Wellbeing Goals and the 5 Ways of Working within the Project framework of design guidance, enabling a holistic approach to considering what the Project could achieve in its context.

The well-being goals



The five ways of working



3. Project Outcomes

The Project Outcomes are drivers established to guide development of the Project through successive stages. Outcomes are informed by policy, good practice, and a response to opportunities.

An Outcomes based approach makes sure tangible benefits are at the centre of decision-making throughout the construction, operation and decommissioning phases of the Project.

The Project's 4 thematic Outcomes are:

- **Ecosystem Resilience**
- **Cultural Places**
- **A Thriving Landscape**
- **De-carbonisation**

Outcomes encourage the Five Ways of Working and once realised should deliver on the seven goals of the Well-being of Future Generations Act.



3. Project Outcomes

1. Ecosystem Resilience

Society benefits greatly from services provided by healthy resilient ecosystems. This Project creates an opportunity to strengthen existing ecosystems at a landscape scale, and provide:

- Sustainable environmental benefits throughout and beyond the operational lifetime of the Project, for resilience to future climate change
- Strengthened existing ecological networks through net-benefits to biodiversity, delivering improved ecosystem resilience
- A strengthened relationship between people, their appreciation of and role within the ecosystem



3. Project Outcomes

2. Cultural Places

The landscape of Anglesey is ancient and unique. The Project creates the opportunity to support the ongoing and historic dialogue between people and place by delivering:

- Stakeholder and community ‘buy-in’ through an open and transparent engagement process that makes use of local knowledge and promotes Welsh language



- Improved access to green and natural spaces for communities, promoting a deeper understanding of place
- Enhanced experience and awareness of the artefacts, places, and practices that are repositories of culture for local communities
- Retained legibility of the diverse landscape character, geological features, and topography



Culture and Language



More Equal Wales



Cohesive Communities



Healthier Wales



3. Project Outcomes

3. A Thriving Landscape

Over time north-east Anglesey has seen dynamic shifts in land use. The Project provides an opportunity to create a multifunctional landscape that accommodates energy generation, continued agriculture, and space for natural processes, through:

- Appropriate, integrated land use achieving energy generation, continued agricultural use, biodiversity enhancements, water management, and enhanced amenity, whilst retaining the distinctiveness and character of the landscape
- Reduced environmental impact through sensitive and thoughtful design
- Shared prosperity through a Community Solar Project and wider economic benefits with a positive legacy beyond the operational lifetime of the Project that supports the well-being of future generations



Cohesive
Communities



Prosperous
Wales



More Equal
Wales



3. Project Outcomes

4. De-carbonisation

One of the drivers for development of renewable energy is to de-carbonise energy generation. The Project will support a transition to net zero in a sustainable way that gives people a new future that is better than the present, through:

- Supporting a just energy transition on Anglesey
- Efficient use of resource utilising existing infrastructure where appropriate
- Contributing to the delivery of Net Zero by 2050 in the UK
- Minimised carbon throughout the project life cycle where practicable



More Equal
Wales



Globally
Responsible



Healthier
Wales



4. Design Principles

In the following pages, Design Principles have been structured into those which are applicable **Site-wide** and those applicable to individual development parcels in terms of **North, Central** and **South (A and B)**. These separate areas have unique characters and require a unique response.

The Design Principles govern the development of the masterplan, responding to opportunities and constraints that are unique to place and ensuring the proposal addresses priorities and issues in the places most effected by the Project, known in the Isle of Anglesey County Council's (IoACC) Energy Island Programme as the 'proximity principle'.

Engagement on the draft Design Principles provides a real opportunity to influence the development of the Project prior to submission.



