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To: emir evans <evanswyn@yahoo.co.uk>; David Davies <davidoc@yahoo.co.uk>; Mark Galbraith <mark.galbraith@llanelli-rural.gov.uk>
Sent: Friday, 9 April 2021, 14:37:12 BST
Subject: RE: Penderi Solar Farm - Unilateral Undertaking [BURGES-WORK.FID9971007]

Dear All,

Contributions are not a material planning consideration (this is established by case law), however there is reference in 'Future Wales' to social and economic benefit, so it has to be addressed. The Neath Port Talbot doc is a useful guide.

This topic was raised at the recent hearing. CCC has not been party to any discussion with the developer in respect of community contributions, however we made a representation to the Inspectorate stating that an appropriate level of contributions should be provided.

I made the point that providing an appropriate level of contribution is good practice and whilst we were not in a position to suggest a level of contribution, I questioned whether the quantum or the duration were appropriate considering the scheme would be there for 35 years. I made the point several times that I questioned whether it was adequate.

The developer stated that they believed that it was an appropriate level of contributions and the Inspector moved on.

The UU is unilateral so it's made by the developer. They had to submit the final signed version after the hearing. I'm not sure why it's involving CCC as we're not the beneficiary and we are not signatories, however it's standard practice that we get money for open space etc and the community councils draw it down for projects. We did not make any comments other than questioning the figures.

I suggest that you as a group contact the developer and strongly put your case forward as to the adequacy of the overall figure and duration of the payments.

I hope this helps.

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