

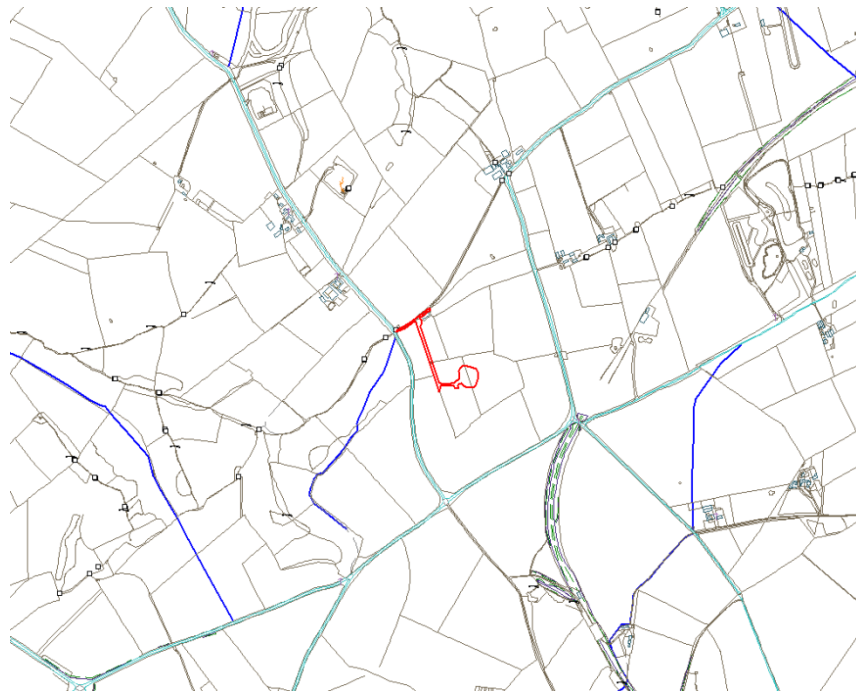
Reference: 13/00498/FUL

Date submitted: 11.09.2013

Applicant: Dr R Warren

Location: Field OS 1277 Melton Road Long Clawson

Proposal: Erection of a wind turbine (maximum height to blade tip 79m) and associated infrastructure including access track, substation with underground cables and crane hard standing. For the purpose of generating electricity



Introduction:-

This application seeks approval for the erection of a wind turbine with an associated transformer together with upgrading works to the access, track and construction of a crane pad. The turbine would have a maximum blade tip height of 79 metres with the hub height measuring 55 meters. The only access to the application site is via a bridleway as the field for the proposed turbine has no road frontage, this has been the access to the field for a number of years. The field is currently pasture land with no agricultural buildings present. The electricity generated by the proposed turbine would be fed back to the national grid and has been quoted as providing sufficient energy to power 270 homes per annum.

The application has been supported with a number of reports to assist with assessment of the impact upon the natural and historic environment, ecology, highways and residential amenity and supplied a number of photomontages to assist with defining impact upon the landscape.

It is considered that the main issues relating to this proposal are:-

- **Impact upon the character of the countryside**

- **Impact upon residential amenities**

The application has been presented to the planning committee due to the high level of public objection to the proposal.

Relevant History:-

10/00487/FUL – Permission granted for a 60m wind monitoring mast supporting by guy wires. Meteorological instruments are located on the mast to record wind speed, wind direction and temperature at the location for a maximum period of 18 months.

Planning Policies:-

Adopted Melton Local Plan

Policy OS2 – planning permission will not be granted for development outside the town and village envelopes except for, amongst other things, limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy C2 - planning permission will be granted for farm based diversification proposals provided:

- the activities would be ancillary to the main agricultural use and would not prejudice the future operation of the holding;
- the proposal should reuse or adapt any suitable farm building that is available. if a new building is necessary it should be sited in or adjacent to an existing group of buildings; e proposed development is compatible with its rural location in terms of scale, design and layout;
- there is no significantly adverse impact on the character and appearance of the rural landscape or conservation of the natural environment;
- access, servicing and parking would be provided at the site without detriment to the rural character of the area; and
- the traffic generated by the proposal can be accommodated on the local highway network without reducing road safety

Policy UT7 has not been ‘saved’

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives
- support the transition to a low carbon future.....by encouraging the development of renewable energy
- recognising the intrinsic beauty of the countryside
- contribute to conserving and enhancing the natural environment

On Specific issues relevant to this application it advises:

Climate Change:

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. (Paragraph 93)

Paragraph 97 states that to increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute energy generation from renewable or low carbon sources.

Paragraph 98 states that when determining planning applications, local planning authorities should;

- not require developments to demonstrate overall need for renewable or low carbon energy
- approve the application (unless material considerations indicate otherwise) if its impacts are (or can be made) acceptable.

Conserving and Enhancing the Historic Environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Conserving and enhancing the natural environment:

- Protecting and enhancing valued landscapes
- Apply great weight to protection of designated landscape and scenic areas (e.g. National Parks)
- Avoid noise giving rise to significant adverse impacts
- Minimise other impacts on health and quality of life through conditions
- Identify and protect areas of tranquillity

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Planning Practise Guidance for Renewable & Low Carbon Energy

Guidance was issued by the Department for Communities and Local Government in July 2013 to offer advice on the planning issues associated with the development of renewable energy, and should be read alongside the guidance within the National Planning Policy Framework (NPPF – above). The guidance is

material consideration in planning decisions and should generally be followed unless there are clear reasons not to.

The document states that energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. The NPPF states that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need automatically overrides environmental protections and the planning concerns of local communities.

When considering impact of renewable technologies the document states that landscape character areas could form a basis for considering which technologies at which scale may be appropriate in different types of location. For consideration whilst dealing with planning applications it is important to be clear that:

- The need for renewable or low carbon energy does not automatically override environmental protections
- Cumulative impacts require particular attention, especially the increasing impact that wind turbines can have on landscape and local amenity as the number of turbines in an area increases
- Local topography is an important factor in assessing whether wind turbines could have a damaging effect on landscape, and recognise that the impact can be as great in predominantly flat landscapes as in hilly areas.
- Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.
- Protecting local amenity is an important consideration which should be given proper weight in planning decisions.

Advice regarding **cumulative landscape** and visual impacts states that these are best considered separately. Cumulative landscape impacts are the effects of a proposed development on the fabric, character and quality of the landscape; it is concerned with the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape. **Cumulative visual** impacts concern the degree to which the proposed renewable energy development will become a feature in particular views (or sequences of views), and the impact this has upon the people experiencing those views. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point, or will be visible shortly after each other along the same journey.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Environment Health Officer –</p> <p>Comments are provided in response to the supplementary information dated 28 October 2013 provided in support of the application on behalf of Verbeia Renewables Ltd.</p> <p>The purpose of the supplementary information being to demonstrate compliance with the simplified noise rating of 35dBA L90(10min) as described in paragraph 25 of the ETSU-R-97 report, The Assessment and Rating of Noise from Wind Farms. That is at all non involved residential properties either from the Holwell Turbine on its own or in combination with the proposed Asfordby Wind Farm or the Wolds Farm Turbine, for which planning permission has been granted.</p>	<p>Under ETSU R 97 guidance, wind turbine noise (expressed as $L_{A90,10min}$) should not be greater than 5 dB above the prevalent background level ($L_{A90,10min}$) at that wind speed, except where the background level is very low.</p> <p>With reference to the ETSU document minimum typical daytime targets fall within the range of 35-40 dB L_{A90}. For properties with financial involvement, a target of 45 dB L_{A90} can be used.</p> <p>The night-time noise limit (expressed a $L_{A90,10min}$) is an absolute minimum target level of 43 dB $L_{A90,10min}$</p> <p>The application was supported by a noise assessment and the Environmental Health Officer has been consulted who has raised no objections with the methodology used.</p>

<p>The calculations included in the additional information are based on the use of an Enercon E48 Wind Turbine. This turbine has slightly higher predicted noise levels than the second candidate turbine the Direct Wind DW54.</p> <p>This supplementary information has considered noise from the turbine at an additional five residential locations as follows:</p> <p>Wolds Farm; Lamberts Barn, Landyke Lane; Hazel Tongue Farm Bungalow and Hazel Tongue Farm.</p> <p>Table 5.2 demonstrates compliance with this requirement relating to noise from only the Holwell Turbine.</p> <p>In relation to noise in combination with the Asfordby Wind Farm, paragraphs 5.3.1 and 5.3.2 are used to demonstrate that cumulative noise from the two developments would not be an issue.</p> <p>Paragraphs 5.3.3 to 5.3.09 discuss the potential for cumulative noise from the Holwell Turbine and the Wolds Farm Turbine to exceed the 35dBA limit.</p> <p>It is demonstrated that it is theoretically possible for the combined noise level from the two turbines to be 35.6dBA L90 at Holwell Lodge and 35.3dBA at Lamberts Barn.</p> <p>In paragraph 5.3.9 it is explained that the noise level of 35.6dBA at Holwell Lodge is based on it being downwind from both turbines, which due to their position is not possible.</p> <p>The findings and conclusions of the additional information are to be accepted and it is recommend that conditions are attached based on those noise levels from the turbine necessary in order not to exceed the combined noise levels (the noise levels from the Wolds Farm Turbine and the Holwell Wind Turbine) described above, as follows:-</p> <p>Noise levels arising from the turbine must not exceed 34.5dB LA90(10mins) when measured at the residential boundary of Holwell Lodge or 32.2dB LA90(10min) when measured at the residential boundary of Lamberts Barn.</p> <p>The turbine must not produce any mechanical or irregular noise sufficient to attract attention at the residential boundaries of Holwell Lodge and Lamberts Barn.</p> <p>These noise levels, described above, are lower than</p>	<p>The turbine is to be located within a parcel of land which is free from buildings or structures. There are a number of residential dwellings, without financial interest in the proposal close by. Initially the noise report considered 5 of the residential properties:-</p> <ol style="list-style-type: none"> 1. Lodge Farm approximately 510 m to the NW. 2. Holwell Lodge approximately 460 m to the NE. 3. Ironstone Farm approximately 865 m to the SE. 4. Ironstone Lodge approximately 875 m to the SE. 5. Nursery Lane properties approximately 950 m to the South <p>It was concluded that the predicted noise levels would be within the ETSU-R-97 guidelines.</p> <p>Planning permission has recently been granted for a small turbine at Wolds Farm to the northeast of the proposal and it was therefore considered necessary to access the cumulative noise impact on five further residential properties with close proximity to the two turbines to ensure that cumulative noise impacts would not give rise to a statutory noise nuisance. These properties are:-</p> <ol style="list-style-type: none"> 1. Lambert Farm approximately 535 metres E 2. Wolds Farm approximately 570 metres NE 3. Hazel Tongue Farm approximately 670 metres NE 4. Hazel Tongue bungalow approximately 715 metres NNE 5. Landyke Farm approximately 1080 meters E <p>It has been shown that on a worse case scenario using 'bare earth' predictions that there may be potential for marginal cumulative noise impacts at Holwell Lodge and Lamberts Farm however this could only occur if the properties are downwind of the turbines, which they are not. It is not considered that the noise impacts would be so severe as to warrant a refusal of the proposal and the development can be controlled by condition. It is therefore recommended that noise conditions be imposed at the boundary of these two properties to safeguard residential amenity.</p> <p>The proposed Asfordby Wind Farm (4.6km south) is currently awaiting a decision from the Secretary of State and there for the purpose of this proposal it is required to be considered in the context of cumulative noise impacts. Due to the separation distances between the two sites it is not considered that cumulative noise will have an adverse impact upon any of the nearby residents.</p> <p>The NPPF includes footnote 17 which states that in determining application for wind developments Local Planning Authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure. This guidance states in very clear terms</p>
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<p>would normally be requested, this is intended to take into account the potential noise from the combined effect of both this Holwell Turbine and the Wolds Farm Turbine.</p>	<p>that ETSU R 97 “should be used” and states also that the Government is satisfied it is “a sound basis for planning decisions”.</p> <p>It is considered that given the NPPF is recent and up to date National Policy which endorses the use of ETSU R 97, and the clarity of the position within the National Policy Statement, that this methodology is appropriate.</p>
<p>MBC Conservation Officer –</p> <p>The English Heritage guidance document entitled Wind Energy and the Historic Environment advocates a sustainable approach to renewable energy generation which requires a balance to be drawn between the benefits it delivers and the environmental costs it incurs. Therefore whilst recognising the need to invest in renewable energy it recognises the potential implications for the historic environment.</p> <p>The guidance adds that high quality design is the key to minimising the adverse effect of projects such as the siting of wind turbines in the landscape and suggests that considerable weight should be given to ensuring the reversibility of renewable energy projects and their associated infrastructure</p> <p>Due consideration must be given to the following factors:</p> <ul style="list-style-type: none"> • Impacts of the proposed development on the historic environment (archaeological remains, historic structures and buildings, designed landscapes, designated sites/areas) • The setting of historic sites • The visual amenity of the wider landscape that may detract from its historic character, tranquillity and remoteness <p>This can be further broken down into the following elements:</p> <ul style="list-style-type: none"> • Visual dominance – • Scale • Inter-visibility • Vistas and sight lines <p>Archaeology</p> <p>It is my understanding that the foundation of a wind turbine would typically comprise in excess of 100 cubic metres of concrete in a block of up to 16 m diameter and 3.5 m depth. As such this development may have the potential to damage any underlying archaeological remains although disturbance may be limited.</p>	<p>The site has no national landscape designation and does not form a green belt.</p> <p>The turbine will sit on the Wolds Top plateau, approximately 500 metres back from the Escarpment. This set back will reduce its visual dominance when viewed from the lower escarpments and valley floor, within Long Clawson village to blade tips only, with long range views of part of the mast and blades when viewed from the wider landscapes within the vale. A Zone Theoretical Visibility (ZTV) has been produced from the village hall in Long Clawson which confirms this position. (viewpoint 2). On approach from the A606 along Clawson Lane the turbine will be seen at full height with the roadside hedges and scattering of trees partially assist with reducing the visual impact to glimpses when travelling along the top road. It is considered that the turbine will be most dominant when travelling along the local roads around the proposed site. Whilst it would be a very prominent structure its impact upon the landscape is not considered to be so significant or demonstrable as advocated with the NPPF to render the turbine unacceptable. The visual dominance of the turbine will reduce considerably when viewing from the wider landscapes within the Vale due to being set back from the ridge (in contrast to the Eastwell turbine which sits on the ridge). The turbine would be viewed in a ‘viewing frame’ of other structures such as the pylons, Eastwell Turbine, trees etc.</p> <p>The turbine, due to size, would be viewed from other high roads into the town (A606 and A607 both directions), but would be at a considerable distance so that it would appear less dominant and just a ‘feature’ in the wider landscape.</p> <p>This landscape has no ‘special’ designation and no objections have been received by the statutory consultees. It is considered that the landscape is capable of absorbing the turbine and no unacceptable cumulative impact will arise from the neighbouring application at Wolds Hall Farm or the proposed wind farm (Asfordby) currently at appeal. The benefits arising from the energy production is considered to outweigh the limited degree of harm on the landscape resulting from the proposal which is reversible.</p>

Landscape Character

Historic

The definition of the historic landscape is:

Landscape is the product of millions of years of geological evolution combined with thousands of years of human settlement and activity. The ways in which people in the past and the present have and continue to shape our physical environment is not just a matter of academic interest it affects us all both in the way we identify with our surroundings and with our quality of life.

The Leicestershire Historic Landscape Characterisation, recently completed places the wind turbine site within the area Landscape Character Area known as Fields and Enclosed Land, a classification which dominates rural Leicestershire. The countryside around Wolds Farm is typical of this classification where there has been little change in landform, apart from some hedgerow loss, since the eighteenth or nineteenth centuries

The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001 Revised 2006) places the wind turbine in the area known as the Wolds. This is a rural character area of rolling landscape with numerous stream valleys with mixed farmland, small villages and little woodland or parkland

The Landscape Character Assessment of Melton Borough (2006) prepared by ADAS, places the wind turbine in Area LCA4 Wolds Top. This is further described as a long narrow elevated area of top land above the escarpment, again with a distinct northeast to southwest grain. It is open and rather homogenous, and characterised by large-scale regular shaped arable fields with low trimmed hedges and scattered ash trees.

Landscape Character Description

An even elevated wold top landscape with medium to large scale predominantly arable fields, homogenous and open with scattered ash trees but generally lacking distinctive qualities.

It is also within the area defined as Particularly Attractive Countryside in the Adopted Melton Local Plan

Heritage Assets

Within the 5 km study area there are a number of designated heritage assets which include Scheduled

The designation derived from Leicester, Leicestershire and Rutland Structure Plan which is no longer relevant policy – the designations are no longer saved.

Within 2 kilometres of the proposal are the villages:-
1.Long Clawson approximately 2 kilometres to the

<p>Monuments, Listed Buildings and Conservation Areas. The potential impact on designated heritage assets is therefore an important consideration, in particular the impact on their setting during the operational lifetime of the turbine.</p> <p>The moated site at Ab Kettleby is the closest being within 2 km of the scheme and there may be some inter-visibility between the two.</p> <p>There are 19 Grade II listed buildings within the 2 km study area the majority of which are located within the village Conservation Areas of Holwell and Ab Kettleby.</p> <p>There are a further three Grade I and 17 Grade II* listed buildings within 6 km of the scheme. Apart from one Grade II* listed church at Welby these listed buildings are located within village settings which include 11 Conservation Areas.</p> <p>The Environmental Report comprehensively assesses the impact on each of these heritage assets together with the 12 conservation areas within the vicinity and reaches the conclusion that it is considered the scale of the proposed single turbine scheme will not result in any significant adverse effects to the setting of the surrounding heritage assets. Any harm which may occur would be limited due to either the distance of the scheme from the heritage asset, or due to the character of the setting of the heritage asset.</p> <p>It is my view that whilst the majority of these assets are distant from the turbine site, its height (79 metres) will result in it being viewed (generally partially) from many of these assets. In that regard there must be some degree of affect upon their settings, particularly those close by in Holwell and Long Clawson. That said in the majority of cases they may be considered insignificant in general terms.</p> <p>Settlements</p> <p>The closest settlement is <u>Holwell</u> which is approximately 1 kilometre to the south of the turbine site. The village has a designated conservation area and several listed buildings including the grade II* listed St Leonards Church. It is possible that the hub of the turbine could be visible from the Church and a such must impact on the setting of the LB an wider CA. Tree cover in the vicinity may however reduce this impact to a degree.</p> <p><u>Ab Kettleby</u> to the south west is also within 2 km of</p>	<p>North</p> <ol style="list-style-type: none"> 2. Holwell sitting 1.16 kilometres to the south 3. Ab Kettleby a little further at 1.38 kilometres to the southwest. <p>Other villages within 2-5 kilometres of the site include:-</p> <ol style="list-style-type: none"> 1. Wartnaby (2.48km), 2. Scalford (3.03km), 3. Nether Broughton (3.29km) 4. Hose (4.38km), 5. Queensway Old Dalby (4.06km) and 6. Wycomb (4.4km). <p>The impact upon the setting of the heritage assets, within and close by the villages, has been assessed and supplementary assessments and visual photomontages provided following concerns of English Heritage and the Conservation Officer in regards to the village of Holwell. Following an assessment of the information provided both the Conservation Officer and English Heritage consider the impacts upon heritage assets to be less significant given the character of the areas around the assets.</p> <p>This application requires a balanced judgment as to the impacts on designated heritage assets, landscape and the benefits of the proposed development. As stated by the Conservation Officer there is no objection to the proposal in relation to the setting of the nearby Conservation Areas, designated listed buildings or the Scheduled Ancient Monument site. The turbine could produce enough electricity to power 270 homes and this contributes to the strategic and national energy targets for renewable energy.</p>
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the site. Again there are several listed buildings and a designated conservation area. The grade II* listed Church is sited on the edge of the village in a treed landscape that in many ways can be said to protect its immediate setting. The village itself is orientated for the most part along Main Street and as such is aligned away from the scheme. This together with intervening tree cover should reduce the impact of the turbine on the heritage assets.

Long Clawson lies to the north of the site in excess of 3 km away. Due to the elevated position of the site it is possible that the blades of the turbine may be visible from heritage assets comprising several listed buildings within the conservation area. In that regard there must be a degree of impact on the settings of those heritage assets. This however may be mitigated by intervening tree cover and the separation distances.

There is also a possibility that the turbine blades may be partially visible from the conservation areas and some individual heritage assets in the villages of Scalford and Hose. However it is also likely that tree cover within the landscape together with separation distances will serve to lessen any impact.

The environmental report notes that other conservation areas, namely Wartnaby, Saxelbye, Grimston, Old Dalby and Goadby Marwood are unlikely to experience significant effects due to separation distances, intervening tree cover and a theoretical lack of inter-visibility with the turbine, resulting in no significant change to heritage asset settings. I see no reason to question that assumption.

Supplementary Information

Holwell Conservation Area

It is noted that in response to concerns regarding the potential effects on Holwell CA, raised by English Heritage, an additional viewpoint photomontage has been provided to address their comments.

Viewpoint 22 (photomontage Figure 2.2) has been taken from the Public Right of Way (PRoW) south of St. Leonard's Church. This viewpoint is located on elevated land just outside of the Conservation Area boundary and was selected to avoid intervening buildings and trees.

The viewpoint is representative of a small part of the Conservation Area, but by no means all.

The applicant's report confirms that views from a

small part of the south eastern fringe of the Conservation Area would be adversely affected in some cases but this is judged to have a slight adverse effect on views from the Conservation Area overall.

It also states that the addition of the turbine would adversely affect sequential views from the PRoW south east of the village. The turbine and historic buildings in the immediate context would be viewed in succession with St. Leonard's Church and the Ab Kettleby spire in the distance. Whilst considered a conspicuous new element, the turbine would not be a prominent element in the views. Overall this is judged to be a moderate adverse effect.

The Old Inn, Grade II Listed Building, was also considered and it is concluded that the boundary adjacent the curtilage to this heritage asset is well screened by vegetation whilst some garden areas are likely to gain open views towards the turbine as shown by viewpoint 22. Views from the property are likely to be filtered by vegetation, but may more open during winter months and views of the blade tips may be visible. The visual effect is judged to be moderate to slight adverse.

Conclusion

Wind turbines by their nature are tall and slender in appearance. In that regard some may consider them as graceful structures that may add a certain character to a landscape rather than detract from it

The balance that needs to be drawn is between the necessity for measures to meet the challenge of climate change and the importance of conserving the significance of heritage assets including listed buildings, conservation areas and the wider historic landscape.

In this instance the proposed location of the wind turbine is in an area classified in historic landscape terms as Fields and Enclosed Land

The landscape in the immediate area of the turbine site has apparently undergone minimal changes throughout the years. The area as a whole displays subtle variations which include unchanged remote and pastoral landscapes.

Clearly there must be concerns that the introduction of a wind turbine within the local landscape will present an 'alien' feature in the landscape and potentially mar the settings of some of the heritage assets within the nearby villages.

<p>In general terms the distance involved, together with natural screening elements within the landscape, ensure that the impact on heritage assets is reduced to a degree to render them of lesser significance.</p>	
<p>LCC Archaeology – No objection subject to conditions requiring a Written Scheme of Investigation.</p> <p>The Leicestershire and Rutland Historic Environment Record (HER) notes the presence of potential archaeological remains within the vicinity of the proposed scheme, these comprise the cropmarks of a multiple ditch system and associated features (HER ref. MLE3316, a possible prehistoric burial mound (MLE9394) and the line of the „Saltway“ Roman road (MLE8764). The first of these appears to be designed to cut the ridge top between Holwell Mouth and Holwell village to the south-east. It may be either contemporary with, pre- or post-date the line of the Roman road.</p> <p>A recent geophysical survey of the development area, submitted in support of the current proposals (Pre-Construct Geophysics Ltd), has identified a number of features tentatively identified as possible ditches and pits; the former appear to align approximately north-west to south-east and may, if genuine, represent a boundary feature similar to the potential ditch system noted above. The geophysics report underlines the tentative identification of these anomalies indicating an equal potential that they may be of natural origin.</p> <p>The development scheme proposes the erection of a single 79m high (to blade tip) wind turbine. The foundation details indicate a slab c. 15m square and an associated crane base (20m x 30m) both are likely to truncate or destroy any archaeological remains within their footprint. Should archaeological remains be present, the erected turbine will also compromise future geophysical investigation of the area due to the magnetic 'footprint' of the structure.</p> <p>In accordance with National Planning Policy Framework (NPPF), paragraph 129, assessment of the submitted development details and particular archaeological interest of the site, has indicated that the proposals are likely to have a detrimental impact upon any heritage assets present. NPPF paragraph 141, states that developers are required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development. In that context it is recommended that the current application is</p>	<p>Noted.</p> <p>Conditions can be imposed to safeguard potential archaeology interests.</p>

<p>approved subject to conditions for an appropriate programme of archaeological mitigation, including an initial exploratory investigation (trial trenching) followed by a final stage of targeted mitigation (e.g. archaeological excavation). The Historic & Natural Environment Team (HNET) will provide a formal Brief for each phase of work at the applicant's request.</p>	
<p>English Heritage – No objection</p> <p>Following submission of additional information as recommended. It is considered that on the basis of the information received it has been concluded that the proposal is likely to result in less than substantial harm to the historic environment and those heritage assets that have been identified.</p>	<p>Noted. In determining the planning application the Local Planning Authority are advised that they should take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 131, NPPF), in this particular case – their setting. The NPPF also states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation, and the more important the asset, the greater the weight should be (Paragraph 132, NPPF).</p> <p>An assessment on the heritage assets surrounding the proposal is contained above within the report.</p>
<p>Ab Kettleby Parish Council –</p> <p>Cllrs are opposed to this applications.</p> <p>If granted this turbine would be a prominent feature in open countryside which would neither enhance or protect the distinctive local character of the area. The turbine would be intrusive and over dominant in an area that includes 3 nature reserves and is an intrinsic part of the visually important Vale of Belvoir.</p> <p>There are concerns that the water course could be affected by associated building work and that could lead to a potential for flooding.</p>	<p>There is no argument that the turbine would not be visible, nor introduce a new feature into the landscape. However, this on its own is not considered a reasonable ground for refusal and it is the harm on the landscape that will need to be assessed. Guidance in the NPPF states that this would need to be significant.</p> <p>The NPPF is clear in its guidance that Local Planning Authorities should approve planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (emphasis added). Therefore, when considering the impact on the surrounding landscape of the proposal this needs to be the key consideration.</p> <p>The NPPF then sets out guidance in relation to conserving and enhancing the natural environment. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by; ‘protecting and enhancing valued landscapes, geological conservation interests and soils’. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</p> <p>Natural England has been consulted in regards to the SSSI at Holwell who have expressed no concerns or raised any objection to the proposal.</p> <p>There are no major rivers around the site however there are field drainage trenches to the west of the access. It is proposed to have swales running along the side of the</p>

<p>There is a dispute re access to the site.</p>	<p>access tracks which will collect and direct surface water run off to the nearby trenches. The Environment Agency has been consulted and they have not raised any issues in regards to any potential flooding.</p> <p>Land ownership issues are not matters for consideration for the planning application. Article 11 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 requires applicants to serve notice of pending planning application on land owners where applications involve land not in their ownership.</p> <p>Following an advert in the Melton Times advising potential owners of the planning application a letter was received claiming ownership to the centre line of the track under the 'common law'. The applicants have notified the adjoining land owners which fulfils the requirements of the legislation. Planning permission does not override the need to secure consent from any landowner to any works to the access.</p>
<p>Rushcliffe Borough Council - No comments</p>	<p>Noted.</p>
<p>NATs – No objection</p> <p>The proposed development has been examined by our technical and operational safeguarding teams. Although the proposed development is likely to impact our electronic infrastructure, NATS (En Route) plc has <u>no safeguarding objection</u> to the proposal.</p>	<p>Noted.</p>
<p>Civil Aviation Authority (CAA) –</p> <p>The CAA has no responsibilities for safeguarding sites other than its own property, and a consultation by a Council is taken as a request for clarification of procedural matters. Councils are reminded of their obligations to consult in accordance with ODPM/DfT Circular 1/2003 or Scottish Government Circular 2/2003, and in particular to consult with NATS and the Ministry of Defence as well as any aerodromes listed in Annex 3 of the above documents, taking note of appropriate guidance and policy documentation. Should the Council be minded to grant consent to an application despite an objection from one of the bodies listed in the circular, then the requisite notifications should be made.</p> <p>Whilst the CAA recommends all aerodrome operators/license holders develop associated safeguarding maps and lodge such maps with local planning authorities, the CAA additionally</p>	<p>Noted.</p>

<p>encourages councils/planning authorities to undertake relevant consultation with known local aerodromes regardless of status or the existence of any aerodrome/council safeguarding agreement, including local emergency service Air Support Units (e.g. Police Helicopter or Air Ambulance).</p> <p>There is an international civil aviation requirement for all structures of 300 feet (91.4 metres)* or more to be charted on aeronautical charts. However, on behalf of other non-regulatory aviation stakeholders, in the interest of Aviation Safety, the CAA requests that any feature/structure 70 feet in height, or greater, above ground level is notified to the Defence Geographic Centre ICGDGC-ProdAISAFDb@mod.uk, including the location(s), height(s)* and lighting status of the feature/structure, the estimated and actual dates of construction and the maximum height of any construction equipment to be used, at least 6 weeks prior to the start of construction, to allow for the appropriate notification to the relevant aviation communities.</p> <p>Any structure of 150 metres* or more must be lit in accordance with the Air Navigation Order and should be appropriately marked. Although if an aviation stakeholder (including the MOD) made a request for lighting it is highly likely that the CAA would support such a request, particularly if the request falls under Section 47 of the Aviation Act.</p>	
<p>East Midlands Airport:- No objection, subject to condition</p> <p>The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, this department has no safeguarding objection to the proposal providing the Applicant notifies East Midlands Airport within 1 month, of the turbine commencing operation.</p>	<p>Noted. A condition will be imposed.</p>
<p>Ministry of Defence (DIO) –No Objection</p> <p>The MOD has no objections to the proposal, subject to them being informed of the date construction of the turbine(s) starts, the maximum height of the construction equipment and the latitude and longitude of every turbine.</p>	<p>Noted.</p> <p>The principle concern from the MOD is obstruction to the air traffic control and air defence radar installations. Whilst they have no objection to the erection of these wind turbines in this location they wish to be notified of the installation start and completion dates along with the height of the construction equipment and the longitude and latitude of the turbine. The information will then be plotted on flying charts so that military aircraft can avoid the area.</p> <p>This can be imposed by means of a condition.</p>

<p>LCC Highways Authority – No objection subject to conditions.</p> <ul style="list-style-type: none"> • Submission of a Transport Management Plan. • Details of improvements to the access road along Melton Road to be submitted and approve prior to construction. <p>LCC Footpaths –</p> <p>The Definitive Map of Public Rights of Way for Leicestershire showing the line of public bridleway G46 which will be affected by the access to the proposed wind turbine site.</p> <p>It is noted that the proposed location of the wind turbine is further than the recommended minimum distance from a bridleway of 200 metres and therefore have no concerns in that regard. However, the proposed access to the site off Melton Road will be co-existent with the first 120m of the bridleway and heavy vehicles using that route is therefore of concern. There is also a public footpath, G88, opposite the proposed entrance.</p> <p>It is understand the County Council’s Highway comments already include a condition to provide a Traffic Management Plan (TMP) in the interests of safety but needs to taken into account that the public right of way in question is a public <i>bridleway</i>, used by horse riders, cyclists and pedestrians. The safety of these non-motorised users of the highway must be taken into consideration within the TMP.</p> <p>Object to any gates within the Bridleway. Details of the resurfacing will need to be agreed by LCC Highways.</p>	<p>It is proposed to use the existing access which is also a bridleway off Melton Road that links up with Clawson Lane. This access is the only way of accessing the field as there is no roadside frontage. Historically the bridleway has been used by agricultural vehicles to gain access to the field which is gated with a building sited on the inside of the field.</p> <p>Modifications are required to the access off Melton Road and the surfacing to the bridleway to assist with transporting the turbine to the site. The current bridleway has a width of 4 metres and stone surface this needs to be reinforced with crushed and graded stone to take the abnormal loads. There has been no objection to the proposal by either the Highways Authority or the Rights of Way Officer.</p> <p>It is stated that the existing hedgerows at the entrance of the access road can be maintained and that it is proposed to approach the site from the south along Melton Road, reverse vehicles along the access track and use a turning head to manoeuvre and approach the turbine location.</p> <p>There will be some disruption to the users of the Bridleway short term during the construction of the development. Following discussions between the agent and the Access Officer it is proposed not to install any gates.</p> <p>The Highways Authority has requested that a Traffic Management Plan be submitted prior to commencement of the proposal and this will be conditioned.</p> <p>It is considered that the proposal would have a limited impact upon the bridleway which is restricted to the construction phase only. Conditions can be imposed to ensure that should damage occur that the surface of the bridleway is reinstated in accordance with a scheme to be agreed in consultation with the Highways Authority.</p>
<p>Natural England – No objection.</p> <p>This application is in close proximity to the Holwell Mouth Site of Special Scientific Interest (SSSI).</p> <p>Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. It is therefore advised that this SSSI does not represent a constraint in determining this application.</p> <p>It is noted that a survey for European Protected Species has been undertaken in support of this</p>	<p>Noted.</p>

<p>proposal. Natural England does not object to the proposed development. On the basis of the information available to us, our advice is that the proposed development would be unlikely to affect bats or Great Crested newts.</p>	
<p>LCC Ecology – no objection</p> <p>Subject to conditions in accordance with the recommendations with the submitted Protected Survey Report. In order to safe guard protected species. Great Crested Newts have been sited within the vicinity and a single hole badger set was found to the south of the proposal.</p> <p>It is also noted that the proposed application is less than 500 meters from Holwell Mouth SSSI. Natural England would defer to Natural England for any comments regarding the proposals impact on this statutorily designated site.</p> <p>Prior to commencement of the proposed development the hedgerow shall be checked for nesting birds.</p>	<p>Noted. The application has been supported protected species reports which have been independently assessed by LCC Ecologist and Natural England and no objections has been received.</p>
<p>Arqiva – No objection.</p> <p>Arqiva is responsible for providing the BBC and ITV’s transmission network and is responsible for ensuring the integrity of Re-Broadcast Links ,and also protect its microwave networks. We have considered whether this development is likely to have an adverse affect on our operations and have concluded that we have no objection to this application.</p>	<p>Noted</p>
<p>Joint Radio Company – No objection</p> <p>JRC analyses proposals for wind farms on behalf of the UK Fuel & Power Industry. This is to assess their potential to interfere with radio systems operated by utility companies in support of their regulatory operational requirements.</p> <p>In the case of this proposed wind energy development, JRC does not foresee any potential problems based on known interference scenarios and the data you have provided. However, if any details of the wind farm change, particularly the disposition or scale of any turbine(s), it will be necessary to re-evaluate the proposal.</p> <p>In making this judgement, JRC has used its best endeavours with the available data, although we recognise that there may be effects which are as yet unknown or inadequately predicted. JRC cannot therefore be held liable if subsequently problems</p>	<p>Noted.</p>

<p>arise that we have not predicted.</p> <p>It should be noted that this clearance pertains only to the date of its issue. As the use of the spectrum is dynamic, the use of the band is changing on an ongoing basis and consequently, developers are advised to seek re-coordination prior to considering any design changes.</p>	
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Representations:

A site notice was posted and the immediate neighbouring property consulted. As a result 109 letters of objection from 90 households have been received to date. A summary of the objections received is discussed below. 3 Letters of support also received to date.

Representation	Assessment of Head of Regulatory Services
<p>Visual Impact and Landscape</p> <p>The Vale is a beautiful landscape and cherished by all.</p> <p>The Vale is an area of natural beauty which will be destroyed should this turbine go ahead.</p> <p>The turbine will be a blot on the landscape</p> <p>It will be a serious eye sore on a dramatic escarpment skyline</p> <p>It would dominate the escarpment view</p> <p>It would be to prominent in this location and visible from a vast area</p> <p>The industrial size turbine will blight the landscape for years</p> <p>It will be a prominent unnatural feature silhouetted on the expansive skyline which would compromise this beautiful ancient agricultural area.</p> <p>It will set a precedent if approved.</p> <p>Disagree with the agents assumption that the visual impact will be contained within 3km it is huge and will be seen for miles.</p> <p>Unlike the appeal decision at Thorpe Satchville this turbine cannot be absorbed by the undulating landscape. It will sit on a prominent ridge.</p> <p>The landscape is not capable of absorbing such a large structure.</p> <p>It is located in a sensitive area and will be far visual than the submitted documents portray.</p>	<p>The NPPF is clear in its guidance that Local Planning Authorities should approve planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (emphasis added). Therefore, when considering the impact on the surrounding landscape of the proposal this needs to be the key consideration.</p> <p>The NPPF then sets out guidance in relation to conserving and enhancing the natural environment. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by; ‘protecting and enhancing valued landscapes, geological conservation interests and soils’. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</p> <p>Melton Borough does not have any special designated landscaped areas and has no green belt. The Landscape Character Assessment of Melton Borough (2006) prepared by ADAS, places the proposal in Area LCA4 Wolds Top. This is further described as ‘a long narrow elevated area of top land above the escarpment, again with a distinct northeast to southwest grain. It is open and rather homogenous, and characterised by large-scale regular shaped arable fields with low trimmed hedges and scattered ash trees’.</p> <p><i>Landscape Character Description</i> <i>An even elevated wold top landscape with medium to large scale predominantly arable fields, homogenous and open with scattered ash trees but generally lacking distinctive qualities.</i></p> <p>The turbine would be located on the elevated land above the escarpment and the village of Long Clawson.. The turbine will have a hub height of 55 metres with the three</p>

<p>It is absurd to think that this turbine would not have a great visual impact upon the wider area – on a clear day Lincoln Cathedral it goes without saying that the turbine would be seen from there too.</p> <p>Allowing this turbine amounts to vandalism of the countryside.</p> <p>The turbine at Eastwell which is much smaller already dominates the view up to the escarpment</p> <p>The visualisations submitted are cynical and not a true representation when taking shots behind trees. Many of the smaller turbines around the borough can be seen from the nearby villages and this is much larger.</p> <p>The Vale of Belvoir is noted for its beauty and tranquillity. This 79 meter turbine would have a significant visual impact on the area, set as it is on the escarpment, it will be clearly seen for miles around - a blot on the landscape</p> <p>The area is not appropriate for a turbine of this size</p> <p>The Bottesford wind farm appeal should be a consideration the Inspector considered the harm to the historic buildings and the landscape could not be justified. This proposal is on a far more prominent site.</p> <p>Once one is approved there would be a flood of others which would have a damaging affect on the countryside.</p> <p>It will set a precedent if approved.</p> <p>The combined effect of this turbine with the one at Eastwell will have a cumulative impact upon the vale.</p>	<p>blades measuring a maximum of 24 metres which will give a base to tip height of approx 79 metres. There is no argument that the turbine would not be visible, nor introduce a new feature into the landscape. However, this on its own is not considered a reasonable ground for refusal and it is the harm on the landscape that will need to be assessed. Guidance in the NPPF states that this would need to be “significant”.</p> <p>Whilst the turbine would be visible from a number of wider views intermittently across the surrounding countryside, it is considered that it would be absorbed into this wider landscape setting, and would not appear as such a significant or dominant structure as to cause harm to the overall character or appearance of the countryside.</p> <p>Each application is to be determined on its own merits the characteristics and nature of the proposal for this site is quite different from the wind farm proposal at Bottesford or Normanton.</p> <p>The planning practice guidance advises that cumulative impact concerns the degree to which the proposed renewable energy development will become a feature in particular views (or sequences of views), and the impact this has upon the people experiencing those views. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point, or will be visible shortly after each other along the same journey. Given the separation distances from the proposal and the operational turbine at Eastwell it is considered that they would not be readily visible in the same viewing frame and due to the differences in size it could not be reasonably argued to have a cumulative impact.</p>
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<p>Impact Upon the Enjoyment of the Countryside</p> <p>1000 of tourists coming to the beautiful vale will be affected by this eyesore</p> <p>Many cyclist, walkers and riders travel through the vale and stop to support the local businesses – a turbine in this location would have an impact upon local business and trade.</p> <p>A turbine will have a detrimental impact upon our equestrian business being only 350 metres away.</p> <p>Grandchildren will no longer be able to ride their horses in safety along the bridleway once the turbine is erected.</p> <p>The hum from the generation and whooshing from the blades will create inappropriate noise pollution for this rural location</p>	<p>There is no current evidence to show that the development of wind turbines would have an adverse impact on recreational and economic activities. There is also a lack of evidence as to whether wind farms attract or reduce the number of visitors to an area and therefore it is considered unreasonable to refuse planning permission on these grounds.</p> <p>It has not been stated how a turbine in this location would impact upon the equestrian business.</p> <p>Please see commentary above in relation to noise.</p>
<p>Impact upon Residential amenity</p> <p>The turbine will be in constant view from main rooms to properties along Nursery Lane.</p> <p>It will reduce visual outlook to many residents on Nursery Lane</p> <p>Properties will be devalued as the outlook will diminish</p> <p>We brought our house and paid a high premium for the view which will now be blighted by the turbine and reduce the value.</p> <p>There is no mitigation as there are not many mature trees to mask the turbine from the view of many residents on Nursery Lane.</p> <p>The turbine will be oppressive to many residents on Nursery Lane – it will be in ‘your face’ every time you looked out of the window or sat in the garden.</p> <p>Many residents will be blighted by this large turbine – local residents must be put first.</p>	<p>The planning system exists to regulate the use and development of land in the public interest and there is public interest in responding to the effects of climate change. The outlook from private property is a private interest not a public one and there is not a ‘right to a view’. However, Planning Inspectors have concluded that where the visual impact of a proposal is such as to cause unreasonable living conditions/amenity for the occupants of individual homes, and might be widely regarded as making the property an unattractive place in which to live, that can be regarded as being a legitimate matter of public interest.</p> <p>There are a number of residential properties within the immediate area of the proposed turbine as identified above in assessing potential noise impacts. Many of the dwellings within 800 metres outlook away from the proposed turbine which ensures that the enjoyment of their homes are not affected to a degree that they become dominated by the proposal.</p> <p>There are eighteen residential properties sited along Nursery Lane, eight of which have their rear aspects directly facing the application site whilst the remaining ten have their front aspects looking across to the site, some are bungalows and therefore hidden behind the two storey properties whilst the two storey properties would have views from bedroom windows across to the site. These properties are within 1 kilometre of the proposed turbine and sit on ground level approximately 5 metres below the base level of the turbine. There is very limited screening of the site, with only a scattering of mature trees along the hedgerow boundary and Clawson Lane runs between the two sites. The noise assessment carried out shows these properties to be within the ETSU-R-97</p>

<p>As residents of Holwell Lodge our enjoyment of our home and garden will be compromised by a turbine in close proximity.</p> <p>Shadow flicker will effect residents.</p>	<p>guidelines and there would not be adversely affected by noise however the visual outlook will be affected by such a tall structure with moving blades which would alter the visual aspect for these properties. However, due to distance and the width of view, such change is not considered to be overwhelming or result in the properties suffering from unacceptable levels of amenity.</p> <p>Holwell Lodge is the closest residential property being sited 460 metres to the northeast of the turbine. As stated above there is potential for slight cumulative noise impacts that would be just above the thresholds of the 35dBA at 35.3 dBA should the turbine be approved and the consented turbine at Wolds Farm be implemented. Clawson Lane separates the dwelling from the site and is well used. Traffic noise is evident when standing in the garden areas which would mask any noise from a turbine. Each turbine on their own is within acceptable limits. It is considered that noise impacts can be successfully controlled so that noise impacts would not adversely affect the residents. Holwell Lodge is orientated so its main aspect views out to the southeast, whilst the turbine would be visible when viewing out to the southwest it is not considered that the turbine would hinder the property an unattractive place to live reducing the residential amenity to an unacceptable level sufficient to warrant a refusal.</p> <p>Potential for shadow flicker cannot arise at any property beyond ten rotor diameters nor can it affect any closer property unless it is within 130 degrees either side of north relative to the turbines. It only occurs within buildings and is further dependent upon the existence of a suitably orientated, narrow window, and is weather dependent. Shadow flicker has been predicted on a worst-case basis and it is stated that shadow flicker will not occur to properties over the distance of 540 metres. Holwell Lodge and Lodge Farm are sited within this distance and have therefore been assessed against potential harm caused by shadow flicker.</p> <p>At Lodge Farm the worst case scenario (using ‘bare earth’ calculation) is that the property assessed will experience shadow flicker events totalling eleven hours fourteen minutes over the year. Events may occur on up to thirty-eight days and the maximum duration would be twenty-three minutes. Events are predicted to occur in late January and early February, as well as in November, between 08:00 and 09:00.</p> <p>At Holwell Lodge the worst case scenario is that the property assessed will experience shadow flicker events totalling twenty-eight hours thirteen minutes over the year. Events may occur on up to seventy-four days and the maximum duration would be twenty-seven minutes. Events are predicted to occur from mid-November to late</p>
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<p>Residents in Long Clawson will be affected by a drop in house prices and saleability. – the turbine will detract new people to the village.</p>	<p>January, between 14:30 and 15:15.</p> <p>The assessment has been undertaken on a “worst case” scenario which assumes that :-</p> <ul style="list-style-type: none"> • The sun is always shining and un-obscured during daylight hours. • Terrain variation is included but the terrain model is “bare earth” with no vegetation cover or other obstacles to obscure the shadow flicker cast by the turbines. • The turbines are always operating. • The turbines are always oriented to lie between the sun and the receptors so that the shadow flicker cast is always circular. <p>Holwell Lodge sits to the northeast on a similar land with the principle elevation facing south. It has a small window on the southwest elevation (side). Lodge Farm sits to the northwest on lower land and has principle windows facing out towards the northwest and its rear aspect facing southwest. Small windows are contained on the southeast elevation. It is considered that whilst some shadow flicker may occur due to the orientation of the habitable windows and the predicted length of time shadow flicker can <i>reasonably</i> occur the residential amenities will not be adversely affected to an unacceptable degree. Mitigation has not been proposed due to the low level of predicted hours, however a condition can be imposed in the interest of preserving residential amenity.</p> <p>The loss of a view or devaluing of property is not a planning consideration as it relates to the private interests of individuals. The planning process cannot be used to protect the interest of private individuals as it is concerned with controlling development in the public interest. Residential amenity can and should be taken into consideration. (see above)</p>
<p>Noise</p> <p>Concerned with the noise from a turbine to residential properties.</p> <p>Understand that a turbine creates a whooshing sound which from the neighbouring properties will be audible</p> <p>The noise levels reported at some properties are only just below the ETSU-R-97 guidelines.</p> <p>The southwesterly winds will carry the noise into the village of Long Clawson causing disturbance to many residents.</p> <p>Noise pollution and disturbance - There is a</p>	<p>MBC Environmental Health Officer, in association with the applicant’s noise consultant, concluded that the noise level at the nearest residential receptor will comply with the noise limit recommended in ETSU –R – 97 for a single turbine. A condition has been suggested in the interest of residential amenity with any likely problems associated with Amplitude Modulation.</p> <p>Turbine applications are required to be supported with noise assessment and this has been provided and MBC Environmental Health Officer has been consulted who has recommended acceptance of the report and has requested conditions.</p>

<p>possibility of disturbance from both low frequency noise and aerodynamic modulation for homes within a 2 km radius. Although the impact of noise has been calculated there is evidence that estimating noise is very difficult and estimates are often inaccurate. Some wind farms have caused serious noise problems for residents.</p>	
<p>Impact upon Heritage</p> <p>The turbine will greatly affect my grade II listed building in Holwell.</p> <p>The turbine will be visually dominant and cause harm to the conservation area of Holwell and its listed buildings.</p> <p>The supplementary information states that there will be adverse affect on the conservation area of Holwell – it should be refused.</p> <p>Many conservation areas and listed buildings in the area will be affected not just those acknowledged in the submitted information.</p> <p>No consideration has been given to the listed buildings at Wartnaby, which is just 2.4 km away.</p> <p>It will totally overshadow Belvoir Castle.</p>	<p>Please refer to the full comments above in relation to Conservation and Heritage</p> <p>The location of the turbine is some distance from any nearby settlement. Whilst it will be visible from the edge of some of the settlements the Conservation Officer has considered the impact of the turbine on nearby heritage Assets (including Conservation Areas) and considered that the proposal would not have a detrimental impact upon the any heritage asset.</p>
<p>Impact upon Ecology</p> <p>The area is rich with birds and wildlife.</p> <p>Concerned over the impact upon migrating birds over the area</p> <p>Documentary evidence in Scotland shows that birds are killed by the blades</p> <p>Concerned that the turbine will impact upon the rich Bat population in this area.</p> <p>It will impact upon the Holwell Mouth SSSI</p> <p>The surveys submitted are inadequate and not in line with best practice.</p>	<p>The site has been assessed both by Leicestershire County Council Ecology and Natural England and meets the requirements of their policies with regards to the separation distances between turbines and hedgerows. No further ornithology surveys have been required and Natural England has also responded (above).</p> <p>It is considered that matters relating to ecology have been addressed and subject to conditions the proposal is considered to be acceptable.</p>
<p>Impact upon Aviation and transmitters</p> <p>The RAF fly regularly over this area and at low altitudes it will pose a serious risk</p> <p>It is unclear if mobile signals will be affected – reception is already more in Holwell.</p>	<p>There have been no objections based upon aviation safety concerns. (please see above comments from the MOD, NATS, Civil Aviation and East Midlands Airport)</p>
<p>Efficiency and Economics</p> <p>There would be no benefit to the local community through job creation only the land owner benefits.</p>	<p>The NPPF advises at paragraph 97 that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.</p>

<p>The harm to be caused is not outweighed by the benefits of the proposal</p> <p>There has been doubt cast recently over the benefits of the energy production – many articles question the reasonableness of allowing them to continue blighting our landscapes.</p> <p>The assumption that it would power 270 homes is pathetic and wouldn't even cover the homes in Long Clawson, just one of the settlements to be affected by the proposal.</p> <p>Turbines are only efficient due to the huge subsidies given by the Government.</p> <p>Most turbines only operate at 30% of their estimated output</p> <p>Wind energy contribution to the national targets is insignificant.</p> <p>Turbines are not green economic they produce a small fraction of energy for the community in which they stand, but take a lot of energy in their construction.</p> <p>Owners of the turbine are earn huge amounts of money at the cost of the tax payer.</p> <p>Its a money making scheme for the owner at cost to local tax payers – who have no benefit.</p> <p>The turbine is being set below its actual capability so that it can exploit the more generous tariff – this isn't about reducing energy consumption but greed.</p> <p>The strength of wind in this location is inconsistent which will impact upon the output.</p> <p>Permission should not be granted because the impacts on the community outweigh the benefits to the applicants.</p>	<p>The NPPF encourages Local Planning Authorities to consider renewable energy proposals in a positive light. This proposal would produce additional renewable energy which would help to meet the Governments renewable energy targets which aims to reduce the UK's carbon dioxide emissions by some 60% by 2050 with real progress by 2020.</p> <p>Regardless of these comments it should be noted that the NPPF clearly states that Local Planning Authority should not require applicants for energy developments to demonstrate the overall need.</p>
<p>Access and Highway Safety</p> <p>The Turbine is close to the bridleway and could pose a risk to riders</p> <p>It's too close to the bridleway G46 causing a danger to horses, riders and general public.</p> <p>Changes are required to the main junctions yet they claim not needing to remove hedgerows at the entrance. It doesn't make sense – will they just rip</p>	<p>Public Bridleway G46 runs in the vicinity however the turbine location is well outside of the minimum recommended 200 metres separation distances. The proposal does not interfere with any public right of way and no objection has been reported from the Rights of Way team.</p> <p>There will be changes required to many of the strategic roads outside of the borough requiring widening of verges at junction locations and removal of street</p>

<p>out the hedges?</p> <p>The turbine is to be located close to a busy junction and it will distract drivers.</p> <p>The safety record for turbines has been poor with blade assemblies falling off, blades snapping, towers collapsing and turbine fires</p>	<p>furniture to allow a safe transportation of the turbine to the proposed site. These modifications fall outside of the scope of planning and will need to be agreed by the Highways Authority. It is stated within the application that there will be some widening of the access resulting in loss of verge but no hedgerows are to be affected and the bridleway surface will be reinstated. Any hedgerow removal would require separate consent and can be conditioned to be retained.</p> <p>The Highways Authority has not objected to the proposal.</p> <p>Noted.</p>
<p>Impact upon Health and Safety</p> <p>The turbine is close to the pylons and if it fell would cause a safety issue.</p> <p>Flicker from the blades could pose a serious risk to highway and bridleway users.</p> <p>The turbine will put the horse riders at risk.</p> <p>Negative impact on health and sleep - There is scientific evidence that the health of some people living close to wind turbines deteriorates as a direct result of living close to turbines. / Studies show that turbines have a particularly negative impact on the sleep patterns of children.</p>	<p>The turbine will be constructed to the manufactures guidelines.</p> <p>Shadow flicker occurs when the sun travels behind the blades of the turbines and causes moving shadows to be cast over large areas. This can create a strobe or pulsing effect. Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a turbine and cast a shadow on and off. It only occurs inside buildings where the flicker appears through a narrow window opening.</p> <p>The turbine is at a sufficient set back distance from the footpath/bridle way and no objections has been received from LCC Rights of Way Officer. There is no evidence to demonstrate that the proposal would impact on users of the footpaths/bridleways in the area.</p> <p>There is no evidence on which to base a rational health fear sufficient to justify the refusal of planning permission, or to seek greater separation between residential properties and turbines.</p>
<p>Contrary to local plan policies</p> <p>Policy BE8 states that development will not be permitted if the setting of a Listed Building is adversely affected. This obviously is relevant to the application currently before you, 13/00498/FUL</p> <p>According to Melton Borough Council's Local Development Framework "Tourism and Leisure is one of the most important sectors of the rural economy" p27, para 7.37; there will be a marked deterioration in the environmental quality of the area if the number of the wind turbines is allowed to</p>	<p>Policy BE8 is not a saved policy and the NPPF chapter 12 is the most relevant policy in considering development and impacts upon heritage (please see Conservation Officer comments above)</p> <p>The Core Strategy has been withdrawn and no longer features as part of the Development Plan.</p> <p>The document "Planning practise guidance for renewable and low carbon energy" was published in July 2013 and it is the most up-to-date advice and guidance available to</p>

<p>proliferate and this will lead to the area becoming unattractive to tourists.</p> <p>Planning policies can define a ‘set back’ as reported by Roger Helmer MEP – Lincolnshire have included a setback in their policies and Leicestershire should do the same.</p> <p>There is emerging government policy which is positively encouraging planners to give more weight to concerns over the landscape and views of local people</p>	<p>Local Planning Authorities in dealing with these types of applications. The Council is in the process of formulating a document in regards to landscape capacity of the Borough relating to renewable energy which would form a supplementary planning document. This is unlikely to be available until Summer 2014.</p> <p>All applications received are judged on their individual merits and cannot be postponed until policy has developed to a workable stage comments with regards to the visual amenity and landscape character are elsewhere in this report.</p>
<p>Other Considerations</p> <p>The online comment system has not been working.</p> <p>The applicant does not own the lane and has no chance of implementing the consent and this application should not be determined.</p> <p>The field only benefits from prescribed rights of way over the track they cannot alter it in any way.</p> <p>As part owner of the track we object to any changes made to it.</p> <p>The World Health Organisation recommend turbines are situated 2KM from residential properties. Scotland has already adopted this guide line. There is already a bill in the House of Lords which recommends that wind turbines of 50m – 100m should have a minimum separation from residential properties of 1500M.</p> <p>Planning permission has already been granted for a wind farm close to Old Dalby and the cumulative impact will be great to residents in the nearby villages.</p> <p>The Environment reports are commission by the applicant and surely there is a conflict of interest?</p> <p>I object to the subsidies that I would have to pay on my electricity bill for at least the next 15 years to support this form of energy production</p> <p>There is no need for a turbine in this location it’s not producing power to local farmer or residents it purely for financial gain.</p>	<p>Noted. This was for a short period only and was rectified.</p> <p>The correct notifications have been served, land ownership is a private matter.</p> <p>Noted. There are no separation distances contained within planning policy.</p> <p>The Old Dalby wind farm is a considerable distance away from the proposal site and it is not considered that there would be a cumulative impact upon the residents in this location.</p> <p>Each report is independently assessed by the appropriate body.</p> <p>Noted. The Planning process can not alter Government policies.</p> <p>Noted. There is a need for all communities to recognise that they are required to contribute to renewable energy. The NPPF advises at paragraph 97 that local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.</p>

Representations submitted by ‘Long Clawson Action Group’	Assessment of Head of Regulatory Services
<p>Application should be supported with an Environmental Statement</p> <p>National and Local Policy conflicts</p> <ul style="list-style-type: none"> • The development plan must be a consideration • contrary to policy BE8 as harm to heritage • The site is designated as an Area of Particular Attractive Countryside. • benefits need to outweigh harm – the proposal has many adverse impacts upon heritage, residents, landscape and ecology • Core Strategy contained a policy on renewable targets – consent schemes show that there is no pressing need for more as the target can be met within the time frame. • Planning Practice Guide for Renewable Energy give local communities more say on where onshore wind should go. <p>Need for the development</p> <ul style="list-style-type: none"> • The Government has stated that they can meet the 15% target in renewable energy by 2020 • The target predicted in the CS can be met • There is no pressing need and the weight given to the benefits of the proposal is reduced. • The small amount proposed is insignificant in the national picture - in the planning balance the limited output of renewable energy is completely outweighed by the harm caused, especially in a situation where there is no pressing need for the capacity to achieve Government targets. <p>Landscape Character</p> <p>Landscape Sensitivity</p> <ul style="list-style-type: none"> • Larger scale open landscape are more able to accept turbine development • The turbine will be much taller than surrounding trees so cannot be mitigated. • The turbine will appear to dominate the small scale traditional features in this landscape • The landscape in which this turbine is located is a small scale, intimate landscape with a strong historical time depth and virtually no large scale vertical objects, whether man-made or natural, and hence has a high sensitivity to commercial scale wind turbine development • Appeals have been dismissed on impact upon landscapes where spread of turbines would 	<p>There is no requirement for a development of this type to be supported with an Environment Statement however it is considered that sufficient information has been provided to be able to suitably assess environment concerns.</p> <p>The development plan consists of the ‘saved’ policies of the Local Plan and the NPPF. The Core Strategy was withdrawn and has no relevance in determining this proposal. Policy BE8 is not a saved policy and neither is the designation of ‘Area of Particular Attractive Countryside’ which was part of the Leicester, Leicestershire and Rutland Structure Plan that was replaced with the Regional Spatial Strategy which has now itself been revoked by the Government. In regards to renewable energy the Local Plan is ‘silent’ and the NPPF is the prevailing policy.</p> <p>The strength of opposition does not automatically render that planning proposal should be refused. The objections have to be objectively assessed against planning policy and against any potential harmful impacts.</p> <p>The Government targets are not maximum but minimum targets. Where renewable proposal are or can be made acceptable they should be approved.</p> <p>The NPPF clearly states that Local Planning Authorities should not require applicants for energy developments to demonstrate the overall need.</p> <p>The matters raised in regards to landscape character by Long Clawson Action Group have been assessed above. (Conservation)</p> <p>Noted. Each application has to be determined on its own merits. Not all locations are suitable to</p>

<p>become more dominant and have adverse affects on small landscapes.</p> <p>Historic landscape Character The site lies on an exposed ridge the Vale Escarpment. It is a landscape of irregular fields with significant tree planting in the surrounding area as a result of the management of the landscape. The fields are surrounded by well managed mature hedgerows and there are numerous small woodlands of important ecological value.</p> <ul style="list-style-type: none"> • The area has been changed little over centuries and remains as arable farming land. • The turbine will have adverse impacts upon the historic landscape and will be seen for miles around • The landscape in which this turbine is located is a small scale, intimate landscape with a strong historical time depth and virtually no large scale vertical objects, whether man-made or natural, and hence has a high sensitivity to commercial scale wind turbine development <p>Impact upon Local Landscape Character</p> <ul style="list-style-type: none"> • The magnitude of change for this proposed turbine will be high within 2km and will reduce thereafter but still retain a visual impact up to 20km • We argue that the erection of a 79m wind turbine will introduce an alien rotating structure into the landscape and that the significant harm caused to the historic landscape and the current landscape character would be in conflict with the National Planning Policy Framework and Policies OS2 and C2 of the Melton Local Plan and Policy CS 17 of the Harborough District Core Strategy. • It is clear that the adverse impact on landscape character is extensive and sufficient to warrant refusal of this planning application even when weighed in the planning balance against the benefits of the scheme. <p>Cumulative Impact.</p> <ul style="list-style-type: none"> • The applicant has failed to take into account the full cumulative impact upon the whole of the Vale of Belvoir. 	<p>accommodate wind turbine proposals.</p> <p>(Please see the Conservation and English Heritage comments above in response to historic Landscape and Heritage)</p> <p>The turbine will sit set back from the edge of the escarpment which will reduce its visual impact from viewing up from the bottom of the escarpment. It will be highly visible along the local road network but less so from the wider landscape. It is considered that the impacts are not so significant and would not have demonstrable harm upon the landscape.</p> <p>The proposal is not considered to comply with the local plan policies however the NPPF provides the policy guidance on renewable energy which advises that the benefits of meeting energy targets should be given weight where the impacts area acceptable or can be made acceptable. The Harborough District policies are of no relevance to the borough of Melton Mowbray as they are written specifically for the local area.</p> <p>Whether the visual impacts caused by the turbine is considered acceptable is a matter of judgement for the Committee.</p> <p>The Environmental Report assessed visual impact upon the wider landscape using a study area of 25 km which includes the Vale of Belvoir. A supplementary document was provided which addressed cumulative impact upon local landscape and noise following concerns. The additional report was considered to adequately address matters relating to cumulative impact in this location. The Council is aware of several proposals in the area, some of which are built, some under construction, some consented but not</p>
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<p>Visual</p> <ul style="list-style-type: none"> • Visually intrusive on the historic landscape • Impact greatly on nearby residents and those in Holwell village <p>Public Rights of Way</p> <ul style="list-style-type: none"> • The turbine will spoil the enjoyment of the countryside • It will impact upon the tourism • It will impact upon the enjoyment of many public rights of ways and bridleways <p>Cultural Heritage</p> <ul style="list-style-type: none"> • The alien rotating blades will impact upon the surrounding heritage assets and the historic landscape • The adverse impacts are not outweighed by the benefits and is contrary to policy BE8 <p>Noise</p> <ul style="list-style-type: none"> • ETSU-R-97 is out of date and was not intended for turbines of this size • ETSU does not address Amplitude Modulation which has had impact upon residents in the past causing complaints and challenges in the high court • Even if the noise levels comply with ETSU noise impacts can still occur as was the profile case at high court • In quiet areas it is possible to be within the 35dBA limit but in quiet area it could still result in noise impacts at that property. • No background noise limits have been taken from the neighbouring properties • The submitted noise assessment is flawed as it 	<p>built and others within the system. This includes examples outside of the Borough in adjacent areas of Charnwood, Rushcliffe etc.</p> <p>Cumulative Landscape Impacts are concerned with the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape. It is considered that the cumulative landscape impact of these proposals when considered with those turbines which have already been permitted are sufficiently distant and separated by landscape features that they will not be viewed together so as to have a combined impact on the countryside and sufficiently apart in terms of distance to offer ‘respite’ from their sight when travelling.</p> <p>.</p> <p>Please see commentaries above.</p> <p>Please see full response by the MBC Environment Health Officer.</p> <p>The NPPF includes footnote 17 which states that in determining application for wind developments Local Planning Authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure. This guidance states in very clear terms that ETSU R 97 “should be used” and states also that the Government is satisfied it is “a sound basis for planning decisions”.</p>
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<p>does not give actual readings and gives the predicated manufactures assessments</p> <ul style="list-style-type: none"> • There is no mention of wind shear • Appeal decision reinforces the need for actual noise assessments to be carried out to ensure no impacts would be had in the public interest. • The use of conditions should be seen as a final line of defence not as a means of trying to ensure that adverse impacts do not occur • No evidence that wind shear will not be an issue <p>Health</p> <ul style="list-style-type: none"> • Research and studies have shown that turbines can have an impact upon health to those residents living in close proximity • Low sound levels could have an impact upon the operations of the inner ear • Night time noise will disturb sleep causing complaints <p>Ecology</p> <ul style="list-style-type: none"> • The fact that it is not deem EIA development means that full environment surveys have not been carried out. • The applicant has carried out desk top surveys and used data from surveys taken in 2010, 2011 and 2012 – this favours the developer as they can say that there are no protected species or they are low in number <p>Benefits</p> <ul style="list-style-type: none"> • Wind energy is expensive • The turbine has been de-rated to capitalise on the higher feed in tariff • Turbines have a ridiculous low out put when considering their size and impact upon the countryside and communities • Its not a sustainable option – the land owner and turbine providers are profiteering • The subsidiaries are putting people into fuel poverty with the ‘green tax’ on energy bills <p>Public Opinion</p> <ul style="list-style-type: none"> • Public polls show that people are in favour of renewable energy but in the right locations • Each application has its own planning balance and local people understand the local impacts and valued amenity that the turbine will impact upon • The Localism Bill, National Planning Policy Framework and the new practice guidance recognises the importance of effective consultation on onshore wind proposals • There has been no consultation with the affected communities and no benefits offered 	<p>Noted. No evidence has been presented to show that this turbine would have an impact upon health.</p> <p>The application has provided an Environmental Report which has been independently assed by Natural England and LCC Ecology who have no objection to the proposal nor requested further survey work.</p> <p>Government policies on subsidiaries are not planning considerations.</p> <p>Noted.</p> <p>Developers are not required to engage in public consultation for single turbines. Public consultation</p>
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<ul style="list-style-type: none"> • There is strong local opposition to this proposal including the Parish Councils representing Long Clawson, Hose, Harby and Ab Kettleby <p>Socio Economics</p> <ul style="list-style-type: none"> • There are no local benefits the turbine will be manufactured overseas and no benefits to local people during construction • There will be adverse impacts upon businesses <p>Planning Balance</p> <ul style="list-style-type: none"> • The commercial scale of the turbine will have significant adverse impacts which can not be mitigated • Government policies attach weight to renewable energy production • Great importance is placed upon sustainable development which includes environmental, social and economic considerations which should achieved jointly and simultaneously through the planning system. • When a proposal fails to contribute and enhancing the natural, built and historic environment or fails to support health, social and cultural well being it fails to be sustainable development – where harm outweighs the benefits it can not be sustainable or approved. • The benefit is only the energy production which is insignificant and cannot outweigh the harm to residents, heritage, landscape, ecology. • There is no pressing need for the proposal the government targets on the way to being met • The reports do not fully assess the impacts upon heritage, noise, landscape and ecology as a result of it not being determined EIA and does not enable a determination based on an assessments of all the necessary facts. • There is overwhelming opposition to this turbine the Localism Bill and recent guidance states that local communities should have a say how there areas are developed • Rushcliffe have refused an application for single turbine recently <p>In conclusion given the limited benefit and the significant adverse impacts in conflict with national and local planning policies we conclude that the harm completely outweighs the benefits and this application should be refused.</p>	<p>is triggered by the planning application.</p> <p>The benefits go far reaching than local employment. There is the construction of the components and job creation through the construction phase.</p> <p>There proposal has been assessed by statutory consultees on matters relating to heritage, landscape, residential amenity, ecology, aviation, telecommunication, public rights of way and highways as a result no objection to the proposal has been received. It has been concluded that the proposal whilst presenting a visual structure in the countryside would not have substantial harm that should outweigh the energy production that would arise from the proposal.</p>
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Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policy Considerations:</p> <ul style="list-style-type: none"> • The application is contrary to OS2 of the Melton Local Plan. • There is a balance which needs to be met between the sympathetic siting of renewable energy projects and the extent of the environmental, social and economic impacts. 	<p>In common with all planning applications, the Authority are bound in law to determine the application under s38(6) of the Act, i.e. in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the Melton Local plan and the NPPF</p> <p>The application is considered to be contrary to Local Plan Policy OS2. However, the application needs to be considered in terms of the Development Plan as a whole and the NPPF. The issue of compliance with Policy OS2 is required to be balanced against the need for Local Planning Authorities to support the delivery of renewable energy.</p> <p>It is considered that the impact of the proposal on environmental, landscaping and residential amenity results in less than substantial harm despite the huge amount of local opposition. in Government policy there is a presumption in favour of sustainable development, and the provision of renewable energy, even where it is of a limited amount, it is central to the economic, social and environmental dimensions of sustainable development The benefits of the energy production should be given greater weight.</p>

Conclusion

The proposal is considered to be supported in terms of principle by national policy in the NPPF as contributing to the wider aims of encouraging renewable energy and de-carbonising the economy. It is also considered that the proposal will not adversely affect the character and appearance of the area to an extent that it is regarded as unacceptable within national guidance; in terms of the landscape, guidance in the NPPF puts the emphasis on protecting international and nationally designated sites such as National Parks. It is considered that whilst there is the need for a balance between the interests of renewable forms of energy and landscape issues, in this instance the impact would be limited in extent on the landscape, although the landscape is unspoilt it is not one that attracts protection through its designation, in the manner explained in the NPPF.

Similarly, concerns raised regarding the impact on residential amenity from noise and visually are considered to be demonstrable, but of limited severity. A series of other concerns (e.g. impacts on wildlife, tourism, public footpaths, heritage assets etc) are not substantiated.

The site is considered to have adequate access arrangements and to pose no risk to highways users. Having considered all the issues, in this instance, the proposal is considered on balance to be acceptable and is therefore recommended for approval.

Accordingly, it is considered that whilst there will be inevitable impacts from the proposal, these do not meet the threshold of “significant” in the terms set out in the NPPF and when set against the benefits of the application in terms of the production of carbon-free energy, the balance of these issues is considered to favour the installation.

RECOMMENDATION:- Approval, subject to conditions

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details
3. No development shall take place until a programme of archaeological work, informed by an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)

- o The programme for post-investigation assessment
 - o Provision to be made for analysis of the site investigation and recording
 - o Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - o Provision to be made for archive deposition of the analysis and records of the site investigation
 - o Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
4. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (3).
 5. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (3) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
 6. Details of the position, width and depth of all proposed service and drainage trenches that are to be excavated within the canopy of existing trees and/or within 1 metre of any hedgerow that it is proposed to retain, including any proposed damage limitation measures shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be completed in accordance with these approved details.
 7. The Applicant must notify the Local Planning Authority in consultation with the MOD of the date construction starts and ends, the maximum height of construction equipment; the latitude and longitude of the turbine.
 8. By the end of 25 years from the first generation of electricity from the development to the grid all surface elements of the development shall have been removed from the site and the land reinstated in accordance with a scheme which shall be approved in writing by and submitted to the Planning Authority for approval not later than 12 months prior to the expiry of the said period of 25 years.
 9. If the wind turbine fails to produce electricity to the grid for a continuous period of 12 months, the wind turbine and its associated ancillary equipment shall be removed from the site within a period of 6 months from the end of that 12 month period unless otherwise be agreed in writing by the Local Planning Authority.

10. No development shall commence until such time as a traffic management scheme has been submitted to and approved by the local planning authority in consultation with the Highways Authority giving details of traffic control methods to be used to ensure the safety of highway users during the construction phase. The approval scheme shall then be implemented at all times during the construction phase.
11. Any damage caused to the highway as a result of the construction traffic shall be permanently repaired in accordance with Highway Authority standards within one month of the damage occurring.
12. At the time of the installation of the mast at the highest practicable point it shall be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration.
13. Noise levels arising from the turbine must not exceed 34.5dB LA90(10mins) when measured at the residential boundary of Holwell Lodge or 32.2dB LA90(10min) when measured at the residential boundary of Lamberts Barn. The turbine must not produce any mechanical or irregular noise sufficient to attract attention at the residential boundaries of Holwell Lodge and Lamberts Barn.
14. At the request of the Local Planning Authority and following a valid complaint to the Local Planning Authority relating to noise emissions from the wind turbine, the wind turbine operator shall measure or calculate, at his own expense, the level of noise emissions from the wind turbine. The measurement and calculation of noise levels shall be undertaken in accordance with "The Assessment and Rating of Noise from Wind Farms", September 1996, ETSU report number ETSU-R-97 having regard to paragraphs 1-3 and 5-11 inclusive, of The Schedule, pages 95 to 97. The assessment methodology shall be approved by the Local Planning Authority prior to undertaking the detailed assessment.
15. Should the wind turbine noise level specified in Condition 14 be exceeded, whether or not identified as a result of the procedure set out at condition 15 above, the wind turbine operator shall take immediate steps to ensure that noise emissions from the wind turbine are reduced to or below such levels or less, and obtain written confirmation of that reduction from the Planning Authority is satisfactory.
16. No tonal element to the noise generated by the turbine involved in this development is to be audible at the boundary of the nearest non-associated residential property.
17. Prior to commencement of the development a mitigation scheme for controlling shadow flicker at Holwell Lodge and Lodge Farm shall be submitted and agreed in writing by the Local Planning Authority. At the request of the Planning Authority and following a valid complaint to the Planning Authority relating to shadow flicker from the wind turbine, the wind farm operator shall follow the mitigation scheme as approved.

Officer to contact: Mrs Denise Knipe

Date: 9th December 2013