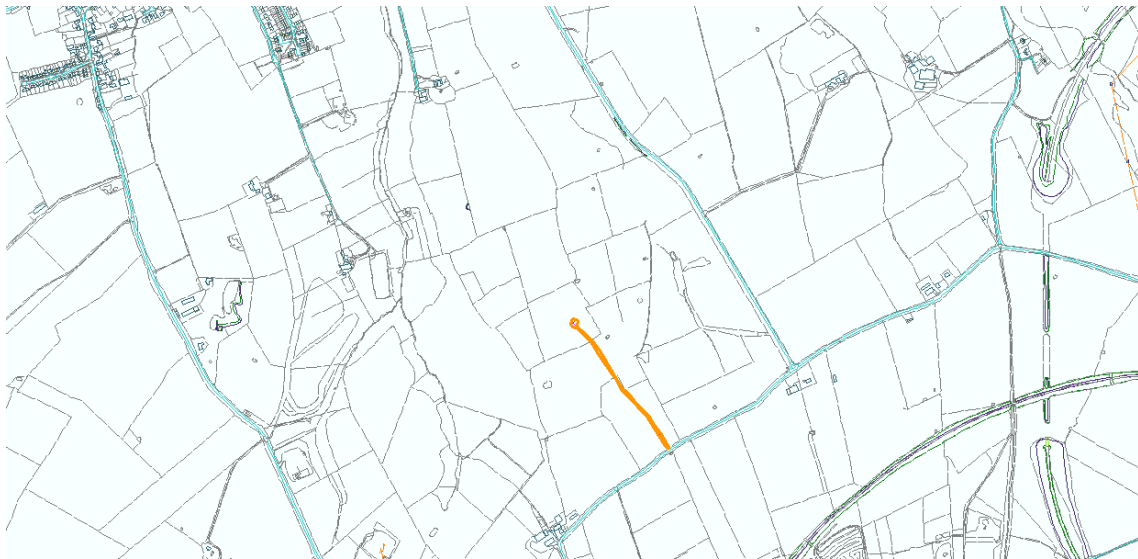


AGENDA ITEM 4

Committee Date: 14th August 2014

Reference: 14/00399/FUL
Date submitted: 13.05.2014
Applicant: Mr G Skinner
Location: Field OS 2200 Clawson Road Holwell
Proposal: Erection of a single wind turbine generator with hub height up to 55m



Introduction:-

This application seeks approval for the erection of 1 no. medium scale wind turbine; EWT DW54 500kW, with an associated transformer together with upgrading works to the access and track, a field track and crane pad. The turbine is to be located within a field belonging to the applicant. The turbine would have a maximum blade tip height of 79 metres with the hub height measuring 55 meters. 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 1729 MW hours per annum, sufficient energy to power approximately 540 homes per annum.

To gain access to the proposed location it is required to install 387 metres of new track and upgrade the existing track to a 4 metre width constructed of crush stone. To mitigate the visual impact of the new access track a porous paving system such as Netpave™ or similar is proposed. Once seeded Netpave™ is said to be almost invisible after two to three months of a grass growing season.

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. The

developer has also undergone a public consultation exercise prior to submission of the application. The event was held at the village hall in Long Clawson and was attended by 31 residents.

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

- **Impact upon the character of the countryside designation**
- **Impact upon Heritage Assets**
- **Impact upon residential amenities**
- **Sustainable Development**

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

Relevant History:-

No relevant planning history.

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)

National Planning Practise Guidance: Renewable & Low Carbon Energy

Guidance was issued by the Department for Communities and Local Government in April 2014 and replaces the previous guidance issued in July 2013. The guidance offers 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.
- Where decisions are finally balanced the ‘Capacity Factor’ can be a useful information in considering the energy contribution to be made by a proposal.

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 Assessments |
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| <p>Environment Health Officer – No objection, subject to conditions.</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</p> |

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| | <p>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. To assess the impact of the EWT DW54 wind turbine, the separation distances have been calculated for the 35dB and 43dB noise contours for the daytime and night-time lower absolute limits, as specified in the ESTU-R-97 guidance, using CadnaA noise modelling software. This software calculates the propagation of noise to the procedures contained in International Standard ISO 9613-2 '<i>Acoustics – Attenuation of sound during propagation outdoors</i>'. The model calculates the propagation of noise in accordance with British and International Standards and predicts operational noise levels from the proposed development. The assessment has assumed a flat topography within the 1 km in the noise models, to exclude any attenuation that may be provided by the intervening topography and any acoustic barriers. The noise levels used to determine the sound power level of the EWT DW54 Wind Turbine is derived from the manufactures specifications.</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 but none have been indentified as falling within the accepted distance to comply with the noise levels of 35 dB which is 570 metres for windspeeds up to 10ms measured at a 10 metre height.</p> <p>The nearest dwellings without a financial interest in the development are 655m to the south east at Threeways Farm, Clawson Road, Long Clawson and 655m to the west at Sandpit Farm, Sandpit Lane, Long Clawson. Both exceed the distance stipulated within the noise assessment when taking into account the ETSU-R-97 guidance and International Standards that is endorsed within the NPPF 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> <p>It is considered that given the NPPF is recent and</p> |
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| | <p>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>It is considered that the noise resulting from the turbine would not have any unduly adverse impact upon any of the nearby neighbours. Noise conditions can be imposed in the interest of protected residential amenity.</p> |
| <p>LCC Highways Authority – No objection subject to conditions.</p> <p>These revised observations follow confirmation from the applicants that they have thoroughly assessed the construction route firstly via a desk top mapping exercise and subsequently driving the route and measuring in situ where necessary and have confirmed that although the turbine delivery will be an abnormal load the existing route is suitable for all component deliveries without alteration or modification to the existing highway or any of the street furniture. They confirm that the existing site access is also suitable for all component deliveries without alteration or modification.</p> <p>On that basis the Highway Authority are prepared to look favourably upon the proposal</p> | <p>Noted. The access to the site will be via the existing access on Clawson Lane that serves the two agricultural sheds.</p> <p>The existing track (approx. 78 metres) will not require upgrading. The track thereafter over a distance of 185 metres will require upgrading and widening to a 4 metre width. There will still be a requirement for 202 metres of new track provided to transport the turbine to the site location.</p> <p>The Highways Authority have no objection the proposal in the interest of highway safety.</p> |
| <p>LCC Public Rights of Way</p> <p>Public bridleway G46 runs close to the proposed development. Despite its replacement, PPS22 is still considered to provide the most appropriate guidance regarding the proximity of wind turbines to Public Rights of Way. There are two relevant paragraphs:</p> <ul style="list-style-type: none"> • Developers should seek to achieve at least fall over distance from any public right of way for maximum safety (PPS 22 para.57). • The recommended minimum distance from a bridleway is 200 metres (PPS 22 para.56). <p>Having taken measurements from the plan the proposed turbine location does achieve the minimum fall-over distance (plus 10%) from any public right of way and that bridleway G46 is outside the 200m recommended minimum distance.</p> <p>Although the turbine would be visible from G46 and other rights of way in the area it will not impact on their use and enjoyment and therefore no further comments to make.</p> | <p>Noted. The turbine would be sufficiently set apart from the nearby public rights of way and therefore can comply with the recommended separation distances. Whilst the turbine would be viewed from public footpaths and bridle paths, G46 being the closest, it is considered that the amenity of the facility will not be adversely affected due to the intervening vegetation and trees and the safety of users can be safeguarded by condition</p> <p>The Access and Rights of Way Officer has no objection to the proposal subject to the meeting the required separation and has advised that they do not consider that its use and enjoyment would be compromised should a turbine be present.</p> |
| <p>English Heritage</p> <p>As this application potentially affects scheduled monuments, listed buildings and conservation areas the statutory requirement to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest</p> | <p>The National Planning Practice Guidance advises that as the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. It goes on to advise that depending on their scale, design and prominence a wind turbine within the setting of a heritage asset</p> |

which it possesses and the character and appearance of the conservation area (section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990) must be taken into account by your authority when making its decisions. English Heritage also refers to the potential cumulative impact of wind turbines on the significance of heritage assets which is relevant here.

The importance attached to setting is recognised by the Government's National Planning Policy Framework (NPPF) and in guidance, including the Historic Environment Planning Practice Guide (HEPPG) produced by English Heritage and endorsed by Government, Wind Energy and the Historic Environment (English Heritage) and the Setting of Heritage Assets (English Heritage). The very recent publication of Planning practice guidance for renewable energy issued on 29th July 2013 by DCLG contains the following statement (para 34) 'As the significance of a heritage asset derives not only from its physical presence, but also from its setting careful consideration should be given to the impact of wind turbines on such assets. Depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset'.

The NPPF defines the setting of a heritage asset as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may affect the ability to appreciate that significance or may be neutral' (NPPF, Annex 2). Detailed guidance on assessing the impact of development on the setting of a heritage asset is set out within 'The setting of Heritage Assets' and the HEPPG, Paras. 113-124. In respect of this application, it is important that assessment includes visualisations to and from the designated heritage assets and including both the turbine and the designated heritage asset in the same view.

In this case the potential impact on the setting of numerous designated heritage assets including, within a 5 kilometre radius 14 grade I and II* listed buildings, 6 scheduled monuments and 9 conservation areas, conservation areas with their nationally important designated heritage assets, must be carefully considered.

The information provided in the Supplementary Planning Document identifies 6 scheduled monuments within 5km of the application site, but makes no reference to other heritage assets such as listed buildings and conservation areas, and concludes that there is likely to be no impact (upon heritage assets)

The submitted information is limited and does not provide a full assessment of the impact on individual designated

may cause substantial harm to the significance of the asset.

Various photomontage and wireframes have been produced which confirms that in some viewing frames the turbine will be visually dominant due to its positioning on the top of an escarpment. A viewpoint has been produced from the village hall in Long Clawson which confirms that when viewed up from the valley the turbine would be a dominant feature within the landscape which is further enhanced due to the vast open expanse of sky it would be viewed within. (viewpoint 3).

The turbine would lie approximately 772 metres from the grade II listed windmill (Mill Farm) and therefore falls within its setting. The windmill derives much of its historical significance from its open, rural setting. Contained within the submitted Heritage Assessment it is acknowledged that the windmill is a local landmark from nearby countryside and villages, and goes on to concede that the turbine **would have substantial impact** (emphasis added) when viewed from the outskirts of the village of Long Clawson and continues to state that whilst not obscuring the view of the windmill the turbine becomes the more **prominent feature** (emphasis added) within in the landscape. A photomontage from the village hall has been provided and whilst this is only one way of assessing visual impact it demonstrates that the turbine will not only be prominent but will dominate that view, 'dwarfing' and diminishing the role of the grade II listed building as the dominant feature within its setting..

The former mill has been converted and is in use as a residential property and whilst it has 21st century modern additions it has been sensitively done, with the extensions set low furthermore it has secured the longevity of the listed building. The extensions are not easily viewed from outside of the confines of the site and the mill remains the focal point when viewed in the wider landscape.

The historic importance of the windmill is equally sustained by the rural countryside which it sits and arguably contributes to its setting. Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("P(LBCA)A 1990") requires that special regard to the desirability of preserving the building or its setting **The construction of a turbine to the height of 77 metres rising above the grade II listed windmill is not considered to enhance or preserve the setting of the heritage asset and due to the topography of the landscape the harmful impact can not be mitigated against. This harm is**

heritage assets, where there is potential for a degree of harm, which may be less than substantial. This should include the impact on the rural setting of designated heritage assets which contribute positively to their significance. There does not appear to be any graphical material included – such as wire frame diagrams and photomontages to demonstrate the visual impact. English Heritage advise your authority would need to consider if the significance of the heritage assets as a group is also derived from any relationship with the rural landscape in assessing if the turbine will cause any harm.

considered to be substantial and the proposal should therefore be refused.

Additional information has been provided in response to English Heritage criticism that the heritage information provided was inadequate as it only assessed schedule monuments and no other form of heritage asset. The updated assessment has taken into account that within a 5km radius there are 2 no. Grade I listed Buildings, 12 no. Grade II listed buildings, 16 no. Grade II* listed buildings and seven Conservation Areas within the nearby villages of :-

- Holwell – 2.2km south
- Ab Kettleby – 2.9km south
- Hose – 3km north
- Scalford – 3.4km south east
- Wartnaby – 3.6km south west
- Goadby Marwood – 4.6km east
- Harby – 5km north

Most of the heritage assets identified fall within a much shorter distance of 5kms but due to the intervening terrain and natural screening the applicants has concluded the harm as ‘negligible’ or ‘minor’ with the exception of three assets – The Church of St Remigius (grade II*) in Long Clawson, the windmill at Mill Farm (grade II, within 772 metres of the proposal) and Long Clawson Conservation Area.

The report describes the impacts to be ‘moderate’ in terms of Environmental Impact Assessments. However 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).

Views to and from the Conservation Area of Long Clawson would be limited to glimpses between the built form and natural vegetation and it is therefore considered that the turbine would result in less than substantial harm upon the setting of the Conservation Area of Long Clawson. A similar assessment has been concluded in regards to the setting of St Remigius Church (grade II*) which is situated within the centre of the village surrounded by residential dwellings. It has no church spire but a tower which

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| | <p>has a fairly squat appearance thereby reducing its prominence when viewed outside of the village.</p> <p>Whilst there are many heritage assets within the vicinity of the nearby settlements, due to the separation distance and intervening topography, the harm is considered to be less substantial to neutral in conservation terms.</p> <p>It is considered that the estimated energy production of 1729 MW per annum (based on wind speeds of 6.9ms) does not amount to significant public benefits to outweigh the substantial harm to the setting of the grade II listed building; the windmill, in the context of the NPPF paragraph 132 and 133. Accordingly it is recommended that the proposal is refused due to being harmful to the significance of a designated heritage asset and its setting.</p> |
| <p>LCC Archaeology - No comments received to date.</p> | <p>The top field has Ridge and Furrow characteristics which have in part been altered with the construction of the track from Clawson Lane. This part of the track has been built up and levelled when the two large agricultural buildings were constructed. It is proposed to utilise this track and upgrade and create a new track in order to transport the turbine to the site. The field in which the turbine and crane pads are to be constructed is a grassed pasture field with no evidence of Ridge and Furrow. Should approval be granted conditions can be imposed in order to safeguard archaeology and require mitigation of the track upon the ridge and furrow land.</p> |
| <p>LCC Ecology – No objection subject to conditions.</p> <p>The exact location of the turbine allows a 50 meter buffer between the turbines and nearby ecological features (hedgerows). This is in accordance with Natural England Technical Information Note TIN051 Bats and onshore wind turbines. The outline details of the turbine submitted with the application indicate that the base of the turbine will need to be at least 59.4 meters from the hedgerows in order to satisfy this criteria (assuming hub height is 55m, blade length is 29m and nearby hedgerows are 3m). The actual separation distance between the proposed turbines and the hedgerows meet this criteria. However, it is recommended that it is ensured that any micro-siting retains this distance.</p> <p>The proposed turbine location is not in the vicinity of any sites protected for their bird assemblages or populations and, for a single medium sized turbines in this location, a bird survey is not required.</p> <p>It is noted from the Great Crested Newt (GCN) survey submitted with the application (Curious Ecologists, June</p> | <p>The application is supported with ecology reports where a survey for habitats and protected species including great crested newt, badger, bats, birds and reptiles has been carried out during a site visit and using ecological records obtained from Nature on the Map, on the Natural England website, the Leicestershire and Rutland Environmental Records Centre (LRERC).</p> <p>The only potential impact upon protected species is the construction of the track which is within 40 metres of a pond that has been given a rating as suitable breeding pond for great crested newts. The proposed track, for part of the route, runs parallel with the existing hedge and it is recommended that no spoil is to be stored close to the hedge as it may harm wildlife seeking refuge under the hedge.</p> <p>The County Ecologist has no objection to the proposal subject to the proposed mitigation of the track as outlined within the report and conditions have been requested to ensure that GCN are protected during the construction phase.</p> |

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| <p>2014) that a population of great crested newts is present within the pond to the East of the proposed access track. It is considered that, in the absence of mitigation, there is a significant risk that GCN will be impacted by the installation of the access track. Pages 7 and 8 of this report provide a Method Statement for mitigation to minimise the impact to GCN. This involves keeping the grass short in the access track area over summer and only laying the track during November and December. The strimming will make the habitat sub-optimal for GCN and will minimise the risk of them being present. By completing the works in November/December GCN will be hibernating. This is acceptable, provided that it is also ensured that there is a buffer between the hedgerow and access track.</p> | |
| <p>Natural England – No objection.</p> <p>The proposal is unlikely to affect any statutorily protected sites or landscapes.</p> | <p>Whilst the landscape has no national designation the site lies within Natural England National Character Area (NCA) 74 Leicestershire and Nottinghamshire Wolds and is identified within Melton Borough Landscape and Historic Urban Character assessment report as character area 3 (Wold Scarp). The landscape character is described as <i>‘a pronounced locally dramatic northwest facing escarpment landscape, with a distinct pattern of traditional small scale regular and irregular shaped pastures woodland and historic features’</i> The distinct characteristics of the landscape are described as <i>‘prominent scarp landform, pattern of small traditional pastures, woodland and ridge and furrow.’</i></p> <p>The turbine will sit on the Wolds Top plateau, at the edge of the Escarpment overlooking the vale which is valued locally for its scenic beauty. The turbine is therefore considered that it would command visual dominance when viewed from the lower escarpments and valley floor, within Long Clawson village, with long range views of the turbine when viewed from the wider landscapes within the Vale. The submitted landscape assessment acknowledges that the scenic quality of the landscape has a high value and reports that this is <i>‘probably the most dramatic feature of the Borough’s landscape’</i> however the overall conclusion of the landscape assessment has placed the overall landscape value of the site and immediate area as low-medium.</p> <p>In this rural setting the proposed turbine is considered to impose itself as a result of its height and turbine blades movement and would be seen in the landscape generally and from many local roads and footpaths. In addition to the turbine being widely visible within the landscape it is considered that there are several key prominent views where the turbine would be highly visible and intrusive within the landscape.</p> |

- The Village Hall and playing fields in Long Clawson. - From this viewpoint the turbine would sit in the higher landscape and would compete with the local landmark being the windmill (Wind Mill Farm), grade II listed building. (as demonstrated in viewpoint 3)
- A606 Nottingham to Melton - Views up towards the turbine when travelling from Nether Broughton (viewpoint 5)
- Public footpaths and bridleway, in particular G46 which runs in close proximity to the site location. (viewpoint 4 and 6)
- Local roads, Waltham Lane, Clawson Road and Melton Road – reduced to glimpses where there is natural vegetation.

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**.

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.

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.

The landscape has no national designation but is considered to have unique characteristics which is not capable of absorbing a turbine of this size so close to the escarpment. The turbine due to its size and positioning would be a dominant alien structure within the landscape. The harms identified are considered to not outweigh the energy production from the turbine.

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| <p>Long Clawson Parish Council – Objects</p> <ul style="list-style-type: none"> • The site is highly visible to many surrounding villages; • It would set a precedent for future similar applications; • The cumulative effects of such developments are difficult to quantify when viewed individually and it is a subjective judgement; • This is a well known area of natural beauty with a large volume of tourism | <p>Being visible is not a ground for refusal the NPPF advises that the harms needs to be significant and demonstrable. An assessment is required as to what ‘harm’ the turbine has on the landscape and the surrounding area and this has to be balanced against the benefits a turbine may produce. In the case of this proposal harms have been identified which are not considered to be outweighed by the public benefits as detailed above. (pages 6-9).</p> <p>As with all planning applications each one has to be determined on its own merits. In the case of wind turbine proposals cumulative impacts are required to be assessed with other turbine developments to establish if there would be ‘turbine clutter’ within the landscape. 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 during a journey. Cumulative assessment has been submitted and concludes that there would be no adverse impacts arising. 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> <p>Noted. 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>Broughton and Dalby PC and Ab Kettelby PC. Both Councils are opposed to the application.</p> <p>The NPPF demands that renewable energy must be sustainable on the grounds of economic, social and environmental grounds. This application will not provide any economic benefit to the community with no employment opportunities and no significant contribution to the local energy supplies and is not sustainable on economic grounds.</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 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. Whilst employment opportunities would not directly benefit local residents it will support the manufacturing and construction industries nationally.</p> |

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| <p>The visual impact is detrimental to the local community as a whole and guidance issued on 10th October 2013 indicates that communities wishes are a material factor in wind turbine applications.</p> <p>Both Councils feel that the negative effect of the proposed turbine outweighs any benefits to be gained from green energy.</p> | <p>The Planning Practice Guidance advises that communities should be ‘listened to’ and the environmental concerns given proper weight. It is to be read alongside the NPPF.</p> <p>The NPPF advises that renewable energy proposal should be approved unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” where harmful impacts can be mitigated against. Therefore an assessment is required as to what the harm would be. In the case of this proposal the assessment has found that the benefits of the proposal have not outweighed its harmful impacts upon the setting of heritage assets and the landscape.</p> |
| <p>Barkestone, Plungar and Redmile PC</p> <p>The Parish Council has reviewed the application & wishes to object to the proposal.</p> <p>We are concerned that there remains no coherent strategy for renewable energy in the Vale of Belvoir. We have been encouraged by the work of Melton Borough Council asking us to identify important views in and from our Parish, which will input into a study being undertaken by Halcrow and Bayou.</p> <p>The Vale is characterised by its open and expansive nature; it is strongly rural, undeveloped and tranquil. It is noted for its small nuclear villages and the prominence of their churches on the skyline. The proposed turbine would be visible from many miles away (it sits inside important views that we have noted for the study referred to above) and would be an incongruous and prominent feature in this quiet landscape.</p> <p>We object to the proposal on the grounds of its adverse impact on visual amenity and negative effect on the landscape character of the Vale.</p> | <p>Noted. There are no local policies for renewable developments and preparation is currently underway for formulating a new Local Plan. Members of the public and Parish Councils have been encouraged and are actively involved in the process. Wind turbine developments and site selection will form part of that process.</p> |
| <p>Scalford Parish Council</p> <p>The Parish Council have studied the information provided and advise that there are no specific comments they wish to make on this application.</p> <p>The Council does feel however that as there is no National or Local policy on the location of wind turbines it is going to lead to a rash of turbines appearing all over the County. Obviously not every location is suitable and the Council feel it would be beneficial if there were designated areas where turbines can be installed.</p> <p>Councillors have very varied and fixed views on turbines</p> | <p>Noted. There are no local policies for renewable developments and preparation is currently underway for formulating a new Local Plan. Members of the public have been encouraged and have been actively involved in the process.</p> |

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| <p>which makes it difficult to reach a consensus when asked to comment on turbine applications. It is also accepted that National Government is keen to have these applications passed to meet targets that have been set.</p> | |
| <p>East Midlands Airport – No objection subject to a condition requiring the application to notify the local planning authority, in consultation with East Midlands Airport, within 1 month, of the turbine commencing operation.</p> | <p>Noted. A condition can be imposed.</p> |
| <p>Civil Aviation Authority (CAA)</p> <p>The CAA has no responsibilities for safeguarding sites other than its own property. 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>Cumulative effects of turbines may lead to unacceptable impacts in certain geographic areas.</p> <p>The Ministry of Defence will advise on all matters affecting military aviation.</p> | <p>Noted.</p> |
| <p>MOD – No objection, subject to a condition requiring a 25 candela omni-directional red lighting or infrared aviation lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.</p> | <p>Noted. 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>NATS – No objection.</p> <p>Following a review of our operation in the vicinity of the proposed development NATS (En Route) plc has determined that although this is likely to impact our electronic infrastructure, this impact can be managed such that it does not effect the provision of a safe and efficient en-route ATC service. Accordingly NATS (En Route) plc has <u>no safeguarding objection</u> to the proposal and as such, we are withdrawing our objection of the 14th July 2014</p> <p>However, please be aware that this response applies specifically to the above consultation based on the information supplied at the time of this application. If any changes are proposed to the information supplied to</p> | <p>Noted.</p> |

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| <p>NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NATS requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.</p> | |
| <p>Joint Radio Company (JRC)</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 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> | <p>Noted. JRC analyses proposals for wind farms etc. on behalf of the UK Fuel & Power Industry and the Water Industry in north-west England. This is to assess their potential to interfere with radio systems operated by utility companies in support of their regulatory operational requirements.</p> |
| <p>Arqiva - No objection</p> <p>Having regard to our network and the lines of sight used by our RBL's, we have no objection or issues to raise based upon the information that you provided.</p> | <p>Noted. Arqiva is responsible for providing the BBC and ITV's transmission network.</p> |
| <p>BT – no objection.</p> <p>The proposal should not cause interference to BT's current and presently planned radio networks.</p> | <p>Noted.</p> |
| <p>Rushcliffe Borough Council</p> | <p>No comments received to date.</p> |

Representations:

A site notice was posted and the immediate neighbouring property consulted. As a result 95 letters of representation from 80 households and 55 pro forma templates (150) and 3 letters of support have been received to date.

| Representation | Assessment of Head and Regulatory Services |
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| <p>Public Consultation:</p> <p>The pre-application consultation undertaken by the applicant appears wholly inadequate in the context of the new legislation introduced by the DCLG in December 2013.</p> <p>The applicant's 3-page summary of responses from the</p> | <p>The publication of the National Planning Practice Guidance (NPPG) has introduced the requirement for applicants of wind energy proposals, involving two or more turbines; or over the height of 15 metres to undertake a public consultation with residents. In summary applicants must :-</p> <ul style="list-style-type: none"> publicise the proposal in such a way as the applicant reasonably considers is likely to |

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| <p>information event reflect significant disquiet and a range of key issues but there are no signs that these have been materially addressed through modifications in the final application as required by the new legislation – the applicant’s documents simply acknowledge that the comments have been received.</p> <p>It was merely a ‘tick box’ exercise to comply with government guidelines it was not meaningful consultation.</p> <p>There was one open 'Public Consultation' convened on 15th April. To be frank this was not widely publicised at all. I did not see any posters, there was not any notice in the Parish Magazine, etc.. A leaflet drop was made in Long Clawson, ours arrived on 13th April, together with a note dated 8 April 2014. This was just 2 days before the Consultation</p> <p>It was not so much of a consultation but a display of a (very) few maps and dark photographs that had a dark turbine superimposed upon them. To call this a Public Consultation was not an accurate description at all and is frankly an insult.</p> <p>The turbine does not have the support of the village as evidenced by the Applicant’s own consultation event. Not one respondent was very supportive of the development, yet 72% were very opposed. - The Government last year said that local views should be taken into greater consideration and I trust they will be.</p> <p>The applicant has failed to consult adequately with the residents and communities affected by the proposal - . For example, the applicant has failed to fly a blimp to demonstrate the height of the proposed turbines.</p> <p>There was inadequate per-application consultation and the photos displayed were very misleading.</p> <p>The applicant has failed to consult with the residents and communities affected by the proposal. We are not aware that there have been any consultations. (Hickling Resident)</p> | <p>bring it to the attention of a majority of the people who live at, or otherwise occupy, premises in the vicinity of the land;</p> <ul style="list-style-type: none"> ● set out how persons may contact them regarding the proposal. The applicant must give sufficient information about the proposed timetable to ensure that people wishing to comment on the proposed development may do so in good time; ● if they decide to go ahead with making an application for planning permission, have regard to any responses received when finalising the application to be submitted; ● when submitting their application explain how the local community has been consulted, what comments have been received, and how account has been taken of those comments. <p>The applicant has stated that the event was well advertised with flyers being delivered throughout the villages of Long Clawson and Holwell, and the Parish Council and neighbouring Parish Councils being advised in good time. 31 people attended the event with 25 questionnaires being completed. The applicant has advised that as a result of the consultation a small number of concerns were raised over the location, visual impact, ecology and proximity to the Jubilee Beacon on top of Clawson Hill. The applicant states that after carefully consideration of the residents concerns that, in their opinion, none required a revision of the proposal as they had; with the exception of the proximity to the Jubilee Beacon been, considered prior to the event. They have since looked at the proximity to the Jubilee Beacon but did not consider that any amendment to the proposals was required. All of the concerns raised at the consultation event have been claimed to be addressed within the Planning Application.</p> <p>The proposed siting and type of turbine was fixed prior to the public consultation and despite concerns raised by residents the applicants did not consider it was necessary to revise the proposal. The requirements to undertake a public consultation has been met however it could be argued that the concerns of the residents have not been recognised in the final submission. The legislation requires developers to have regard to responses before finalising the proposal. When questioned the applicant has advised that in order for the consultation event to be both meaningful and useful it was necessary to put forward a fully thought out, researched and what they considered to be, a carefully</p> |
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| | <p>considered proposal with realistic visuals, illustrating the scale of development and how it would look from various view-points. They did not consider that the responses warranted any amendments to the proposal.</p> <p>The application has attracted a large number of objections and it is clear that residents have a different view to that of the applicant however it is considered that the public consultation was valid and met the requirements set out.</p> |
| <p>Visual Impact and Landscape:</p> <p>The vale of Belvoir is an area of outstanding natural beauty valued greatly by residents and visitors the amenity value will be destroyed by a turbine rising above the village.</p> <p>This proposed turbine of over 255 feet in height will totally dominate the landscape as it is proposed for it to be sighted on the highest part of the sky line of the Vale of Belvoir</p> <p>We should be preserving the Vale for future generations, not leaving ugly alien monster structures in the landscape as our own generations' legacy</p> <p>It will be highly visible and dominate the landscape and views, truly being a 'blot on the landscape' for a considerable number of years</p> <p>The Turbine will have a devastating impact on the landscape of the area. Lincoln Cathedral can be viewed from the Belvoir Escarpment and Lincoln Cathedral would have a view of this Turbine if it was allowed. The visual impact of wind turbine of this very large size cannot fail to be extremely intrusive</p> <p>Siting a turbine there (of any reasonable size at all) would dramatically change the character of the whole of the southern half of the Vale of Belvoir from Bottesford south-westerly.</p> <p>It is at a 1km perpendicular from the centre of the village that is, essentially, long and thin in layout it will stand above on high ground where it will dominate the village and greatly change the character of the village.</p> <p>Too close to the village and will impact upon the character.</p> <p>This will destroy not only my village but all of the surrounding villages. It is not in keeping with the surrounding area and will look awful in a beautiful countryside like ours.</p> | <p>Landscape assessment has been considered in full on pages 9-11.</p> <p>Whilst the area has no national designation it is considered that the positioning of a turbine of the height of 79 metres would have a dominant affect upon the landscape being sited on the ridge of the escarpment. When viewed from the lower valley the turbine would be viewed against the vast open sky which only seeks to advocate it as a dominant structure where the landscape is relatively free from modern tall structures, apart from the former windmill; grade II listed building (discussed further above in Heritage).</p> <p>The recent dismissed appeal decision at Hindles Farm, Waltham endorses this position where the Inspector stated that “because of the wide landscape, with its ‘big skies’, and the elevation of the site the proposed wind turbine at some 50m to hub height and 77m to blade tip would appear as a strident feature”. She goes on to say that “The proposed wind turbine would be seen from a significant distance and would be noticeable when viewed from the A607 which is one of the main approach roads to Melton Mowbray. <u>In its isolated position with nothing else by way of surrounding development, this single wind turbine would be an imposing intrusion in the rural scene.</u>” (emphasis added) Whilst the site does not benefit from any national designation the Inspector did not consider that the benefits of the energy production outweighed the harmful impact upon the rural landscape because of the topography and proposed siting.</p> <p>Whilst each application is to be adjudge on its own merits similarities can be drawn to this proposal being in the same National Character Area and free from buildings and it is therefore capable of being a material consideration. If anything this site is even more exposed because of being sited on the escarpment overlooking the Vale. Being visible is not a reason for refusal it is the harm associated with the proposal which need to be balanced against the</p> |

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| <p>This will ruin the countryside. The wind turbine erected on top of Stathern Hill is a monstrosity which can be seen from miles away, we really don't need another eyesore in the Vale of Belvoir. This outstanding area of the country will be ruined.</p> <p>The turbine will be situated on the top of an ancient Jurassic Wold escarpment noted by Natural England as an Area of defined National Character and will be visible for over 40 miles and ruin the unique tranquillity and vista of the Vale of Belvoir.</p> <p>It would be a huge artificial structure out of all keeping with this beautiful rural area of small communities</p> <p>It would add to the cumulative adverse effect of existing turbines in the area and if this application were granted it would make easier the proliferation of further turbines in the Vale, thereby ruining the amenity value of the Vale,</p> <p>This will ruin the countryside. The wind turbine erected on top of Stathern Hill is a monstrosity which can be seen from miles away, we really don't need another eyesore in the Vale of Belvoir. This outstanding area of the country will be ruined.</p> <p>There is a sense of space with wide views to the distant escarpment slopes in the south, so that the whole of the ridge from Belvoir Castle to nether Broughton can be seen across the vale. The proposed turbine position would be on the very top of this escarpment</p> <p>The views, to and from, the Vale of Belvoir will be negatively impacted by this wind turbine construction.</p> <p>The applicants maintain that the 'Magnitude of Effects' to only be medium – this is subjective and their opinion only – for those that enjoy the rural countryside they would consider this as much greater magnitude.</p> <p>The turbine is far too close to the village. These are supposed to be built away from people in remote areas</p> <p>This is currently a beautiful part of Leicestershire; undulating hills of quintessentially English countryside and views for miles and miles. A scene that would be destroyed by the installation of a wind turbine</p> <p>To give planning permission in my opinion would be an act of vandalism which would destroy the quite tranquillity and beauty of this area. The Vale of Belvoir is a renowned area of natural beauty and should be protected for present and future generations no matter what the cost.</p> | <p>benefits of the wind energy it could produced. There is the added harm that the turbine dominates the landscape and diminishes the prominence of the windmill; a local landmark in the area, a heritage asset in its own right of some significance. The turbine would only be 772 metres apart from the building and would therefore be viewed within the setting of the windmill. This impact is considered to be harmful as it is the rural setting that contributes to the history of this heritage asset, located so as to optimise wind but unlike the proposed turbine its form does not appear as an alien structure within the landscape and relates more to the human scale.</p> |
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| <p>There are numerous vantage points in and around the Vale where more or less the whole Vale can be seen (the A606 between Hickling Pastures and Upper Broughton and the A46 near Kinoulton are two such examples). Coming back into the Vale from any direction you get the most wonderful views which will be spoilt.</p> <p>This massive structure to the height of its tip would be almost 5 times the height of Long Clawson church and would be totally out of keeping with this beautiful rural area of farms and villages.</p> <p>The proposed wind turbine would impose on views from and on the approach to the village from all directions</p> <p>There is no way this proposed wind turbine with its modern structure could enhance this area.</p> <p>The proposed turbine according to the applicants own planning statement states that it is located within a landscape character area that is visually prominent within the wider landscape; the siting of the turbine within land at Hazletongue Farm is likely to result in a moderate to substantial adverse effects upon the landscape – I think this is unacceptable</p> <p>The wind turbine would have a highly detrimental impact on the Vale of Belvoir landscape, which is currently a tranquil landscape, characterised by tall church spires. The introduction of a large, moving object will be a discordant, destructive element. It would not conserve or enhance the landscape</p> <p>The humongous eye saw would take away the natural beauty of the village</p> <p>Massive overpowering moving Industrial Structures do not have a place in any rural environment.</p> <p>Because of its height, form, mass and bulk it would be totally inappropriate development in open countryside.</p> <p>There are numerous vantage points in and around the Vale where more or less the whole Vale can be seen (the A606 between Hickling Pastures and Upper Broughton and the A46 near Kinoulton are two such examples). Coming back into the Vale from any direction you get the most wonderful views which will be spoilt.</p> <p>Being sited on a high ridge would add to the Turbines prominence when viewed from many locations within the ‘Borough of Melton’. Any Turbine application which is granted will create a precedent for other applications.</p> <p>25yrs is not what I would consider to be temporary and</p> | <p>Each application is to be considered on its own merits what may be suitable in one location will not necessarily be acceptable in another. Careful consideration on landscape and environmental concerns require a proper assessment.</p> <p>Noted. There is no guarantee that a further</p> |
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| <p>they could apply to extend the time.</p> | <p>application would not be submitted.</p> <p>In this instance it is considered that the harmful impacts upon the rural location and the setting of the grade II windmill at Mill Farm cannot be mitigated and the benefits of energy production is not considered to outweigh the harms identified.</p> |
| <p>Impact Upon the Enjoyment of the Countryside:</p> <p>The Vale is a beautiful and relatively unspoiled area enjoyed not just by residents, but as a valuable and much-loved amenity by people in nearby towns and also from the cities of Nottingham and Leicester</p> <p>There are too many footpaths and bridleways in close proximity to the site and the turbine would have a significant impact on the users of these rights of way in terms of their comfort and enjoyment of the area.</p> <p>I regularly walk the footpaths in this area. As a Highly Sensitive Receptor with respect to visual impact, the turbine would have a significant adverse impact</p> <p>It will diminish the experience of using the footpaths and bridleways.</p> <p>Concerned that the sight and sound of the wind turbine will scare the horse when riding, potentially risking injury to myself. This will affect many other horse riders in the area.</p> | <p>Noted. Please see commentary above in response to Public Rights of Way and bridlepaths (page 6).</p> |
| <p>Impact upon tourism</p> <p>Businesses and the local economy in the Melton and Belvoir area benefit significantly from tourists taking in the unspoilt views. This will be seriously undermined, again devaluing the wealth in the local area.</p> <p>The Turbine would have a negative impact on local small businesses and especially Tourism and the Equestrian market which are so prominent in the Vale.</p> <p>It will impact on residential and recreational and tourist amenity by having an industrial sized turbine towering over the Vale- going against everything that Leicestershire County Council claims as being ' the centre of rural England' and Melton Mowbray wishing to be the rural capital of food</p> <p>We need to protect our most valuable asset in the Borough – our landscape and heritage, if we are to develop a better economy and sustainable future for the Borough.</p> <p>The proposed turbine will dominate the countryside which is also very much a tourist area and the erection</p> | <p>Noted. 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 unsustainable, in evidential terms, to refuse planning permission on these grounds.</p> |

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| <p>of this turbine (or in fact any other) will detract from the peace and beauty</p> | |
| <p>Impact upon Heritage:</p> <p>The redevelopment of Mill Farm was undertaken under the strict control of the Planners to ensure that it was sensitively done. The windmill tower is less than 20 metres high. All of the work we had to do was to ensure the integrity and status of the Grade 2 Mill Tower, a Heritage Asset, was well preserved within the landscape. This will be totally overshadowed by the granting of a 79 metre, moving, alien to the rural landscape, massive overpowering industrial structure less than 700 Meters away.</p> <p>If permission is granted, immediately impact on the conservation village areas of Upper Broughton, Hickling, Long Clawson, Old Dalby</p> <p>The Turbine would have a damaging impact on local heritage assets such as the wonderful Churches in the Vale St Remegius Church, Long Clawson and then the Churches around the villages Upper Broughton, Hickling, Kinoulton, Colston Bassett, Langar, Hose, Harby, Stathern, Plungar, Redmile, Bottesford, Granby.</p> <p>The heritage asset of Belvoir Castle is a tourist attraction of the highest order and to put a manmade Turbine which will draw the eye on the same escarpment would be the height of human folly.</p> <p>The Windmill in Long Clawson is a landmark of the Vale</p> <p>It would have a detrimental affect on the landscape and Grade 1 listed buildings particularly Belvoir Castle and the local churches</p> <p>The proposed turbine will have a damaging visual impact on the heritage, conservation and landscape character of the area</p> <p>The turbine would be visible and over power the village of Long Clawson which is a conservation village and if fact would also be visible from other conservation areas such as Old Dalby & Upper Broughton. There are also a number of grade 1 listed buildings which would be impacted by this turbine</p> <p>It would damage heritage assets and their setting: There are 32 Grade II listed buildings and St Remigius is a Grade I listed building. Castle Field is a national monument. These all will be dwarfed by this turbine. The centre of Long Clawson, which would be most</p> | <p>Please see commentary above for assessment of impacts upon Heritage Assets pages 6 - 9</p> |

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| <p>impacted by this turbine is a conservation area</p> <p>The height is out of proportion to their surroundings and consequently they dominate the view and change the character of the local conservation areas.</p> <p>Inadequate assessment of Belvoir Castle - The 136m ground of the 79m turbine would result in Belvoir losing its primacy on the scarp, which has existed for hundreds of years</p> | |
| <p>Impact upon Residents</p> <p>Much too close to a number of properties and residents, whose lives will be detrimentally affected by the side effects of living so close to this wind turbine.</p> <p>UK Noise Association recommends that wind turbines should not be sited within 1 mile (1.6km) of residential property. This proposal contravenes this recommendation</p> <p>The wind turbine will dominate the landscape at Sandpit farm</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. Due to the separation distance it is not concluded that the residential amenities will be adversely affected from noise which is a primary concern when debating side effects resulting in possible health impacts.</p> <p>There is currently no set back distance set within policy.</p> <p>Sandpit Farm sits approximately 660 metres to the northwest of the turbine. It has a north eastern aspect looking over the Vale and from the main residential areas to the rear of the dwelling it has a north western view; away from the turbine. The turbine will not easily be viewed from within the dwelling and due to the natural screening of the wooded area the turbine would only be readily viewed from the front boundary. Matters relating to impact upon landscape is addressed elsewhere within the report.</p> |
| <p>Noise</p> <p>The wind turbine will produce large amounts of noise pollution that will affect my sleep and subsequently impact my work</p> | <p>Please see assessment on noise on pages 4 – 6.</p> |
| <p>Cumulative with other turbine development</p> <p>Granting another turbine permission will only add to the existing cumulative effect</p> <p>If permission is granted I will be able to see 2 Turbines together in one view from several individual windows in my home. The Stathern one being about 5km away and this application less than 600 Meters.</p> <p>The proposed turbine adds to the cumulative impact from existing and proposed wind turbines in the area.</p> <p>If all the planning applications for turbines were passed it will become one gigantic wind farm and indeed worse</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 and are operational 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>The harm discussed elsewhere in the report is based upon the unspoilt landscape which is</p> |

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| <p>than a wind farm as these will be scattered all over the Vale.</p> <p>Applicants study fails due to missing turbines and status with 9 turbines intervisible with the proposal at the appeal stage which must affect the cumulative weight applied. A 50m turbine cut of is false and runs against the EIA screening guidance</p> <p>Being the Councillor for Rushcliffe in the adjoining Ward I am concerned at the impact on the landscape of the Vale of Belvoir particularly as viewed from many vantage points within Hickling. Of even greater concern is the cumulative effect of wind turbines across the vale and the loss of a very important landscape impacting not only on a local visual amenity but upon the rural economy of the region bolstered by tourism.</p> | <p>devoid of other manmade structures. It is not considered that cumulative impacts would arise due to the separation distances between them.</p> |
| <p>Impact upon Ecology</p> <p>Any turbine will inevitably have a detrimental effect on birds and wildlife generally. Bats suffer fatal injuries from air pressure change when near turbines - apparently their lungs burst.</p> <p>The Turbine would have a negative impact on wildlife, natural ecology and the environment</p> <p>The necessary building work and disruption can only have a drastic effect on the wildlife including our precious nature reserve at Holwell. Wind turbine blades have been known to kill birds.</p> <p>The proposed turbine site is located very close to open grazing field and hosts a wide range of animals and birds. Owls and bats that hunt by sound and echo-location will be affected. Bats also face barotraumas.</p> <p>The turbine would surely have an adverse effect on the natural ecology and environment</p> <p>Inadequate, ecology baseline survey has been carried out in support of the application.</p> <p>The surveys were carried out on one day in February and not within the recommended survey period so will not show an accurate picture of ecology on site.</p> <p>Concerns raised in regards to migrating birds over the Belvoir Ridge 'Flight Corridor'</p> | <p>Please see assessment in relation Ecology pages 9-10.</p> <p>Statutory Consultees have no objection to the submitted surveys subject to conditions.</p> |
| <p>Efficiency and Economics</p> <p>By de-rating the turbine from 900Kw to 500Kw is not supporting 'Green Energy' but just shows that its money motivated to capitalise on the subsidies, which is higher</p> | <p>The proposed turbine has not been de-rated there are two options for a EWT DW54 a 900kw or 500kw energy outputs. Whilst the dimensions are the same they have different wind speed capacity. This proposal seeks consent for a DW 54 500Kw turbine</p> |

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| <p>for a 500Kw turbine – Construction costs remain the same.</p> <p>The sole purpose of this wind turbine is to make money and the applicant uses the green credentials of renewable wind energy to support his application by imply it is for the good of the planet and the local community, but I see it as profiteering and they don't care about Environment.</p> <p>Based on UKWIND Data the wind turbine owner receives an extra £69,000 per year for wasting 21% of the turbines power for its physical size.</p> <p>The Holwell wind turbine planning ref 13/00498/FUL which was refused planning consent was nearly identical in size, capacity and location, but the submitted Design and Access statement claimed that <i>“it is estimated that the amount of electrical energy generated by the wind turbine would be equivalent to supplying the approximate domestic needs of up to 270 average households each year (based on annual electricity consumption per home of 4,266 kWh)”</i>. - When compared to the Holwell wind turbine the applicant appears to double the estimating BENEFIT of this wind turbine in households supplied.</p> <p>The application claims that the wind turbine will produce 1729 MWh of electricity per year if this is divided by the RenewableUK figure of 4.222MWh it would equal 409 households not 540 as claimed by Pure Energy which is a 32% over estimation of the benefit of this wind turbine.</p> <p>The power from the 500kw wind turbine would be sufficient to provide electrical power to 409 homes, But as the electrical energy is only 20% of the power used in the average home so it will only fully power 82 homes</p> <p>Land based turbines in the UK only produce about 26% of their rated output averaged annually. The East Midlands is an area of below UK average wind speeds and DECC data for 2012 gives a figure of 23.3% with the UK average at 25.6%. Manufactures tend to use steady wind speed matched to the power curve of the machine to predict the outcome. – A more practical method of calculating the output using the relevant load factor is based on many hours of measurements and years of experience. – The applicants figures are grossly in accurate.</p> <p>Planning Practice Guidance advices that were decisions are finely balanced the use of the ‘capacity factor’ should be used.</p> <p>24 April 2014 Statement by the coalition energy minister</p> | <p>which is more suitable for lower wind speeds rated at 10m/s whilst the 900Kw would benefit more in higher winds up to 13.5 m/s. The argument put forward is that the subsidies for the lower rated turbines are more and therefore offers a higher return in subsidies than the higher rated turbine.</p> <p>The statement refers to installing a 500Kw turbine instead of the 900Kw turbine which is the same size.</p> <p>The difference in figures quoted on the two applications has derived from using different data sources. The Holwell applicant used the load factor for onshore wind data published by Digest of UK Energy Statistics published by Department of Energy and Climate Change as an average of the past five years on an unchanged basis, which at that time was currently 26.4% calculating an annual energy production of 1,156 MWh. The annual energy consumption figures quoted per household of 4,266 kWh were extrapolated from DECC ‘Sub-national electricity sales and numbers of customers 2005-2011 (re-worked in December 2012) report.</p> <p>The figure of 540 households quoted by the application has been derived using Ofgem’s energy consumption averages from September 2013 which gives a lower energy annual household consumption of 3,200kWh and using NOBL wind speeds of 6.9 m/s to give an energy output of 1729 MWh. The stated wind turbine output of 1,729 MW hours converted to kWh is 1,729,000 kWh when divided by the average annual energy consumption of 3,200 kWh; as quoted by Ofgem per household, it gives you a total of 540 dwellings, which explains the difference in output for both turbines. <u>This can only be an estimate as no actual wind speed has been recorded at the site and assumes full time working of the turbine.</u> What is not known is the actual capacity factor the developer has allowed to arrive at the turbine output. This is in question by the objectors.</p> <p>It is possible that the average wind speeds could be lower or even higher than that claimed by the applicant and this would impact upon the amount of electricity that could be generated. Without site specific measured wind data the output can only be an estimate. The developer has advised that they have taken the estimated wind resource and specific turbine power curve details allowing for downtime, surface roughness, electrical losses, the fact that the wind doesn't blow all the time etc. etc. the estimated</p> |
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| <p>Michael Fallon advises that we now have enough bill payer-funded onshore wind in the pipeline to meet our renewable energy commitments and there's no requirement for any more.</p> <p>The Government Minister, Michael Fallon, has said recently that there is actually no need to approve a single turbine as we already have enough built and approved to meet our 2020 targets</p> <p>The detrimental effects that this wind turbine will bring to the landscape, the local people and wildlife will far outweigh any 'green' benefits and strongly wish you to refuse planning permission on this occasion.</p> <p>It is wrong that landowners put forward these plans purely for their own monetary gain</p> <p>The negative impacts of this proposal outweigh the negligible 'green' benefits. This project represents the wrong technology in the wrong place.</p> <p>According to UK wind map the average wind speed in the area is in the minimum range to produce effective output and contribution to the national grid. it is only at the completely out of proportion to the local landscape height that the possible windspeeds may give a measureable output.</p> <p>The claim that the turbine would meet "the typical household electricity consumption of approximately 540 households, more than all the households in Long Clawson" is dependent on the wind blowing.</p> <p>Using their own claimed output the 540 homes would receive only 0.366kW each which is only 12% of the 3kW demand from a kettle.</p> <p>If each home were to receive 1kW the number of homes would still only be 36% of the 540 misleadingly claimed by the applicant</p> | <p>Annual Energy Production for this turbine at this site is 1,729 kWh per annum which achieves a very high efficiency or capacity factor of 39%. This is said to not be unusual for an EWT DW54 turbine of which there are exactly 100 operational in the UK at present.</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 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. The production of energy commands significant weight however the National Planning Practice Guidance advises that where planning decision are finely balanced the 'Capacity Factor' should be used.</p> |
| <p>Access and Highway Safety</p> <p>Turbines are a risk to Highways safety as they immediately draw the eye off the road due to the movement of the blades</p> | <p>The turbine will be some distance from Clawson Lane being sited three fields away. The road sides are bound with hedges and mature trees and in some locations will reduce the views to glimpses when travelling along the high roads. This natural screening will limit views of the turbine from the approach roads.</p> <p>With regards to driver distraction/horse riders, PPS 22 companion guide advises on the issue of distraction to drivers and states: <i>"Drivers are faced with a number of varied and competing distractions during any normal journey, including advertising hoardings, which are</i></p> |

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| | <p><i>deliberately designed to attract attention. At all times drivers are required to take reasonable care to ensure their own and others' safety. Wind turbines should therefore not be treated any differently from other distractions a driver must face and should not be considered particularly hazardous. There are now a large number of wind farms adjoining or close to road networks and there has been no history of accidents at any of them”.</i></p> <p>In light of the above matters it is not considered that the proposal would cause any significant distraction to drivers/horse riders that could justify refusal on these grounds.</p> |
| <p>Impact upon Health and Safety</p> <p>There is a growing body of evidence that living within 2 Km of a turbine can cause health problems due to low frequency sound, vibration and shadow flicker. - This is now becoming accepted as 'Wind Turbine Syndrome' There are many credible articles on the internet.</p> <p>It is becoming widely recognised that turbines should not be sited within 2,000m (2km) of homes. This is not because everyone will be affected (some people are happily completely unaffected) - it is because <u>there is a reasonable expectation</u> that an average 1:7 people will be affected and that these effects are serious and debilitating.</p> <p>If granted this turbine will dominate the whole of the main part of the Village of Long Clawson and will be within the 2 Km area that experts say will affect peoples' everyday lives and can cause health problems as indicated in the articles</p> <p>The Turbine would have an unacceptable impact on the health and wellbeing of the owners of domestic properties by its overbearing presence, noise, vibration and flicker</p> <p>The noise, vibration and flicker will be seen for many miles around and will surely have a negative health effect of the resident human population.</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>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. The nearest dwelling is 548 metres.</p> |
| <p>Aviation:</p> <p>The Vale is on the flight path into East Midlands Airport, Langar Airport is well used and Nottingham City Airport. There are also low flying training planes and helicopters using the Belvoir escarpment and the Vales. The Turbine is a risk to these activities.</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> |

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| <p>be a danger to aviation in terms of aircraft approaching East Midlands Airport.</p> | |
| <p>Contrary to local plan policies, NPPF and Government Guidance.</p> <p>NPPF Para 109 clearly states that "The planning system should contribute to and enhance the natural and local environment by "...protecting and enhancing valued landscapes..."</p> <p>It will set a precedent for further wind turbine developments and prevent Melton Borough Council delivering its emerging local Vision and Plan for years to come.</p> | <p>Noted. The proposal is not supported due to its harmful impact upon the landscape which is not considered to be suitable for mitigation.</p> <p>Each application is to be adjudged on its own merits taking into account current planning policies at both local and national level.</p> |
| <p>Other Matters</p> <p>There is also growing evidence that house price values are decreased if they are in close proximity to a turbine. This situation will get much worse when the Health issues problems become more widely known and further accepted. A house is normally a persons' largest asset. What gives anyone the right to diminish the value of that asset?</p> <p>A wind turbine will ruin the fantastic views from my property and furthermore devalue the property.</p> <p>A similar proposal 13/00498/FUL at Field OS 1277, Melton Road, Long Clawson. Was refused by the Council because of its unacceptable impacts upon landscape – this one will have an even greater impact being closer to the ridge sitting high above the village.</p> <p>You will of course be aware of the Hindles Farm, Thorpe Arnold Appeal Decision, (APP/Y2430/A/13/2191948), where Planning Inspector Mrs Zoe Hill refused the appeal.</p> <p>Mrs Hill explaining her decision, and I quote from number 53 of the Appeal Decision, said: "<i>In this caseIn terms of landscape impact, there would be visual harm. That harm would be in the form of a single imposing structure which would detract from the visual qualities of the rural area and would be seen for a considerable distance. Although there are other man-made isolated features such as the transmitter, the proposal would be different due to its movement. Moreover, the proposed structure would only provide energy to serve a relatively modest number of homes. Although I find this to be a finely balanced case, it seems to me that the visual intrusion and landscape harm which would occur over a significant distance, because of the topography and siting proposed, albeit reducing with distance, would not be justified by the extent of energy which would be produced. I therefore conclude that the harm outweighs the benefits and therefore the</i></p> | <p>The 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</p> <p>This current proposal is considered to be harmful being sited closer to the escarpment.</p> <p>Noted. Whilst each application is to be adjudged on its own merits the appeal decision is considered to be a material consideration relevant to this appeal being sited within the same National Character Area an having similar characteristics to the dismissed appeal.</p> |

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| <p><i>appeal is dismissed.</i>" - It is perhaps obvious the proposed site for this application is far more prominent than Thorpe Arnold</p> <p>Renewable Energy declined the request to fly a blimp stating, "We do not feel that flying a blimp on site would add to the assessment of the visual effects as it would not provide a good representation of the effect of a wind turbine."</p> <p>All three reasons for refusal given in the determination of 13 /00498/Full (Melton Road Long Clawson) I think apply to the above application- but even more strongly.</p> <p>You have no strategy for dealing with the explosion of wind farms and worse because the Vale is covered by 5 LPA's there is no coordination and the result could be a complete disaster</p> <p>This application is adds to over 20 similar applications for wind turbines visible from important viewpoints overlooking the Vale of Belvoir. The Vale is important to many residents whatever local authority they fall under. The 4 planning authorities responsible for the Vale must get joined up over wind applications.</p> <p>The proposed Community donation is an insult and a tiny fraction of what the developers and landowners would get. It is not going to make any difference to the lives of people in Clawson</p> <p>There are no provisions within the application for decommissioning the turbine – standard practice puts the arrangements within the planning requirement.</p> <p>Enough is enough we have far too many already why are they continuing to come to our local area causing residents stress and time fighting them –the Council should stop all future applications.</p> <p>The application documents provide very little information regarding the connection to the electrical grid, except that it is likely to be some 700m to the South West of the turbine. Has the applicant received a formal offer of a grid connection from the power company? Is there capacity?</p> <p>The LVIA discusses a turbine with a 48 m rota diameter when the application proposes a 54 metre diameter this makes the assessment flawed.</p> | <p>There is no requirement for the applicants to fly a blimp. Visuals and photomontages have been provided as part of the application and were available at the public consultation event.</p> <p>The landscape refusal is relevant as the turbine is considered to have a detrimental impact upon the countryside which affects its intrinsic character however it is not considered that the cumulative argument exists as reported above and there would be no impact upon residential amenities unlike the turbine at Holwell.</p> <p>The Council is currently working on a new local plan which will assist in proposals such as this. Neighbouring authorities are consulted as part of the application process.</p> <p>This is not a planning matter and will remain as an agreement between the applicant and the community it wishes to engage with.</p> <p>This can be secured through the use of conditions as advised within the National Planning Policy Guidance.</p> <p>The Council has a duty to consider all applications submitted and cannot turn away developers.</p> <p>This is not a consideration for the planning application and requires a separate consent from the National Grid.</p> <p>Noted. The visual montages and wireframes show the correct turbine proposed. The submitted information is only one way of assessing impact and much of impacts are subjective. The Council does not agree that the impacts would not be harmful and</p> |
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| | concedes that the turbine would have an impact upon the landscape following a site visit of the area and its surroundings. |
| <p>Pro-forma Template letter.</p> <ul style="list-style-type: none"> • There has been inadequate pre-application by the developer • It would damage heritage assets and their setting • It will be a damaging bisual impact to the landscape character • It will impact on residential and recreation amenity • It is a risk to highway safety • It will be an adverse impact to the natural ecology and environment • It will be a health issue due to proximity for noise, vibration and flicker • It adds to the cumulative impact from existing and further proposed wind farms • It is contrary to national or local planning guidance • It will be a danger to aviation • My further comments..... | <p>The template has been produced by the opposition group to assist the residents in writing an effective objection letter that will assist in the determination of the planning application. It encourages the user to express their own views.</p> <p>The letter provides a series of statements which the user is encouraged to tick a statement that relates to their objection, with an opportunity to elaborate in the comment box at the end. The users have ticked different statements and the Council has not quantified which statements attracted greater responses the number quoted above is a total number of letters received.</p> <p>The issues raised within the correspondence have been addressed throughout the report.</p> |

Supporters

3 letters of support have been received from 3 different addresses raising the following comments

| Representation | Assessment of Head of Regulatory Services |
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| <p>We should all be doing our bit to provide green energy so that future generations can continue to enjoy our countryside. We all need electricity but we need to do all we can to keep CO2 emissions to a minimum.</p> <p>Wind turbines are an attractive proposition for a number of reason:</p> <ul style="list-style-type: none"> • They provide a renewable energy source: Once they have been put up, turbines provide a clean source of energy with no pollution and no waste products. • They have a small footprint: The base of a turbine occupies only a small area and farmers can still cultivate the land around them. • They are easy to decommission: when a turbine reaches the end of its life, or has been replaced by more advanced technology, it is easy to dismantle without harming the environment. • They will create jobs: If new wind farms are established on land and offshore then a | <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>The NPPF advises that renewable energy proposal should be approved unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” where harmful impacts can be mitigated against. Therefore an assessment is required as to what the harm would be. In the case of this proposal the assessment has found that the benefits of the proposal have not outweighed its harmful impacts upon the setting of heritage assets and the landscape.</p> |

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| <p>manufacturing, installation and maintenance industry will also be created. This could bring a new source of employment to rural areas as the sites are often remote.</p> <p>We cannot go on arguing that any change in the landscape has to be on someone else's patch and not our own. One turbine on Clawson Hill is hardly a great sacrifice – power has to come from somewhere.</p> <p>An elegant wind turbine is a far preferable source than a smoking power station.</p> <p>It helps to reduce CO²</p> | |
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Other material considerations (not raised through consultation or representation)

| Consideration | Assessment of Head of Regulatory Services |
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| <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 Heritage results in substantial harm 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 is not considered to outweigh the harmful impacts identified above.</p> |

Conclusion

The application proposes the erection of a medium scale turbine at a height of 55 metres to hub with tip height of 79 metres, to the south of Long Clawson. 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 through the production of 1,729 Mw Hours per annum.

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 is considered that harmful impacts will arise from such an

installation which cannot be made acceptable. In terms of the landscape, guidance in the NPPF puts the emphasis on protecting international and nationally designated sites such as National Parks but this does not mean that all other locations should accommodate such development. Consideration has been given to the supporting information and it is not considered that this location is capable of accommodating a proposal of this nature.

Concerns raised regarding the impact on residential amenity from noise are not considered to be demonstrable, but of limited severity. A series of other concerns (e.g. impacts on wildlife, tourism, aviation, flicker etc) are not substantiated.

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 significant on the landscape and harmful to the setting of the grade II listed windmill; Wind Mill Farm, and the harm arising would be readily visible from numerous public vantage points.

The proposal is considered to be contrary to the local plan policy OS2 and the NPPF and the benefits derived from the energy production do not outweigh other policy considerations. Accordingly the proposal is recommended for refusal due to the harmful effect upon the landscape and the countryside designation.

RECOMMENDATION:- Refuse

1. The proposed turbine due to its design and location within the setting of a Grade II windmill will have a significant impact upon the setting of the Heritage Asset. The proposal neither preserves or enhances the heritage asset and is contrary to the NPPF chapter 12.
2. The proposed wind turbine would, by virtue of their height and movement, introduce a new element into this landscape that would be widely visible. This visibility and presence would exceed that of any existing local features by reason of the height, colour and movement of the proposed turbine. The development would constitute a prominent feature in the open countryside which would fail to protect or enhance its distinctive local character and is not capable of mitigation or adequate compensation. Accordingly the development is contrary to the provisions of Policy OS2 of the adopted Melton Local Plan and the guidance offered in the NPPF. These impacts are not considered to be outweighed by the benefits of the proposal in terms of the generation of renewable energy.

Officer to contact: Mrs Denise Knipe

Date: 01.08.14