

Application Ref: 2009/1004

Supplementary Planning Policy Information

The following statement should be read in conjunction with the design and access statement submitted as part of the Planning Application pack.

National Planning Policy

The relevant National Planning Policy is PPS22. Its scope is specific to the consideration of planning issues relating to renewable energy projects. PPS22 states that “*Local Authorities should specifically encourage such schemes through positively expressed policies in Local Development documents*”.

PPS22 also states that “***very special circumstances*** may include the wider environmental benefits associated with increased production of energy from renewable sources”.

Local Planning Policy

The site is located within the Green Belt where inappropriate development is not permitted other than in very special circumstances. Relevant Local Planning Policies include GS7, GS8 and GS9 relating to development within the Green Belt.

The proposals are of a small scale, in an isolated location in excess of 500m from South Lane to the north of the site, the nearest public road from which the turbine could be viewed.



They constitute **very special circumstances** as outlined in PPS22 due to the ability to lower CO₂ emissions by providing renewable energy capable of serving the needs of Roger Royd Farm and, on occasion, supplying excess energy to the National Grid. The turbine, by reason of its size and location, together with the dull colours of the mast and blades, will not result in any significant harm to the openness or visual amenity of the Green Belt. The view of the wind turbine from South Lane will be no different from the view of the previously approved turbine which was located in a similar position. The proposals are therefore consistent with Local Planning Policies GS7, GS8 and GS9.

Local Planning Policy ES12, which deals with proposals for wind energy generation, is also relevant.

- i. It is considered that the effect on the landscape and/or visual amenity of the area will be limited and no demonstrable harm will be created. The presence of an existing electricity pole and adjacent pylons are significantly more visible.
- ii. The turbine is located in excess of 350m from the nearest residential dwelling (excluding Roger Royd Farm) which is to the east and is out of view due to the contours of the land. The blades are shaped to reduce noise. The only noise created is a low “swishing” sound created during rotation. There is no gearbox and, hence, no gear noise.
- iii. Access across the adjoining field is adequate for construction and maintenance. No permanent access road or alteration to existing roads will need to be constructed.
- iv. There are unlikely to be any effects on wildlife, ecology or archaeology. It is worth noting that the site is located immediately adjacent to an opencast quarry to the north.
- v. The land take is minimal and has no effect on agricultural land use.
- vi. The manufacturers maintain that the equipment does not interfere with TV and telecommunications signals.
- vii. Underground cables will supply electricity via a small control unit to Roger Royd Farm and in addition to the National Grid at periods when excess amounts of energy are generated. On completion of the works, the only visible equipment will be that of the turbine with its mast and base and all other cables will be concealed.
- viii. The blades are relatively small, reducing detrimental effects caused by strobing or flicker. The location of the wind turbine means that these could only ever affect Roger Royd Farm which has principal aspects to the east and west and is therefore unaffected.

Conclusion

The proposals are consistent with National and Local Planning Policy. The construction of a wind turbine is consistent with Green Belt Policy in that the benefits associated with the production of energy from renewable sources in this case represent **very special circumstances** as outlined in PPS22, reducing the dependence upon fossil fuels and lowering CO₂ emissions.

The ability to create renewable energy and lower CO₂ emissions outweighs any minimal impact the proposals have on the character and openness of the Green Belt.

FOR CHRIS CARR ASSOCIATES