

NP/B/ 12081074

PEAK DISTRICT NATIONAL PARK AUTHORITY

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DATE  
REC'D 12 DEC 2008

ACKNOWLEDGEMENT:  
REPLY:  
FILE ALLOCATION:  
COPIED TO:



**David Storrie Associates**  
Town Planning Consultants

**ERECTION OF A 6KW WIND TURBINE ON 15 METRE MAST  
AT: JUNCTION HOUSE, DUNFORD ROAD, HADE EDGE, HOLMFIRTH**

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**SUPPORTING PLANNING STATEMENT**

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**Our Reference; DSA60008**

**December 2008**

## 1. INTRODUCTION

- 1.1. This Supporting Planning Statement has been prepared by **David Storrie Associates** on behalf of Dr Cameron Irving and provides supporting information to accompany a planning application for the erection of a 6Kw wind turbine on a 15-metre mast at Junction House, Dunford Road, Hade Edge, Holmfirth.

## 2 BACKGROUND INFORMATION

- 2.1 Junction House is located on the southern edge of the Hade Edge Village, on the crossroads of Dunford Road, Bare Bones Road and Flight Hill. Hade Edge is within walking distance, approximately 600 metres north of the site. Beyond this is Holmfirth, which is accessed via the B6106. Holmfirth's town centre is approximately 2.5 miles away.
- 2.2 The landscape in the vicinity of the site is rural in character. The land is undulating and is dominated by open fields, moorland and isolated farm buildings and dwellings.
- 2.3 The site is exposed in terms of wind, as it is approximately 390 metres above sea level. Land to the south and west of the site forms part of the Peak District National Park. The land rises gently to over 400 metres in the south before dipping slightly beyond Harden Reservoir. The land then rises again to the south and west to Lower and Upper Snailside Moss to a height of approximately 470 metres (approximately 1 mile from Junction House). To the east the land rises along Flight Hill.

- 2.4 The site itself is occupied by a large semi-detached property with associated outbuildings and large garden to the rear. A neighbouring property is attached to the north of Junction House.
- 2.5 Junction House is located just inside the boundary of the Peak District National Park. The boundary of the Peak Park runs along Bare Bones Road and south down Dunford Road. To the north is Kirklees district and to the east is the Barnsley district.

### 3 PLANNING POLICY

- 3.1 The application site is situated within the Peak District National Park and there are two Local Plans of importance:

- **The Peak District National Park Structure Plan (2004)**
- **The Peak District National Park Local Plan (2001).**

- 3.2 In addition, the National Park Management Plan is focused on sustainability issues, which is considered to be at the heart of the plan. Sustainability is defined as: -

***“Meeting today’s needs without damaging the National Park, or preventing future generations from using and enjoying it. Sustainability focuses on the overall quality of life, validating both the local and global environment and our social well being as much as economic prosperity”.***

- 3.3 The Peak Park Structure Plan consists of general policies that endeavour to conserve and enhance the National Park. We consider policies **GS1** and **C17** to be of relevance:

**POLICY GS1**

**ALL DEVELOPMENT WILL BE CONTROLLED SO THAT THE VALUED CHARACTERISTICS OF THE PEAK NATIONAL PARK CAN BE CONSERVED AND ENHANCED, NOW AND FOR FUTURE GENERATIONS.**

**POLICY C17**

**(A) MAJOR DEVELOPMENT TO GENERATE OR STORE ENERGY WILL NOT BE PERMITTED OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES.**

**(B) SMALL SCALE DEVELOPMENT TO GENERATE OR STORE ENERGY WILL NORMALLY BE PERMITTED PROVIDED THAT IT DOES NOT DETRACT FROM THE APPEARANCE OF THE LANDSCAPE OR THE BUILDING IT SERVES.**

- 3.4 The Local Plan offers more detailed advice on small-scale energy development, which are considered acceptable as part of the Structure Plan.
- 3.5 Small-scale schemes need to be acceptable in the landscape they are situated in. Policy **LU4** of the Local Plan relates to Renewable Energy Generation:-

**POLICY LU4**

**(A) THE DEVELOPMENT OF A RENEWABLE ENERGY SOURCE WILL BE PERMITTED PROVIDED THE DEVELOPMENT AND ANCILLARY WORKS, INCLUDING TRANSMISSION LINES CAN BE ACCOMMODATED WITHOUT ANY HARM TO THE VALUED CHARACTERISTICS OR OTHER ESTABLISHED USES OF THE AREA.**

**(B) TRANSMISSION LINES SHOULD BE PLACED UNDERGROUND.**

**(C) WIND FARMS WILL NOT BE PERMITTED.**

- 3.6 Also of relevance in the assessment of the application is government guidance found in *Planning Policy Statement 22; Renewable Energy* (2004), in which reference is specifically made to wind energy developments in National Parks:

*"In nationally recognised designations (Sites of Special Scientific Interest, National Nature Reserves, National Parks, Areas of Outstanding Natural Beauty, Heritage Coasts, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits".*

*(PPS22, Paragraph 11).*

*"Small-scale developments should be permitted within areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts provided that there is no significant environmental detriment to the area concerned".*

*(PPS22, Paragraph 12).*

- 3.7 Renewal Energy provision is also referred to in *Planning Policy Statement 7; Sustainable Development in Rural Areas* and the

supplement to ***Planning Policy Statement 1***, which deals with ***Planning and Climate Change***.

- 3.8 In addition, the site falls within the **Yorkshire and Humber Regional Spatial Strategy**, which was formally published in May 2008. The plan sets out the case for renewable energy provision and confirms that an increase in renewable energy is required to ensure targets are reached to reduce greenhouse gas emissions.

***“The region will maximise improvements to energy efficiency and increase its renewable energy capacity”***

***(Yorkshire and Humber Regional Spatial Strategy, Policy EN5; Energy).***

#### 4 THE PROPOSAL

- 4.1 The application seeks planning permission for the erection of a Proven 6Kw turbine on a 15-metre mast. The turbine has a total blade diameter of 5.6 metres. The turbine begins producing power in winds of 2.5 m/s or above and reaches its output in winds of 12 m/s. The output is fed by cable to a controller unit into the house supply. All cables are underground. Any excess energy supplied by the turbine would be fed into the national grid.
- 4.2 Noise generation is minimal. The blades are tipped to reduce noise. In addition there are no associated gearbox sounds. The turbine tower is constructed of steel and the colours are dull with matt finish, designed to blend into the landscape.
- 4.3 The proposed turbine is to be positioned with the residential curtilage of Junction House, within the rear garden space to the

west of the dwelling. The turbine will be placed in the corner of the garden (as shown on the location plan of the property), against the backdrop mature trees, which make up the boundary of the property. In this position the turbine is viewed in the context of the residential property and garden space and is not in a wholly isolated position.

- 4.4 Although the site is exposed in terms of wind, it is on a lower level to that of the National Park to the south and west. When viewed from the National Park the turbine will be set down and visible against the backdrop of Hade Edge to the south.

## **5 SUPPORTING CASE**

### **1) The National Park**

- 5.1 Local policy relating to the National Park does not prohibit the installation of small wind energy systems, in fact it states that such development will be permitted provided there is no harm to the valued characteristics of a particular area. As such our supporting case demonstrates that the installation of the turbine will not have a significant impact upon the surroundings and that the positive environmental effects of the scheme clearly outweigh any impact on the National Park landscape.
- 5.2 The location of mature trees on the boundary of the site aids in masking the turbine into the landscape. From many points outside the site the turbine will be viewed against trees and shrubbery and in some cases wholly integrated with trees in the rear garden. In addition, there are electricity poles and cables dotted around the

landscape adjacent to Junction House, this further aids in reducing the impact of the turbine when viewed from further away.

## (2) Environmental Gain

- 5.3 The proposed development will meet the energy needs of Junction House and any surplus energy generated will be fed into the national grid. The proposal aids in achieving regional and national targets for the production of energy from renewable sources.
- 5.4 In December 2007 the supplement to **PPS1** was published referring to Planning and Climate Change. The document refers to the Climate Change Bill, which puts into statute the UK's targets to reduce carbon dioxide emissions through domestic action to 26-39% below 1990 levels by 2020 and to at least 60% by 2050. The key objective is to ***"make a full contribution to delivering the climate change programme and energy policies and in doing so contribute to global sustainability"*** (Paragraph 9). The supplement goes on to state ***"an application for planning permission to develop a proposal that will contribute to the delivery of the key planning objectives set out, should receive expeditious and sympathetic handling of the planning application"*** (Para 40).
- 5.5 Such proposals for wind energy should be supported in principle. The proposal will provide an opportunity to gain sustainable energy at Junction House. This aids in the government's overall objectives set out in national policy.
- 5.6 The operation of a wind turbine does not produce carbon dioxide, sulphur dioxide, mercury or any other air pollutant, as do all fossil fuel power sources. Wind power plants consume resources in

manufacturing and construction. During manufacture of wind turbines the steel, concrete, aluminium and other materials will have to be made and transported using energy intensive processes, generally using fossil energy sources. The initial carbon dioxide payback is reached in just 9 months of operation. After this time the energy is purely sustainable.

- 5.7 For a 6Kw turbine of this nature it is expected that approximately 15,000Kw of energy will be created each year, on average. This should be adequate to power Junction House.
- 5.8 The 6Kw turbine will save approximately 0.43Kg of carbon dioxide per kilowatt-hour of energy generated. This equates to an approximate saving of 6450 Kg of carbon per year of operation.
- 5.9 The scheme is part of a longer term plan for Junction House to become almost entirely self sufficient in terms of energy. The applicant has carefully considered the scheme in terms of the wider context of reducing energy consumption at Junction House, with the intention of rendering the home carbon neutral. The applicant has first looked to reduce energy consumption on site by installing double-glazing and providing full insulation. In addition, the applicant has sought to implement energy saving techniques, such as energy saving light bulbs, turning appliances off, reducing central heating use etc.
- 5.10 The applicant now looks to renewable energy to reduce his carbon footprint further. It is the applicant's intention to supplement renewal energy from the proposed wind turbine with a ground source heat pump and solar thermal panel. The additional major energy overhaul apart from electricity is from an oil-fired boiler,

which currently uses approximately 6000 litres of heating kerosene per year. The use of a heat source pump could reduce oil consumption by up to 70%. Furthermore, if the heat pump is powered by renewable energy from the proposed turbine further carbon savings are possible. This clearly demonstrates the applicant's commitment to sustainability issues and that the proposed turbine is part of a wider scheme at Junction House.

- 5.11 The applicant is committed to the principles of sustainability and carbon reduction and the proposal is a very serious attempt to reduce his carbon footprint.
- 5.12 We have sought to balance the environmental benefits of the scheme with the potential impact on the Peak District National Park and therefore placed the turbine in the most suitable position to reduce the effect on the surrounding countryside. This is the key criterion set out in Policy C17 (b) of the Local Plan and in our opinion this policy is adhered to.

### **(3) Pre-application and Public Consultation**

- 5.13 The proposed scheme has undergone intensive pre-application work, including discussions with the Planners at the Peak District National Park, Friends of the Peak Park, Ward Councillors and local residents. This pre-application work has taken place over the last year to ensure local residents are happy with the scheme prior to submission. This has resulted in changes to the position of the turbine following recommendations from local residents. Local residents have received a copy of a Pre-Application Statement prepared by David Storrie Associates. Residents were asked for their views and these were taken on board in finalising the planning

application. All households within a ½ a mile of Junction House were consulted as part of the pre-application process and all but two households responded. The overwhelming majority are in favour of the scheme and no objections were raised. Please refer to Appendix 3 of the report for copies of the neighbour consultations.

- 5.14 The occupant of the adjoining property to Junction House has also been consulted on the scheme and raises no objection. Although we appreciate that the turbine will be visible from this adjoining house we consider that by locating it at the furthest corner of the garden the impact is reduced. The neighbouring property will be over 70 metres away from the proposed turbine. The British Wind Association recommend a distance of 10 times the blade diameter, between turbines and residential properties. The blade diameter is 5.6 metres and as such this distance should be more than acceptable.
- 5.15 In addition to local residents the applicant has made contact with Local Ward Members, Steve Marsh and Valerie Parkin, again to inform them of the proposal and to take any comments. No objections were raised and the scheme supported.
- 5.16 The applicant has spent a considerable amount of time in the preparation of this application to ensure the concerns/suggestions of all interested parties are taken into account.
- 5.17 A pre-application statement was prepared by **David Storrie Associates** and sent to the Peak District National Park. Although the Peak Park agreed to the principle of a wind turbine, they had concerns relating to the impact on the landscape. We have tried to

demonstrate with our pre-application documentation and the Supporting Planning Statement that the proposal will not have a significant enough impact to warrant refusal of the application. We understand the need to protect the character and appearance of the Peak District National Park but believe that a turbine located in a residential curtilage, bounded by vegetation does not have an excessive impact. In addition, we have sought to demonstrate the clear environmental gains of the proposal and consider that these gains should carry weight in the assessment of the proposal.

## **6 CONCLUSION**

- 6.1 The proposed scheme provides a source of renewable energy at Junction House and is part of a wider notion to render a carbon-neutral home. The scheme has been carefully considered to ensure minimum impact to the National Park is created. The turbine will be viewed against the backdrop of existing physical features within the residential area, including matures trees, shrubbery, pylons and electricity cables. The turbine will be located on the boundary of the national park and in the context of a residential property and not with an isolated settling. The turbine will be set down from the higher land of the national park, which in our opinion further reduces the effect.
- 6.2 The principle of a small-scale domestic turbine of this nature is supported in local guidance as well as regional and national planning policy.
- 6.3 The proposed scheme has undergone significant public consultation and we have ensured that all local residents are aware

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of the proposal and had an opportunity to make comments prior to submission.

- 6.4 We hope the information supplied in this Supporting Planning Statement offers sufficient information. However, should you require anything further please do not hesitate to contact David Storrie Associates.

DAVID STORRIE ASSOCIATES PLANNING & DEVELOPMENT CONSULTANTS

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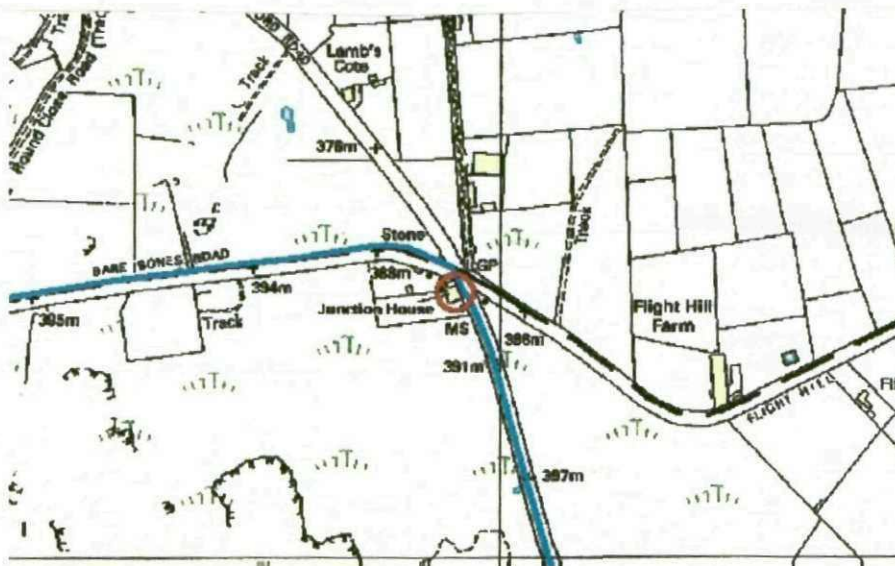
**APPENDIX**

- 1) Aerial View of Junction House
- 2) Map showing the National Park Boundary
- 3) Responses to Public Consultation Exercise

**1) Aerial View of Junction House**



**2) Map showing the National Park Boundary**



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### **3) Responses to Public Consultation Exercise**

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**3) Responses to Public Consultation Exercise**

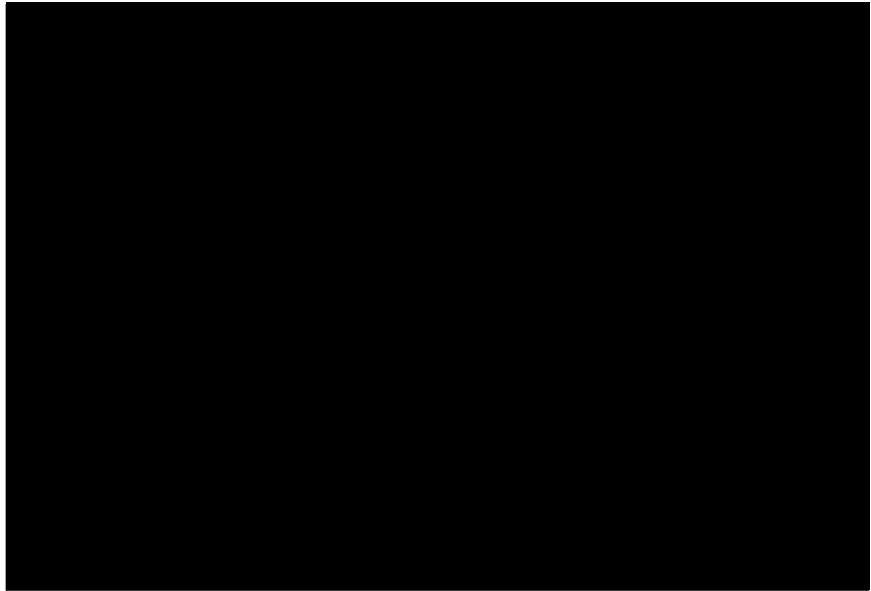
<b>PEAK DISTRICT NATIONAL PARK AUTHORITY</b>	
ALLOCATED :GROUP OFFICER	
DATE REC'D	12 DEC 2008
ACKNOWLEDGEMENT:	
REPLY:	
FILE ALLOCATION:	
COPIED TO:	

Having read and understood the planning proposal for a domestic wind turbine at Junction House, Hade Edge, as an immediate neighbour to the site I am/~~am not~~ (delete as applicable) in support of the plan

Signed :

Date :

Address :

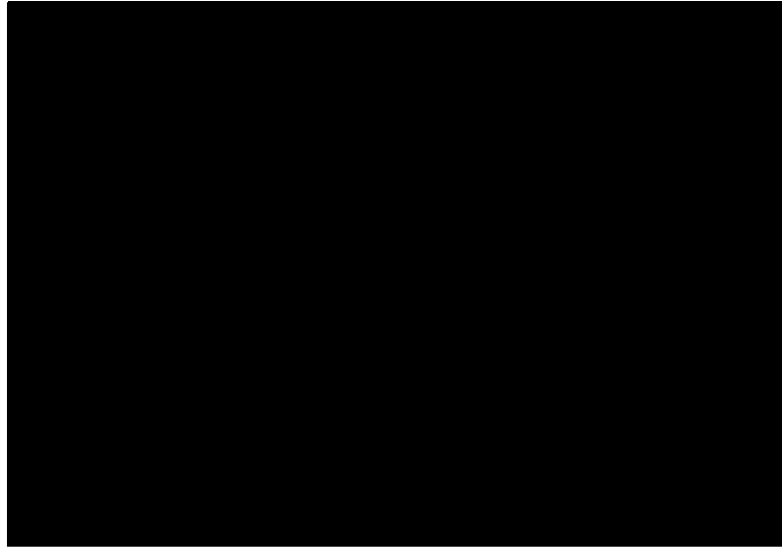


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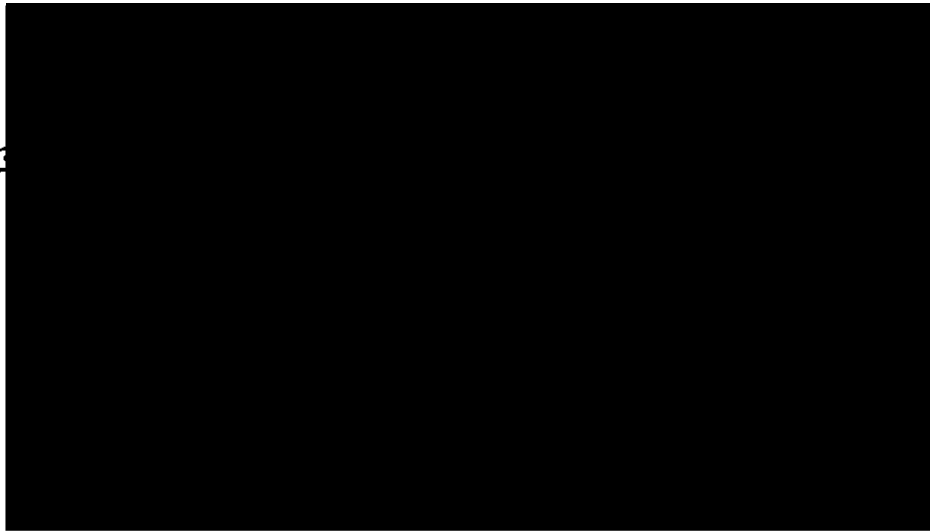


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Signed :

Date : 3

Address



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Signed :

Date :

Address

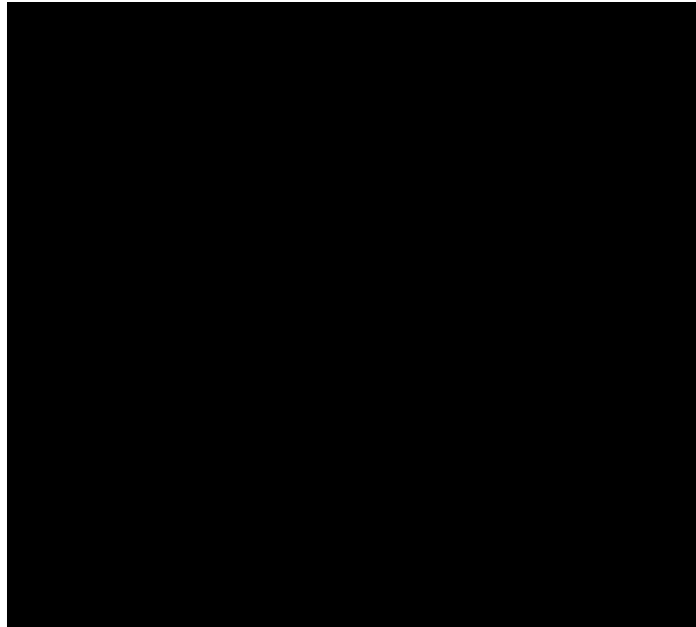


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Signed :

Date :

Address :

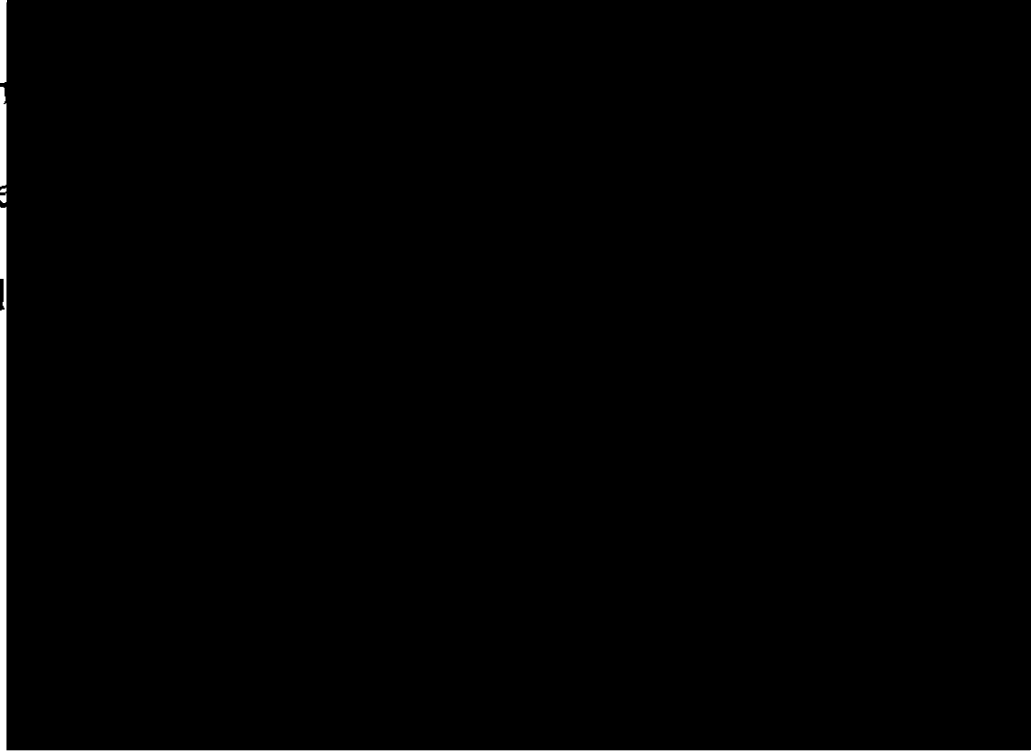


Having read and understood the planning proposal for a domestic wind turbine at Junction House, Hade Edge, as an immediate neighbour to the site I am/~~am not~~ (delete as applicable) in support of the plan

Sign

Date

Add

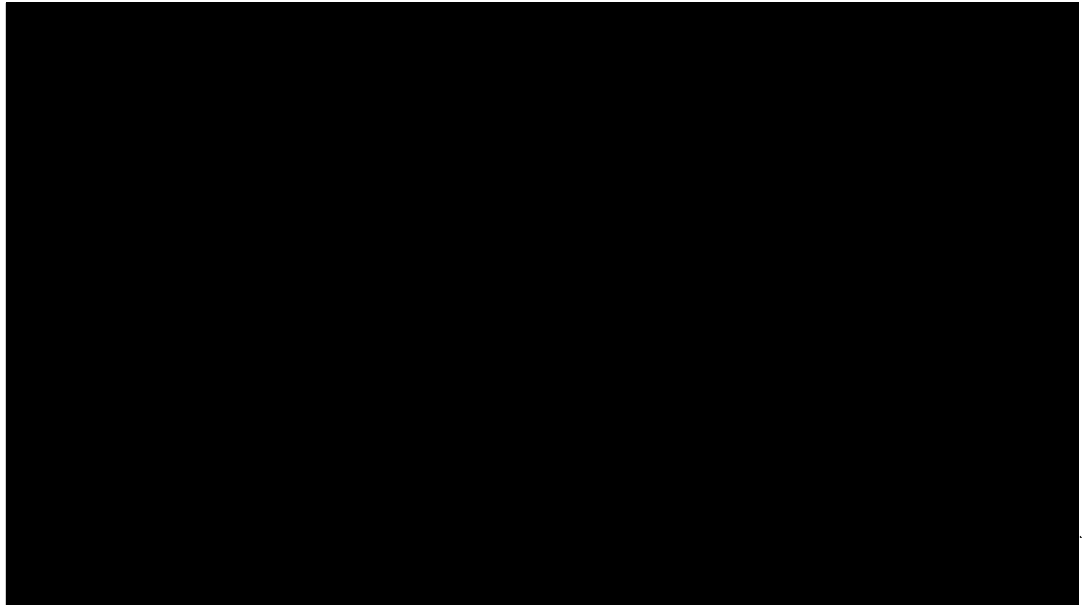


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Signed :

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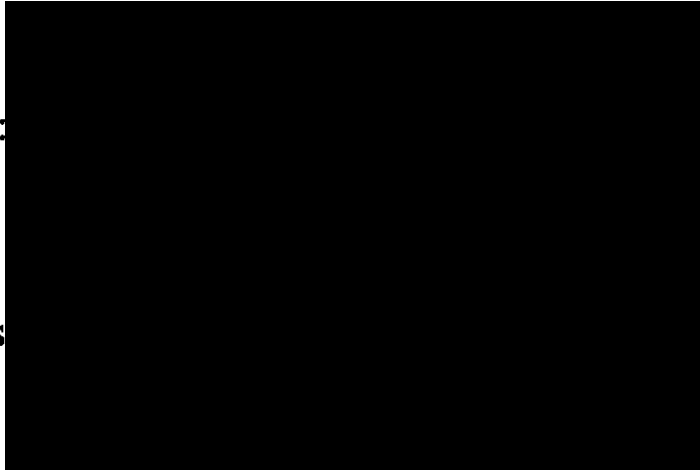


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Signed :

Date :

Address

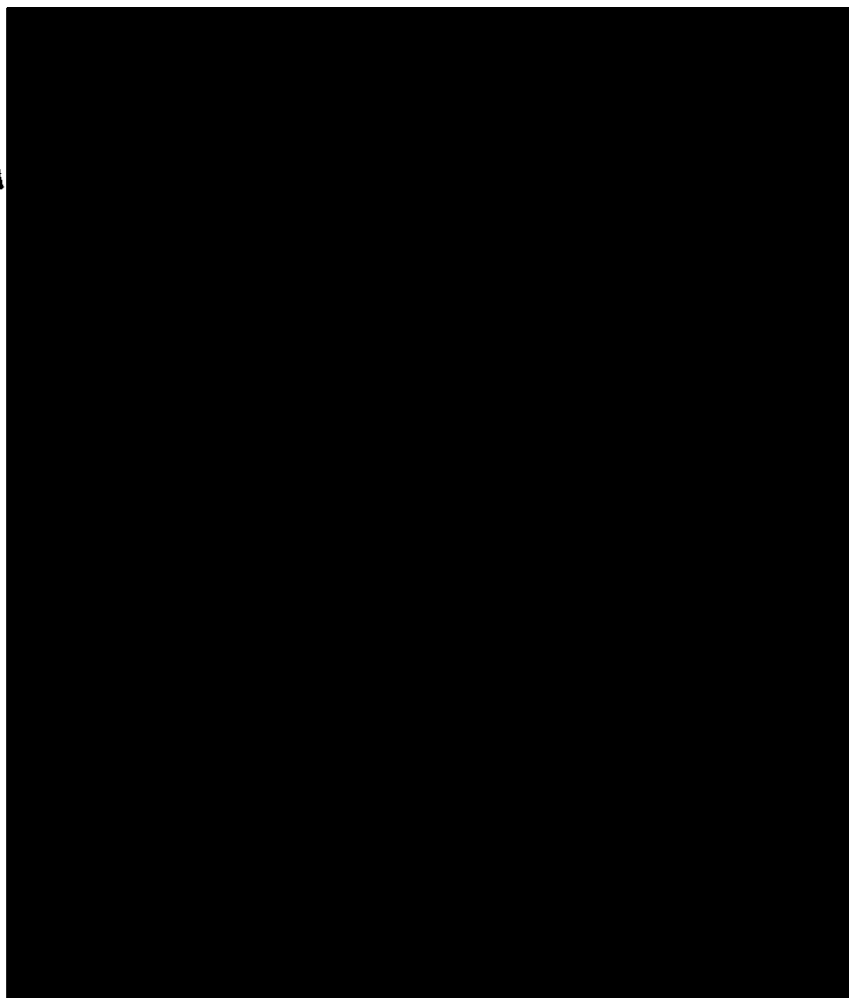


Having read and understood the planning proposal for a domestic wind turbine at Junction House, Hade Edge, as an immediate neighbour to the site I am/~~am not~~ (delete as applicable) in support of the plan

Signed :

Date :

Address



Having read and understood the planning proposal for a domestic wind turbine at Junction House, Hade Edge, as an immediate neighbour to the site I am/am not (delete as applicable) in support of the plan *see below*

Signed :

Date :

Address :

*As we are not immediate neighbours we neither support or object to the proposal. Visually we think there'll be some minimal impact. Not sure about noise. We'd object if the turbines were on known migration routes for birds as there can be disastrous.*

*Mature trees are v. scarce hereabouts - many birds & other wildlife here in on those that are available. It would undermine the inevitable loss of those that will mark the turbine if others could be planted away from it - preferably 'standards' for immediate impact.*