

GREENBELT IMPACT ASSESSMENT

AT:

**DRAKE HILL FARM
HEY SLACK LANE
CUMBERWORTH
HD88YD**

CARRIED OUT BY:

**JAMES SCOTT ELECTRICAL SERVICES LTD
UNIT 19 THE GALLERIES
42 WAKEFIELD ROAD
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1.0 Planning Policy Considerations

1.1 The site is located outside any settlement and within the greenbelt. National planning policies relevant to the proposal are contained within Planning Policy guidance note 2 *Green Belts*, Planning Policy Statement 22 *Renewable Energy*. We assess the proposal in terms of these policies below.

1.2A PPG2 sets out that development which is considered to be appropriate in Green Belt locations. Whilst wind turbines are not listed in paragraph 3.4 in the types of Development considered to be appropriate we are of the view that nevertheless there should not be an automatic policy presumption against such developments.

1.3 As the development is associated with an existing dwelling with land, the wind turbine can be considered appropriate under paragraph 3.12, which covers other development. The turbine can fall within the “engineering and other operations” mentioned and is not therefore inappropriate development provided the openness of the Green Belt is maintained and there is no conflict with the purposes of land in the green Belt.

1.4 Taken from PPS22 Green Belt, paragraph 13 it states, ‘*such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources*’. Drake Hill Farm uses a high amount of electricity with a gross usage of approximately 10,000 kWh/Annum, which is greatly damaging to our environment. The local area also receives a good wind resource making good sense to use this abundant element harnessing it for the production of clean, Green energy.

The potential for the generation of electricity is excellent on site with a optimum wind speed of 7.0m/s 10m agl and would reduce carbon emissions by a minimum of 16.3 tonnes/annum, 326 tonnes in 20 years helping to drive Barnsley Council towards their goals of their UDP and Environmental Policies.

The electricity generated by the turbine would be used on site lowering the properties carbon footprint considerably. With the surplus being sold as additional green electricity used by many local homes and properties across the country.

1.5 After evaluation of the proposed project in conjunction with the various outlined policies we are satisfied that wind turbines can be appropriate development in the Green Belt. This is confirmed by the presence of small scale turbines at over five properties in the vicinity and large scale wind turbines in view to the East of the property.

The turbines to the East are in a very exposed location, with far higher

visual impact on the surrounding landscape. Due to the proposed turbines lower position and exceptional average wind speed it is believed that this location demonstrates good justification for the proposed installation.

2 Conclusion

It is believed that the merits of this proposal far outweigh the implications of siting the turbine on Green Belt. The above paragraphs demonstrate good reasoning and provide support for the installation to be approved.

The proposed development is associated with an existing dwelling with land allowing it to be considered as other development. The turbine can fall within, 'Engineering and Operations' as it is believed that there is no conflict with the purpose of the land.

The lowered siting allows the turbine to blend in with the hillsides and its visual impact is far less detrimental than the larger turbines found in close vicinity to the property. The turbine is located lower in the field with the hill acting as a backdrop.

The high annual electricity usage coupled with the good wind resource found at Drake Hill Farm warrants this proposal, as the turbine would increase efficiency significantly on site and would help towards Barnsley councils environmental Policies.

3 Ready To Help

James Scott Electrical Services hopes that the following document provides Barnsley Council with all the information required to make an informed decision. If for any reason the Council feels there is more information that is required, please do not hesitate to call us and we will be more than happy to help.

Contact Via:

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