



DESIGN AND ACCESS STATEMENT

CO-ORDINATES:

Turbine 1: 53.52766, -1.701557

Turbine 2: 53.528023, -1.702764

HAZEL HEAD HOUSE FARM, LEE LANE, PENISTONE, S36 9NN

PROPOSED SITING OF 2 x 24.6M HIGH WIND TURBINES

Our Ref: P-1087

July 2011

DESIGN AND ACCESS STATEMENT

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1.0 Introduction to the Proposal

1.1 This statement sets out our analysis of the relevant planning policy principles which need to be considered in support of this application for the erection of two 24.6m high wind turbines at Hazel Head House Farm to the south west of Penistone.

1.2 The development proposal involves the provision of two wind turbines and associated infrastructure comprising the following specifically:

- Base work to secure the turbine to the site
- Grid connection

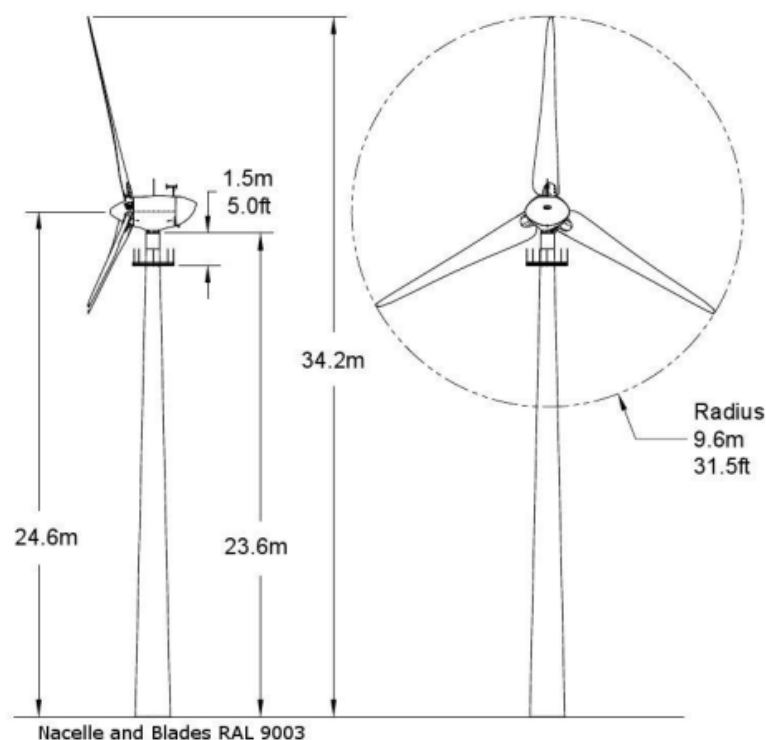


Image 1: Elevation Plan of the Turbine

1.3 From an operational standpoint, the siting of a wind turbine requires maximum exposure to unobstructed wind flow conditions in order to achieve efficient operation. Proximity to ground based obstructions can detrimentally affect the performance of a turbine and it is therefore essential to ensure that a wind turbine is located a sufficient distance away from

any such obstacles to provide the necessary clearance. After taking into consideration these factors, the siting point for the turbines has been chosen from both an operational/technical and a visual impact perspective and has been sited in the proposed location to ensure that the turbines are sufficiently detached from the trees to the east and west and the agricultural buildings to the south east.

- 1.4 The proposed wind turbines would generate approximately 150 000 kWh per year which would mean approximately 80% of the energy produced by the wind turbines would be used on site to satisfy all of the farms energy demands and approximately 20% would then be sold back to the grid.
- 1.5 The main planning considerations are considered within this report in relation to local and national planning guidance alongside relevant planning case law.

2.0 The Site Details and Background

- 2.1 The application site is located within the open countryside approximately 4.5 km to the west of Penistone. The turbine would be positioned within the land owned by and associated with the farm to the north west of the farmstead. The Booth family have run Hazelhead Hall as a working beef, dairy and sheep farm since 1899. The farmstead now supports 3 homesteads (the applicant's family, his mother and his brother) and a farm shop and as such has a high energy demand.
- 2.2 The farm is managed organically and actively participates in HLS and ELS stewardship schemes. The proposed wind turbines are seen as another means by which this farm can improve the sustainability of the business and the number and height of turbines selected is directly linked with the energy demands of the farm.
- 2.3 The farm is accessed off the B6106 which is immediately to the north of the farmstead. The B6106 is linked by the A616 to the west and the A628 to the east. A separate access to the farm is achieved off the A616 to the west of the site.
- 2.4 There are various farmsteads and buildings in the locality, but the area's overall character is rural. The area around the turbine is relatively undulating with the land rising to the north towards the highway and beyond. A small wind farm is located over the brow of the hill to the north of the site and the turbines are visible from the application site.
- 2.5 The nearest neighbouring property is approximately 300m to the east from the eastern most wind turbine.
- 2.6 The main hall is a Grade II Listed Building and is said to have been built around the nucleus of the home of Captain Adam Eyre of the Parliamentary Army whose diaries of 1647-9 have been published by the Surtees Society.

3.0 Planning Policy

3.1 The Government's statements of planning policy are material considerations which must be taken into account, where relevant, in determining planning applications. These statements cannot make irrelevant any matter which is a material consideration in a particular case, but where such statements indicate the weight that should be given to relevant considerations, decision makers must have proper regard to them. One particular consideration which will be teased out in this report is the weight which should be given to the appropriateness of development within the countryside and any specific landscape designation versus the weight associated with the environmental benefits of a wind turbine.

3.2 Planning Policy Statement 22: Planning for Renewable Energy (PPS22) was issued in 2004 along with its associated 'Companion Guide'. PPS22 sets the objective based criteria that must be applied by local planning authorities in deciding individual planning applications to generate energy from wind. In particular, the following elements of PPS22 are seen as relevant to this case:

Key Principle V1: Small-scale projects can provide a limited but valuable contribution to overall output of renewable energy and to meet energy needs both locally and nationally. Planning Authorities should not therefore reject planning applications simply because the level of output is small.

Paragraph 11: "Small scale developments should be permitted within sensitive landscape areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts, providing there is no significant environmental detriment to the area concerned".

Paragraph 20: Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. However, in assessing planning applications, local authorities should recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved.

3.3 Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) draws attention to the Government's objectives for the countryside and sets out the key principles of raising the quality of life in rural areas. Within PPS7 Paragraph 16 (i) / (iv) states that amongst these principles are promoting good quality, sustainable development that support development

that provides for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22.

- 3.4 Planning Policy Statement 1: Delivering Sustainable Development, Planning and Climate Change (PPS1) - Supplement to PPS1, sets out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. It notes that tackling climate change is a key Government priority for the planning system.
- 3.5 Planning Policy Statement 5: Planning and the Historic Environment (PPS5) superseded Planning Policy Guidance 15 (PPG15). The overriding principles of PPS5 seek to preserve and conserve heritage assets such as Listed Buildings and they do encourage developments which enable such preservation. General planning standards should still be applied sensitively in the interests of harmonising the new development with its setting and this approach has been taken with the number of turbines, the location and height.
- 3.6 Green Belts have been perhaps the best known feature of the planning system since the 1950's and continue to command widespread support. The protection of the Green Belt is an overriding planning consideration and one, which, in the case of most forms of development, strongly militates against the granting of planning permission. However, having been a feature of the planning system since the 1950's the policies and traditional considerations applied to development within the Green Belt are not necessarily up to date with the ever changing climate change issue and weight should now be given to the environmental benefits from proposals such as wind turbines against the background of Green Belt policies. Very special circumstances will be required to justify instances where this presumption against development should not apply.
- 3.7 The principle of a wind turbine would not accord with the forms of development deemed acceptable in the Green Belt and its very nature is therefore deemed inappropriate in principle within the Green Belt under this policy context. Notwithstanding this, PPG 2 – Green Belts does stipulate that *'Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'* Given the national planning policy context outlined previously and the greater emphasis that is now placed within the planning

system on renewable energy provision, it is considered that the environmental benefits of small scale renewable projects such as this would represent 'very special circumstances'.

3.8 Consideration on the local level with regards to the Green Belt issue is given to Policy PE5 and links back with PPG2. As highlighted the site is allocated under Policy PE5 as Green Belt land. Policy PE5 defines the extent of the Green Belt around the settlement of Penistone. Policy GS7 seeks to safeguard against inappropriate development in this locality and specifies that development will not be permitted within the Green Belt unless it maintains openness and does not conflict with the purposes of including land within the Green Belt. Policy GS9 requires that development within the Green Belt should not by reason of its siting, materials or design result in significant harm to the visual amenity of the Green Belt. As highlighted the thrust of policies PE5, GS7 and GS9 all align with the provisions of PPG 2 and the over whelming guidance contained within case law is that wind turbines in principle are acceptable in Green Belts.

3.9 Of particular importance to the assessment of this application is policy ES12 which sets out the Council's requirements for proposals that seek to develop wind energy generation. Such proposals will be assessed with regard to the following factors:

- The effect both individually and cumulatively upon landscape and the visual amenity of the area;
- The impact on residential amenity with reference to noise, visual outlook, shadow flicker and flashing from the turbine blades;
- Provision of satisfactory access to the highway network having regard to visual amenity, highway capacity and safety;
- Effect on wildlife, ecology and archaeology;
- Effect on agricultural land uses;
- Electro-magnetic effects;
- The provision for connection to the electricity transmission and supply system;
- The effect of shadow flicker or flashing from turbine blades.

3.10 Policy ES12A outlines the importance of using appropriate technology and design for all wind generator proposals. Policy ES1C states that the Council will control development in the vicinity of existing wind generation installations so as to safeguard these from a reduction in local wind speeds.

3.11 Finally of more general relevance is policy BE6 which sets out design standards for all development. Proposals will be assessed in terms of:

- The quality of layout and the suitability of the scale of the development;
- The use, quality, design and landscape treatment of open land within the site and the area around buildings;
- The standard of detailed design and facing materials of proposed buildings;
- The suitability of the whole development for its proposed context and its relationship with adjoining land uses.

4.0 Consideration

- 4.1 As previously identified, there is a presumption in favour of renewable technologies and significant weight should be attributed to this issue in line with government policy. This issue should be balanced against other main considerations including the impact upon the character and appearance of the area, archaeological and nature conservation issues and any adverse impact upon the electromagnetic field. Each issue will be considered individually.

Landscape and Visual Impact Assessment

- 4.2 The proposed wind turbines would be positioned to the north west of the farmstead and each measure 24.6m high to the hub, with a tip height of 34.2 m. In this location and at this height the turbines would be visible particularly from Lee Lane to the north and would therefore to an extent change the appreciation of this site within its surrounding rural context. However, this does not necessarily equate to unacceptable harm and this change in vista must be balanced against policy expectations and guidance encouraging renewable energy. The process of assessing the impact of this application has been guided by the document 'Guidelines for Landscape and Visual Impact Assessment'(2002) and Appendix A of this report outlines the approach taken here within this assessment.

Landscape Character Assessment

- 4.3 The application site is located within the Yorkshire Southern Pennine Fringe Landscape Character Area where the following landscape characteristics are applicable to the application site:
- Eastern slopes of the Pennines, dropping from upland in the west down to the east, dissected by numerous steep-sided valleys;
 - Extensive urban influences from the matrix of large and small towns;
 - Close conjunction of large-scale industry, urban areas and transport routes with open countryside;

- Predominance of local sandstone and 'gritstone' as a building material notably in large and dominant industrial buildings;
- Urban development mainly confined by valleys creating dramatic interplay of views between settlements and the surrounding hillsides;
- Predominantly pastoral farming with strong linear patterns of walled enclosures on plateaux;
- Predominantly broadleaved woodlands on steep valley sides forming important backdrops to industrialised areas;
- Impression of a well-wooded landscape even though tree cover is relatively sparse overall;
- Dense network of roads, canals and railways.

4.4 There would be some changes in the landscape character of the area, but these would be relatively minor and confined to the micro scale. The key characteristics of the overall landscape would remain intact, for example the landform, pattern, vegetation and openness. Site specific features would also be protected and maintained in situ, for example the tree belts to the east and west and stone boundary walls. The effect significance of the scheme on the landscape character is concluded as being No Change, as the small negative change with the introduction of two turbines would not in essence change the key characteristics of the landscape.

Landscape Visual Impact

4.5 An assessment has been made of the visual impact from key public vantage points around the site taking into account the proximity to public highways, public right of ways, neighbouring properties etc. The following table demonstrates this impact from key areas:

Table Showing the landscape and visual impact on the openness of the Green Belt					
<i>Site/Feature /grid reference</i>	<i>Location and Distance from Turbine</i>	<i>View and Assessment</i>	<i>Receptor Sensitivity</i>	<i>Magnitude of Impact</i>	<i>Impact Assessment</i>
X 420157, Y 403611, entrance to the farm access and B6106	Approximately 300m to the north east	From this vantage point the turbines would be visible over the top of a small farm building and trees in the foreground. As such the full length of the masts would not be prominent. Furthermore as this vantage point is on the higher topography and as there are hillsides in the backdrop the turbines would not be skylined.	Low	Medium	Slight Adverse
X 419457, Y 403117, entrance to the farm access and A616 to the west	Approximately 500m to the south west	As this site is viewed by general road users only the view has a low sensitivity. The turbines would be visible but over a greater distance and with a context of maturing trees and the farm buildings to the right in the view. Furthermore due to the rising land to the rear the turbines would not be skylined. However on this rear hillside is a small wind farm which is evident in the vista and the proposed turbines would be clear in the same view adding to the number in view.	Low	High	Moderate Adverse

X 419367, Y 403517, junction with the A616 and B6106	Approximately 400m to the west	As this site is viewed by general road users only the view has a low sensitivity. This is an elevated position so the turbines would not be skylined. Furthermore the turbines would be set to the rear of a strong tree belt which would reduce the dominance significantly. However the wind farm would be visible to the left in this vista and thus the turbines would offer increased cumulative effects through the additional vertical structures.	Low	High	Moderate Adverse
X 420019, Y 404008, Hollin Lane to the north	Approximately 540m to the north	This is a quieter rural road leading on to a public footpath so has a higher sensitivity. The turbines would be viewed on the lower level from this position and so would not be skylined and from this position the wind farm would not be evident either. Pylons to the rear in the distance would be the more dominant vertical structure and the proposed wind turbines would be viewed in conjunction with the farm and tree belt rather than appearing isolated.	High	Medium	Moderate Adverse

- 4.6 Therefore having regard to the above assessment, whilst there is some harm within the moderate adverse categories, this does not necessarily equate to unacceptable harm and this change in vista must be balanced against policy expectations and guidance encouraging renewable energy.
- 4.7 Due to the narrowness of the turbine and the relatively modest height in comparison with large scale commercial wind turbines, it is considered that any views would be contained to local views from the locations indicated in this assessment. There is unlikely to be any longer distant view of the turbine which would be of significance and from any other vantage point in the wider area it is considered that no change in the landscape characteristics of the area would occur. This aids in ensuring that any harm is minimised and constrained to the local scale and thus the openness and qualities of the green belt would be preserved.

Cumulative Landscape Impact

- 4.8 As highlighted within the assessment there is a wind farm within the vista from a number of vantage points primarily from the south and thus the turbines proposed here would add additional vertical structures in the countryside along with the existing wind farm. There will of course be some additional cumulative impact as a result. It is however felt that the scale of these wind turbines would be readily understood with the farm rather than as a commercial wind farm offering a clear visual distinction in the landscape. Crucially though the scale, location on the elevated land and distance from the proposed wind turbines would all serve to provide a visual distinction in scale such that this application would not lead to significant cumulative landscape impact.
- 4.9 Based on the above assessment the turbine would not significantly alter the character of the local landscape as previously defined, thus the character of the landscape would be retained and the turbine would not result in a significant loss of openness. Visual impact has been mitigated through the careful siting in order to ensure the development adheres to PPS22.
- 4.10 Whilst it is accepted that there is some, albeit limited harm in the moderate adverse categories primarily from close views, the majority of wider vantage points would see either no or a negligible impact and when this is balanced against the positive benefits associated

with the introduction of the renewable energy provision, it is considered that this application should be considered favourably and can be accommodated without compromising the overriding characteristics of this green belt landscape and the associated planning policies. It is acknowledged that under strict Green Belt guidance, a wind turbine is considered inappropriate development in principle, however, in line with recent appeal decisions and case law there are exceptional circumstances in the form of providing renewable energy and assisting the UK's commitment to addressing climate change which outweigh Green Belt planning policy.

Neighbour Impact

Shadow Flicker

- 4.11 The chosen siting point of the turbine is approximately 300m from the nearest residential property Hall Gates, which is amply sufficient to prevent adverse impact on any residential dwelling. Shadow flicker is defined as obstructions to light incurred when the blades of the wind turbine cause light pollution when sited in close proximity to buildings, typically to the west or east of the turbine. PPS22 advises that shadow flicker has only been known to occur within 10 rotor diameters of a turbine 130 degrees either side of north. In this case, shadow flicker could only theoretically occur within 100m of the turbines and there are no properties within this distance. There is therefore no issue of residents being affected by shadow flicker at the site due to the location of the turbines and the distance with neighbouring properties.

Noise

- 4.12 Attached with the application documents is a noise survey undertaken in relation to the Endurance E-3120 Wind Turbine according to IEC 61400-11 at East Ash Farm, Bradworthy, Devon, to measure the sound power level and tonal characteristics. The apparent sound power level of the wind turbine was calculated over a range of wind speeds from 3-12m/s together with the one third octave band levels for wind speeds of 6-8 m/s. It was not possible to calculate the 1/3 octave sound power levels above 8m/s due to the contrition of background noise. The tonal output from the Endurance E-3120 turbine has been assessed using the methodology prescribed by IEC 61400-11 for wind

speeds of 6-10 m/s and has been determined to be not tonal, except at a wind speed of 6m/s where tones were identified.

- 4.13 The ETSY-R97 is a guidance note widely used by planners in assessing wind turbines and indicates that a noise limit for night time operation of 43DB(A) is acceptable. This limit is derived from the 35DB(A) sleep disturbance criteria referred to in Planning Policy Guidance.
- 4.14 The Noise Working Group recommends that day time lower fixed limits can be higher than this at 45 DB(A). They also state that consideration should be given to increasing the permissible margin above background where the occupier of the site has some financial involvement in the wind turbine, meaning that it can be acceptable to have higher noise readings where the applicant's property is the primary affected residence. In the case of the siting point of the wind turbines, the nearest residential property is approximately 300m from the wind turbines and therefore noise emissions do not present a concern in this case.

Visual Impact from Neighbours

- 4.15 Furthermore, the turbines are unlikely to be overly dominant or prominent from the nearest neighbouring property as this neighbour is enclosed with tall maturing trees which would effectively screen the turbines from the principle elevations. There would be more distant views achievable from surrounding properties including those to the north that face in a southerly direction. However these properties are on the higher topography which would mean that the turbines visual presence in the vista is reduced and they would not appear as over intrusive or dominant from these properties. Having regard to the actual likely effects of the proposed turbine in this location it must be concluded that the effects on neighbour amenity are likely to be negligible.

Electromagnetic Interference

- 4.16 The wind turbine's switch gear has been fully tested to ensure compliance with the UK standards, thus ensuring that the main source of electromagnetic interference from other wind turbines is avoided. The digital TV network in the UK is not affected by electromagnetic interference which was previously associated with analogue TV services and transmission stations. The scattering and disruption of signal is a rare occurrence in any event, associated with very large utility scale wind turbines and there have been no recorded

instances of electromagnetic interference occurring from wind turbines less than 45m high. Subsequently, this wind turbine is unlikely to cause any electromagnetic interference in the area.

Proximity to Electrical Power Lines

- 4.17 The guidelines set out by NEDL (Distribution Network Operator) indicate that the installation of a wind turbine is acceptable at over 10m from any power line. As can be seen on site, this application would therefore fully comply with these expectations and the proposed wind turbine would have no impact on the distribution network.

Proximity to Airports and Flight Paths

- 4.18 The nearest commercial airport is the Robin Hood Airport at Doncaster which is a significant distance from the site. The existence of the wind farm on the higher level would indicate that radar clutter is unlikely to be an issue from the two proposed turbines here and as such it is considered that the proposals would have no impact on flight paths or the operations of airports in the wider region.

Ecological Issues

- 4.19 The installation of the proposed wind turbines would result in no significant trees being removed due to the form and nature of the installation process. Furthermore, there is little evidence to suggest that the wind turbines in this particular area at the height proposed would cause any significant impact on local birdlife or indeed any other species. An appraisal of nearby designated sites has found the following within 10km of the application site:

Selected Local Nature Reserves

Site Code	Name	Area (Ha)
1083118	TOWN END COMMON	8.43

Selected Special Areas of Conservation

Site Code	Name	Area (Ha)
UK0030280	SOUTH PENNINE MOORS	65025.5

Selected Special Protection Areas

Site Code	Name	Area (Ha)
UK9007021	PEAK DISTRICT MOORS (SOUTH PENNINE MOORS PHASE 1)	45300.56

Selected Sites of Special Scientific Interest

Site Code	Name	Area (Ha)
1003966	LITTLE DON STREAM SECTION	1.01
1004074	PYE FLATTS MEADOWS	2.21
1002023	THE DARK PEAK	31823.79
1084115	SPRING MEADOWS, ALDERMAN'S HEAD & COW CROFT MEADOWS	16.83
1002361	CANYARDS HILLS	65.62

4.20 Importantly none of the above designated sites are located within or bordering the application site. Wind farms or individual turbines can affect birds in three main ways: collision, disturbance displacement and direct habitat loss.

4.21 Direct habitat loss is generally considered to be a relatively minor concern although there will be exceptions, for example where overlap is with very rare species with small home ranges. In this case however, given that this application relates purely to two turbines serving the needs of the farm with no loss of trees or vegetation and with no direct impact on any of the listed designated sites, the proposals would not result in any loss of habitat.

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Mr William Booth, Hazel Head House Farm

- 4.22 Collision risk and disturbance displacement are considered the two predominant effects. Clearly with two turbines the potential for collision and disturbance with birdlife is reduced from a more commercial wind farm. Different species groups vary in terms of susceptibility to collision, with raptors being particularly susceptible. The RSPB generally consider that smaller more agile birds such as sparrows or finches are better equipped to avoid collision with wind turbines and in this respect the proposals are unlikely to have any impact in respect of collision with such birdlife. The main ecological habitats associated with the application site are the tree belts within the farm and the grazing land itself which will support the smaller more agile birds. There is a lower risk of collision with larger birds such as waders or raptors in this location given the ecological habitats here.
- 4.23 Disturbance can affect species in a number of ways; either by direct loss of, e.g. nesting, foraging, roosting or moulting habitat, or by affecting productivity, and potentially survival. Meta-analysis of 19 datasets suggested reduced abundances of birds at wind farms, particularly of wildfowl and waders, in accordance with results on disturbance displacement. But in this location any displacement is likely only to be associated with the field in which these turbines would be located rather than in the wider context. As such given the scale of the turbines it is considered that their effects would not be far reaching and would not impact upon those highlighted designated sites.
- 4.24 Natural England has produced a Technical Information Note TIN051 in light of the Eurobats Agreement, entitled 'Bats and Onshore Wind Turbines'. This report summarises the potential impacts of wind energy developments on bats and TIN051 recommends that wind turbines are unlikely to affect bat populations where a 50m buffer is maintained from foraging habitat. In this location the most likely foraging area are the tree belts to the west which are approximately 100m away. As such these wind turbines would be positioned outside of the buffer zone required by Natural England and it is thus clear that the proposals would not result in any significant impact on possible bat populations.
- 4.25 Both the RSPB and Natural England are generally supportive of wind turbines and the role they play in sustaining the country's energy demands. PPS22 indicates that bird species and their habitats are rarely affected by wind turbine developments and the impact of appropriately designed and located wind turbines on local bird life should, in many cases, be minimal. Naturally site specific conditions must still be given due consideration and in this

location it is considered that the provision of two wind turbines can be sensitively sited so as to ensure that the proposals would not result in any adverse impact on ecological issues.

Archaeological Implications

- 4.26 The proposals will involve some ground excavations when the foundations are laid and turbines installed, however, following a desktop appraisal there is little to suggest that the application site has any archaeological importance. Research through the Pastscape Database only found one site within a 1km of the application site – this was the remains of a cross of uncertain date, but extant by 1853. The cross is built into a dry stone wall and shown in the photo below.



- 4.27 Nevertheless, if any findings are discovered during ground work appropriate steps as required will be taken to ensure that no damage occurs.

Heritage Assets

- 4.28 As with any application, consideration should be given to any impact on the character of heritage assets, be they listed buildings or conservation areas. The following map illustrates the nearby listed buildings and as can be seen there are listed buildings within the farm which should be taken into consideration.

Loss of Agricultural Land

- 4.30 The area of the application site is limited due to the diameter of the turbines and subsequently it would have a no more than negligible impact on the agricultural use of the land which would for the main part continue whilst the turbines are in operation.

Installation of the Turbine and Access Arrangements

- 4.31 The temporary works required to install the turbines are limited and although the access gates onto Lee Lane would need to be widened this is the extent of works required. If granted we would be happy to accept a condition that any works to the land be reinstated following the installation of the turbines. In order to install the cabling for the turbines to connect to the grid some ground disturbance will be needed, however this will be temporary works, no trees would be removed and again the ground will be reinstated to its original condition upon laying the cable.

5.0 Conclusion

5.1 In assessing this application in relation to policy and environmental context, it is considered that the application should be granted for the following reasons:

- The proposed wind turbines would be positioned to the north west of the farmstead in a location where the visual intrusion would be minimised and the turbines seen against the context of tree belts, rising topography and the farm buildings all ensuring the turbines would not be intrusive sky lined features.
- The proposed turbines would not be seen as an isolated feature within the countryside but would clearly relate to the farmstead and the function would be readily appreciated.
- It is acknowledged that under strict Green Belt guidance, a wind turbine is considered inappropriate development in principle, however, in line with recent appeal decisions and case law there are exceptional circumstances in the form of providing renewable energy and assisting the UK's commitment to addressing climate change which outweigh Green Belt planning policy.
- The scale and location of the wind turbines would be such that the impact on nearby residential properties would be negligible with any impact confined to a visual appreciation of its siting. This on its own would not constitute a material harm to living conditions and it is thus considered that the amenity of neighbouring properties would be maintained.
- There are no other material planning considerations that would outweigh the overriding benefits of this proposal in providing a renewable energy source and the long term environmental benefits this brings.

5.2 Having regard to the above and all other matters, it is considered that the proposed development meets the expectations of policies of the Development Plan and other policy guidance including specifically the provisions of PPG2, PPS1, 7 and 22. It is thus felt that this application should be granted subject to reasonable and appropriate conditions.

APPENDIX A: METHODOLOGY USED FOR ASSESSING VISUAL LANDSCAPE IMPACT

The process of assessing the impact of this application from a visual amenity perspective has been guided by the document 'Guidelines for Landscape and Visual Impact Assessment'(2002). To accompany the description of baseline and assessment information, a series of classifications have been applied to the landscape character of the site and each visual receptor. These act as a summary and place a defined value on; the sensitivity of the character area/visual receptor, the magnitude of change and the subsequent significance of the effect of the development.

The sensitivity of existing Landscape Character/Visual Receptors is the degree to which landscape character or a visual receptor can accommodate change arising from a particular development, without a detrimental effect. It is dependent on its importance, quality, value and contribution and the degree to which it can be replaced or substituted. The sensitivity of landscape character/ a visual receptor is defined as being High/Medium/Low, where High is the most sensitive. For visual receptors and views the sensitivity will depend on the location and context of the viewpoint, the expectations and occupation or activity of the receptor and the importance of the view. The most important receptors are usually users of outdoor recreational facilities, where the interest may be focused on the landscape. Also, occupiers of residential properties where views may be affected by the turbine are considered important. Other receptors that have been included are people travelling through or past the affected landscape in cars, on trains or other transport routes. The magnitude of change to a landscape character area or visual receptor will be dependent upon the nature of the proposed development itself and its size, location, and individual forms and pattern in relation to the character of the proposed development site and the surrounding area. Magnitude of change is categorised using the terms Low, Moderate and High, which can be generally defined as:

- Low - a limited number of changes to any of the key elements/features/characteristics of the baseline landscape or views. This would equate to a discernable but non-material change to the landscape character or view;
- Moderate - a moderate number of changes to any of the key elements/features/characteristics of the baseline landscape or views. This would equate to a material change in the landscape character or view;

- High - a large number of changes to any of the key elements/features/characteristics of the baseline landscape or views. This would equate to a fundamental change in the landscape character or view.

For visual receptors the criteria adopted for classification of sensitivity and magnitude of impact are as follows:

Sensitivity:

- High sensitivity e.g. residential properties, Public Rights of Way and passive recreational activities, scenic drive;
- Medium sensitivity e.g. play areas, sporting and active recreational facilities, attractive rural lanes;
- Low sensitivity e.g. industry, general road users.

Views from faster roads (e.g. 'A' and 'B' class roads and motorways) are normally considered to be of low sensitivity to change due to the transitory nature of such views. Views from minor country lanes, which potentially have a higher recreational value, have been assessed as being of medium or high sensitivity.

Magnitude of Impact:

- High magnitude e.g. major change in view character;
- Medium magnitude e.g. moderate change in view character;
- Low magnitude e.g. minor change in view character;
- Negligible magnitude e.g. a development is visible but forms a barely perceptible component of the view

Due to access restrictions, the magnitude of effect on view character for all receptors, including residential property, is assessed on the basis of ground level views (e.g. from ground floor and garden level in the case of residential property).

An assessment of the significance of an impact can be derived from the combination of the 'sensitivity' of a landscape or visual receptor and the 'magnitude' of the impact. This has been interpreted as follows:

Sensitivity		Magnitude		Significance
High	+	High	=	Substantial
High	+	Medium	=	Moderate
High	+	Low	=	Slight
Medium	+	High	=	Moderate
Medium	+	Medium	=	Moderate
Medium	+	Low	=	Slight
Low	+	High	=	Moderate
Low	+	Medium	=	Slight
Low	+	Low	=	Slight

Impacts are described as being either beneficial or adverse.

Negligible impacts can be derived from high, medium or low sensitivity combined with negligible magnitude.

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape, activity or tranquillity, heritage and cultural associations, vegetation, land use and connectivity combine together to create landscape character. It is important this is considered so a full understanding of the site and its surroundings can be achieved. England has been divided into areas with similar landscape character, which are called National Character Areas (NCAs) and the characteristics of the application site are considered within this application.

An assessment has been made of the visual impact from key settlements and public vantage points around the site. A table has been prepared which demonstrates the envisaged impact from key areas around the site of the proposed turbine.