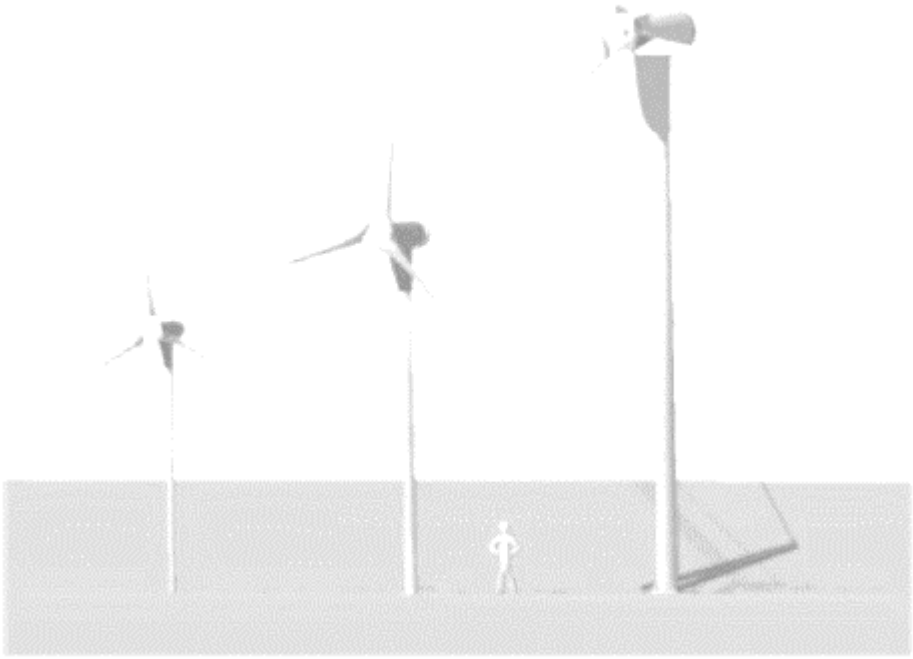
PHILIP S. RYLEY & CO.

Chartered Building Surveyors
Chartered Town Planners
Building Engineers
Architectural Designers

Planning Statement

Wind Turbine at Folly Farm, Folly Lane, Thurlstone, Sheffield, South Yorkshire, S36 7QF



RICS

Wards End Chambers,
Wards End, HALIFAX.
West Yorkshire. HX1 1BX

Fax: 01422 364351
Web: www.ryley.co.uk
E-mail: info@ryley.co.uk

1.1 Introduction

Philip S. Ryley & Co. have been instructed by Mr Bradwell to make a submission for planning permission for a 10Kw, 15m domestic Wind Turbine at Folly Farm, Folly Lane, Thurlstone near Barnsley.

Section 42 of the 2004 Planning and Compulsory Purchase Act requires that a statement detailing design principles and outlining access issues must accompany an application for planning permission. Similarly section 3 of DCLG Circular 01/06 outlines that a supporting statement must demonstrate how these considerations have been assessed in the proposal, outline the underlying principle applied and how this relates to the local context.

This application follows a previously refused application (ref: 2011/0434) on the same site. The application was refused for the following reasons:

1. *The site is within the Green Belt in the adopted Barnsley Unitary Development Plan. In the opinion of the Local Planning Authority, the proposed turbine is located in a prominent, isolated and exposed location which would appear as an incongruous and visually intrusive feature, harming the visual amenities and openness of the Green Belt and the appearance of the area. The Council considers that no very special circumstances have been demonstrated in this case which clearly outweighs identified harm. Accordingly, the proposal conflicts with policies CSP6 and CSP34 of the Barnsley Core Strategy and PPG2: Green Belt.*

2. *Insufficient information has been provided to determine whether noise levels from the turbine would be acceptable at the nearest noise-sensitive properties. The application conflicts with policy CSP40 of the core strategy insufficient noise information has been submitted in order for the Local Planning Authority to accurately assess the noise impact.*

This application attempts to address these reasons for refusal by relocating the turbine closer to the existing farm and by selecting a model with lower noise emissions.

1.2 RUDP Designation



The site is designated as an Area of Borough Landscape Value within the Barnsley Local Plan.

1.3 Planning Policy Review

The following Policies are deemed relevant to this application:-

1.4 National Policy

- **PPS22**

PPS22 outlines national policy objectives in relation to renewable energy and considerations relevant to the determination of planning applications of this sort. Of relevance to this proposal are the following extracts:

> *"(vi) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small."*

This development represents such a small-scale project which will provide a renewable source of energy, providing energy for the site itself and also supplying the National Grid where possible.

> *"Landscape and Visual Effects of Renewable Energy Developments*

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, and that these impacts may be temporary if conditions are attached to planning permissions which require the future decommissioning of turbines."

The proposal is for a domestic scale wind turbine in an area of mixed topography. Whilst the site itself is reasonably flat, it sits at a higher level than the land to the south. There are some wind turbines of comparable scale in the surrounding area, however these are not in sufficient proximity to create a cumulative effect. They do though serve as an illustration of the minimal impact that a turbine such as this will have visually on its surroundings. Concerns were raised during the previous application that the visual impact was acceptable and this proposal attempts to address these matters by moving the turbine further east towards the farmstead and selecting a model of turbine which has an improved appearance.

"21. Planning authorities should also take into account the cumulative impact of wind generation projects in particular areas. Such impacts should be assessed at the planning application stage and authorities should not set arbitrary limits in local development documents on the numbers of turbines that will be acceptable in particular locations."

"Green Belts
13. Policy on development in the green belt is set out in PPG2.When located in the green belt, elements of many renewable energy projects will comprise inappropriate development, which may impact on the openness of the green belt. Careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

The visual impact of the proposal is not of sufficient level to impact on the openness of the Green Belt in a detrimental manner. Issues of materials and noise are covered within the other accompanying information from Eagle Power. Consequently it is felt that any minimal visual impact of the proposal, as shown by the photomontage, is significantly outweighed by the special circumstances of on-site renewable energy generation. As stated in PPS22, the very special circumstances in this instance are the wider environmental benefits associated with increased production of energy from renewable sources.

1.5 Local RUDP Policy

The Barnsley Unitary Development Plan articulates policy in the local area. Of relevance to this proposal are the following extracts:

> *"Policy GS9*
> *DEVELOPMENT WITHIN THE GREEN BELT, OR CONSPICUOUS FROM IT, SHOULD NOT BY REASON OF ITS SITING, MATERIALS OR DESIGN RESULT IN SIGNIFICANT HARM TO THE VISUAL AMENITY OF THE GREEN BELT."*

The justification of the proposal is the capacity to generate 10Kw of energy from a renewable source. The generation of energy in this form is a material consideration to which significant weight must be attached. The site achieves 5.2m/s wind speed and could generate in excess of 23,200 KwH of energy per annum. This would result in excess of 14 tonnes of CO_2 being saved per annum.

The design of the turbine is that which has a fairly utilitarian and simple appearance. The materials used are hot dip galvanised steel coloured in white and consequently the turbine will have a fairly benign impact on its surroundings. Notwithstanding this and the small-scale nature of the proposal, we enclose a photomontage, which demonstrates the visual impact of the turbine from the surroundings.

> *"Policy GS13*
> *IN AREAS DESIGNATED AS BEING OF BOROUGH LANDSCAPE VALUE ON THE PROPOSALS MAP CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE WILL BE EXTREMELY IMPORTANT CONSIDERATIONS.*
> *SUBJECT TO POLICY GS8,*
> *DEVELOPMENT WILL ONLY BE ALLOWED IF:*
> *A) THERE IS NO LOSS OF VALUABLE LANDSCAPE FEATURES*
> *B) THE NATURE, FORM AND DESIGN OF THE DEVELOPMENT IS SYMPATHETIC TO THE AREA*
> *C) THE OVERALL CHARACTER AND APPEARANCE OF THE AREA IS CONSERVED AND WHEREVER POSSIBLE ENHANCED."*

Whilst the above policy has been deleted, Policy PE8 covers the same issues and is relevant here:

> *"Policy PE8*

IN ACCORDANCE WITH POLICY GS13, WITHIN THE AREAS SHOWN AS BOROUGH LANDSCAPE VALUE ON THE PROPOSALS MAP CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE WILL BE EXTREMELY IMPORTANT CONSIDERATIONS."

In relation to Policy GS13, the proposal lies within the Borough Landscape Value Area and consequently visual impact is a key material consideration for development such as this. Notwithstanding the benign appearance of the turbine and also the enclosed photomontages, there are Appeal precedents which state that even in areas of significant landscape value the generation of renewable energy is a material consideration to which considerable weight should be attached.

"Policy ES12
PROPOSALS FOR WIND ENERGY GENERATION WILL BE ASSESSED WITH REGARD TO THE FOLLOWING FACTORS :
A) THE EFFECT BOTH INDIVIDUALLY AND CUMULATIVELY ON LANDSCAPE AND VISUAL AMENITY OF THE AREA
B) THE IMPACT ON RESIDENTIAL AMENITY WITH PARTICULAR REFERENCE TO NOISE, VISUAL OUTLOOK, AND SHADOW FLICKER AND FLASHING FROM TURBINE BLADES
C) THE PROVISION OF A SATISFACTORY ACCESS TO THE HIGHWAY NETWORK HAVING REGARD TO VISUAL AMENITY AND THE SAFETY OF ROAD USERS AND THE EFFECT OF THE PROPOSALS ON ROAD USERS INCLUDING LIKELY DISTRACTION TO MOTORISTS
D) THE EFFECT ON WILDLIFE, ECOLOGY AND ARCHAEOLOGY OF THE IMMEDIATE AREA
E) THE EFFECT ON AGRICULTURAL LAND USES
F) ELECTRO-MAGNETIC EFFECTS
G) THE PROVISIONS FOR CONNECTION TO THE ELECTRICITY TRANSMISSION AND SUPPLY SYSTEM
H) THE EFFECT OF SHADOW FLICKER OR FLASHING FROM THE TURBINE BLADES THE COUNCIL WILL EXPECT A DETAILED STATEMENT WHICH HAS REGARD TO THESE ISSUES, TO ACCOMPANY ANY APPLICATION FOR WIND POWER.
DEVELOPMENT PROPOSALS, WHERE SUCH AN APPRAISAL IS DEEMED NECESSARY IN VIEW OF THE IMPLICATIONS OF THE PROPOSAL."

The individual impact of the turbine is lessened by the presence of existing telegraph poles and pylons in the vicinity of the proposal. Relative to these items nearby, the turbine is of comparable scale and/or smaller and consequently any impact of the turbine will be reduced.

Notwithstanding this, a detailed landscape and visual impact assessment is enclosed as part of this submission.

Furthermore the proposal will have no impact on highways safety given its siting in a relatively isolated location. Nor will the scheme have any impact on local wildlife due to its small-scale and siting away from trees and other natural habitats for birds and bats. The turbine is well in excess of 50m from the nearest tree, hedge or potential habitat for bats and birds. In addition the proposal is not positioned near any site of special designation relating to archaeology.

Finally the proposal will not affect any nearby agriculture nor will it create any electro-magnetic effect. With reference to the latter, a number of installations of Proven turbine have been approved in sensitive locations (such as nearby to Airports) and this demonstrates that electro-magnetic interference is no longer an issue for this type of installation. The proposal will be connected to the nearby property by cable and there will be no potential for shadow flicker given the small-scale of the turbine and its orientation.

- **Core Strategy**

The Barnsley Core Strategy was recently adopted and of relevance from this document are the following policies:

> *"CSP 6 Development that Produces Renewable Energy*
> *We will allow development that produces renewable energy as long as there is no significantly harmful effect on:*
> - *the character of the landscape and appearance of the area*
> - *living conditions*
> - *biodiversity, geodiversity and water quality*
> - *heritage assets, their settings and cultural features and areas*
> - *highway safety, and*
> - *infrastructure including radar*
>
> *Proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production ends"*

In relation to policy CSP 6, the turbine has been and moved closer to the farmstead following discussions with Matthew Woodward, Barnsley Planning Officer. It is expected that this has sufficiently reduced the impact of the turbine on the landscape to accord with the above policy. Similarly with reference to noise emissions, this turbine is quieter than the previously proposed turbine whilst this maintaining significant separation distances so as to not

compromise aural amenity. Other matters covered by Policy CSP 6 are not impinged upon by this proposal.

> *"CSP 34 Protection of Green Belt*
> *The general extent of the Green Belt is shown on the Core Strategy Key Diagram. Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.*
>
> *In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged. The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12."*

In relation to the above policy, the level of harm to the openness of the Green Belt is minimised by the amendments made in this resubmission. Consequently the very special circumstances articulated above are sufficient to outweigh this harm and provide justification for the proposal.

> *"CSP 40 Pollution Control and Protection*
> *Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.*
>
> *We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate."*

With regard to the above policy, noise emission details are enclosed as part of this proposal and it is expected that the separation distances will enable the turbine to achieve acceptable levels at 10 m/s wind speed.

1.6 Landscape Comment

The site is in reasonably close proximity to the Royd Moor Wind Farm – approximately 0.9 miles away. As such the landscape is evidently capable of accommodating development such as this in considerably greater scale. This proposal is for a small domestic scale wind turbine to serve Folly Moor Farm and therefore it is not expected to have any detrimental effect on its context.

1.7 Conclusion

In light of the above, the proposal accords with policy and should therefore be acceptable to the LPA.