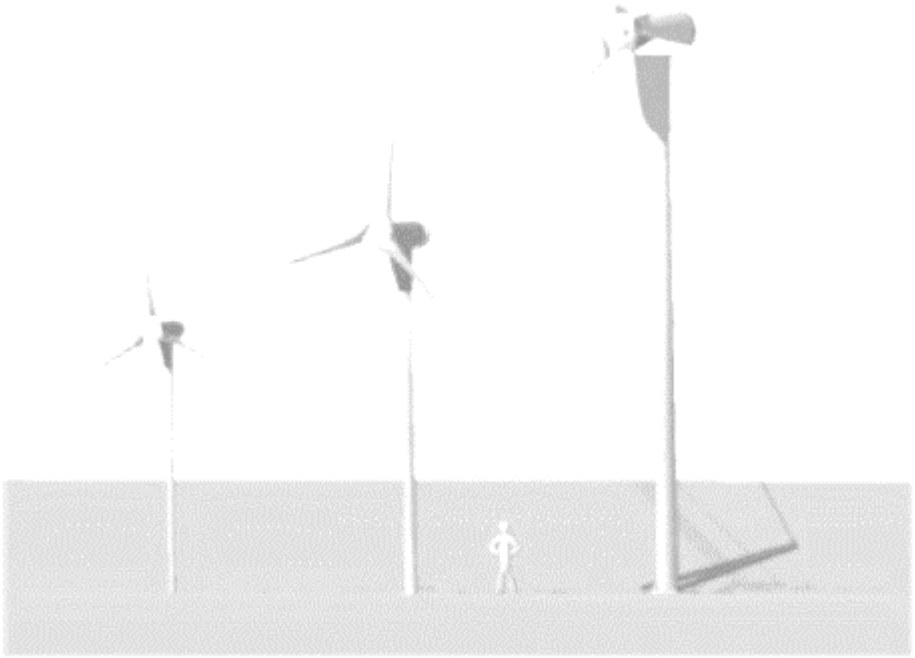
PHILIP S. RYLEY & CO.

Chartered Building Surveyors
Chartered Town Planners
Building Engineers
Architectural Designers

Planning Statement

Wind Turbine at Windy Bank Hall, Hilltop Lane, Green Moor, Sheffield, South Yorkshire, S35 7DQ



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 Bradley, to write a 'Planning and Design & Access Statement' to accompany a submission for planning permission for a 15Kw, 15m domestic wind turbine at land adjacent at land adjacent to Windy Bank Hall, Hilltop Lane at Green Moor.

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 statement is intended to be read in conjunction with the supporting information provided by Eagle Power.

1.2 RUDP Designation

The site is designated as Green Belt and within 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

- **PPG2**

PPG2 shapes and controls development in the Green Belt, of pertinence to this proposal is the following extract:

> *"3.1 The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances."*

The very special circumstances in this case are the potential to generate 15Kw of energy from a renewable energy source. This will be used on the site itself but also go back into the National Grid.

- **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. Notwithstanding this, enclosed as part of this submission is a photomontage demonstrating how the wind turbine would appear when viewed from the surrounding area. Looking at the information it is clear that the turbine would not have a significant impact, certainly none more so than a telegraph pole or similar installation. Finally in relation to the above extract we would be happy to welcome a condition attached to a permission regarding its decommission.

"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."

As stated above, a photomontage of the proposal within its landscape context is enclosed as part of the planning submission and this demonstrates the impact of this proposal and also the lack of other turbines in the vicinity. As such there is no cumulative impact.

"Small Scale Renewable Energy Developments
18. Local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments. Small-scale renewable energy schemes utilising technologies such as solar panels, Biomass heating, small-scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new developments and some existing buildings. Local planning authorities should specifically encourage such schemes through positively expressed policies in local development documents."

As stated above, the LPAs should generally support small-scale renewable energy developments subject to the standard material considerations.

"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.

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 GS7*
> *WITHOUT PREJUDICE AND SUBJECT TO THE APPLICATION OF POLICIES GS8, GS8A, GS8B, GS8C, GS8D, GS8E AND GS9 IN THIS PLAN, DEVELOPMENT WITHIN THE GREEN BELT WILL NOT BE PERMITTED UNLESS IT MAINTAINS THE OPENNESS OF, AND DOES NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN, THE GREEN BELT."*

The proposal is for a small-scale wind turbine installation of relatively benign appearance. In terms of size, the proposal is comparable to a small telegraph pole and consequently it does not conflict with the openness of the Green Belt.

> *"Policy GS8*
> *WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES:*
> *A) AGRICULTURE OR FORESTRY*
> *B) ESSENTIAL FACILITIES FOR OUTDOOR SPORT OR OUTDOOR RECREATION, FOR CEMETERIES, OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT*
> *C) THE REPLACEMENT OF EXISTING DWELLINGS IN COMPLIANCE WITH POLICY GS8E."*

The very special circumstances are the capacity to generate 15Kw 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 5.4m/s wind speed and could generate 27,000 KwH of energy per annum. This would result in approximately 15.2 tonnes of CO_2 being saved per annum and equates to about 12,500 average car miles.

> *"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 design of the turbine is that which has a fairly utilitarian and simple appearance. The materials used are black and grey matte finished metal which will have a fairly benign impact on its surroundings.



Figure 1: An example of an existing Proven turbine

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. Figure 2 demonstrates these objects on the landscape as viewed from the A616:



Figure 2: Objects on landscape highlighted

With reference to residential amenity, a Noise Assessment is enclosed as part of this proposal. The Proven turbine has no gearbox and consequently there is no low frequency hum or drone. The proposal is in excess of 200m from the nearest third party resident and consequently it is expected that it will not have an impact on the amenity of other persons.

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. 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.

1.6 Landscape Comment

The site lies within the 'F2 Penistone Upland Farmland' in the Barnsley Borough Landscape Character Assessment. The following extracts from this document are pertinent to this proposal:

> *"**Strength of Character***
> *F2 Penistone Upland Farmland is a good example of the Upland Farmland landscape type as a result of its strong topography, intact network of stone walls, rural upland character and panoramic views. The presence of these characteristics ensure that the overall strength of character is considered to be **strong.**"*

In relation to the above, given the other objects of similar scale on the landscape in the vicinity of the site, it is not expected that a small-scale single turbine such as this compromises the character of the area.

> *"In view of the above, landscape sensitivity to built development is judged to be **high** and landscape capacity is considered to be **low**."*

As stated above, it is not expected that the proposal compromises the character of this area.

> *"The wind farm at Spicer Hill (in the adjacent F1 Ingbirchworth Upland Farmland character area) is a prominent feature in views."*

The adjacent area of similar landscape character (Ingbirchworth Upland Farmland) has a large scale commercial wind farm and this has successfully integrated itself into the landscape. This is despite comparable levels of character and sensitivity of the landscape. Whilst each proposal must be judged on its individual merits, it is expected that a significantly smaller single turbine in this context will not be deemed to have a detrimental or even minimal impact on the wider area.

1.7 Isle of Skye

Following pre-application discussions with the Planning Officer and through experience of being a local resident, the Applicant has moved the proposed siting of the turbine away from the Isle of Skye (originally it was intended to site the proposal nearer to the Isle of Skye). It is felt that the position of the turbine as proposed here, will have a minimal impact on the local landmark.

1.8 Conclusion

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