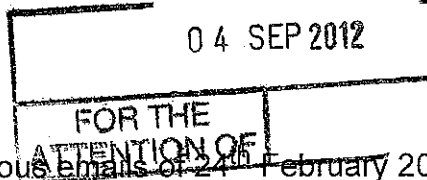


Graeme Thorpe

From: Brereton, Steven [Steven.Brereton@lancashire.gov.uk]
Sent: 03 September 2012 17:32
To: Graeme Thorpe
Subject: FW: Further consultation on planning application 3/2011/0734 The Brows Farm, Higher Road, Longridge
Attachments: 11 0734 consult aonb pdf

Hi Graeme



With the above application, I have in my previous emails of 24th February 2012, 1st March 2012 and 18th April 2012 detailed a number of significant weaknesses and omissions in the applicant's Landscape and Visual Impact Assessment (LVIA). In these emails I have also explained why an adequate LVIA is so important:

a) to inform judgements on the acceptability of a proposed wind turbine(s) landscape and visual impacts in a nationally important area designated for its natural scenic beauty.

b) to demonstrate that the likely landscape and visual impacts of the proposed wind energy development would not be significant and adverse and hence acceptable in landscape terms.

To assist the applicant I have provided clear recommendations on what improvements he should make to his LVIA and identified relevant good practice guidance to facilitate this work. The applicant's response, in the main, to this has been:

a) a refusal to provide information, claiming that my requirements are "overly onerous" (email, 7th March 2012 from Bill Jennings).

b) proposing to identify new viewpoints even though I had not requested them.

c) providing a rudimentary cumulative impact assessment.

d) not amending the photomontages to take account of my comments or the elimination of one wind turbine from the proposed scheme. In addition no details of the methodology used to produce the photomontages has been provided despite my previous request.

Taking all of the above into account, I have to ask myself what have I got to assist me with making judgements on significance and acceptability of the proposed wind turbine's likely landscape and visual impacts and, what evidence has the applicant provided which demonstrates that landscape and visual impacts would be acceptable? As indicated previously, the photomontages cannot be considered to be reliable, no ZTV mapping has been provided and the cumulative impact assessment lacks detail. The consequence of this – and I highlighted this issue in my email of 18th April 2012 – is that I cannot complete my assessment of landscape and visual impacts or determine their overall acceptability in landscape terms. Given the applicant's unwillingness to submit the required information, all I can do is work with what I have. The following then are some very general comments for consideration:

(PLEASE NOTE: I recommend that very little weight is attached to these

comments due to the circumstances in which they have had to be made)

- a) the proposed wind turbine would be situated on a highly visible prominent ridge (Longridge Fell) within an AONB. Longridge Fell is a significant landmark that forms the backdrop to many key views in the AONB.
 - b) the proposed wind turbine would affect the landscape amenity of users of public rights of way 22 and 24. At its closest the turbine would be just 64m away from a public right of way.
 - c) the proposed turbine would be a prominent industrialising feature in the rural landscape in views of up to 0.75km away.
 - d) the proposed wind turbine would affect the setting and character of the Grade II listed buildings Dilworth Brows Farmhouse and The Hills Farmhouse.
 - e) the scale of the proposed wind turbine is appropriate for the scale of the landscape.
 - f) the presence of man influenced features e.g. communication mast, storage silo and large modern barns, diminish the sense of wildness compared with other areas within the AONB. In addition, the site is close to the edge of the AONB in an area which is influenced to some extent by the settlement of Longridge. Longridge is a feature in some of the panoramic views, especially looking in a westerly direction.
 - g) the proposed turbine would be just 84m from Dilworth Brows Farmhouse; a sufficiently close enough distance to establish a reasonable visual/functional relationship with the property it provides power to.
- e) and f) above suggest that there is some landscape capacity for wind energy development in the area where the application site is.

For the reasons outlined in this email I cannot comment on the **significance** of likely landscape and visual impacts. In addition, and for the same reasons, I remain unconvinced that the applicant's documents sufficiently demonstrate that likely landscape and visual impacts arising from the proposed wind turbine would be acceptable. I am not confirming an opinion that they *would be* unacceptable, rather, it is just not possible to take a firm view either way.

I hope you find these comments helpful.

Regards

Steve

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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 20 August 2012 12:43

05/09/2012