



3 2 0 1 3 0 3 5 7 P

Planning Statement

**Proposed Single Wind Turbine on
Land at Huntroyde Home Farm, Huntroyde
West, Whins Lane, Simonstone, Burnley,
Lancashire**

Prepared on behalf of Empirica Investments Ltd

March 2013

Contact details

Knight Frank LLP, No.1 Marsden Street, Manchester M2 1HW

Richard Walters, +44 (0)161 833 7717, rich.walters@knightfrank.com

KF ref: RW/ds/146BN

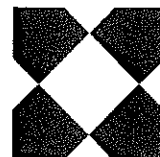


Contents

1	Introduction	1
2	Site and Surrounding Area	2
3	The Proposal	3
4	Renewable Energy	4
5	Planning Policy Appraisal	8
	National Planning Policy Framework (NPPF)	8
	Development Plan	9
	Local Development Framework	11
6	Technical Considerations	14
7	Summary and Conclusions	19

Appendices

- Appendix 1 - Site Location Plan
- Appendix 2 - Turbine Specification
- Appendix 3 - Shadow Flicker Plan



1 Introduction

- 1.1 This Planning Statement is prepared by Knight Frank on behalf of Empirica Investments Ltd to be read alongside the submission of a full planning application for the erection of a 60.7m single wind turbine on land at Huntroyde Home Farm, Huntroyde West, Whins Lane, Simonstone, Burnley, Lancashire (hereafter referred to as 'the site').
- 1.2 The purpose of this Planning Statement is to appraise the relevant planning policy framework and address the technical considerations in relation to the site and the proposal. This will include an assessment of the weight afforded to the benefits the proposal can make to meeting renewable energy targets.
- 1.3 Prior to the submission of this planning application, a carefully considered site selection process within this ownership took place which took into consideration all of the potential constraints and found this location to be the most sustainable and appropriate and least constrained. The proposed siting of the turbine had originally been further north, close to the woodland along Back Lane, but it was considered that it would be visually prominent in this location and so was moved south, significantly reducing any visual impact upon its surroundings.
- 1.4 This Planning Statement should be read in conjunction with the submitted plans and other supporting documents which accompany the application. These include:
- Landscape and Vision Impact Assessment (LVIA), prepared by One Associates Ltd;
 - Ecological Assessment, prepared by BE Brooks Ecological Ltd;
 - Noise Impact Assessment, prepared by ENS Ltd;
 - Access, Issues and Mitigation Report, prepared by Carl Tonks Consulting;
 - Heritage Impact Assessment, prepared by Time Architects; and
 - Design and Access Statement, prepared by Knight Frank LLP.



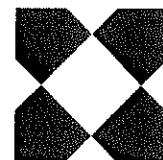
2 Site and Surrounding Area

- 2.1 The site lies within an agricultural field, which is located approximately 1km from the centre of Sabden to the north, 2km from the centre of Read to the west and 1.7km from the northern settlement edge of Padiham to the south east.
- 2.2 The site is owned by Huntroyde Home Farm, which lies approximately 1.3km to the south of the proposed turbine location. The closest residential properties without a financial interest are located at Brogden Farm, approximately 350m to the north, at Moor Barn, 550m east, at White Hill, 780m west and at Priddy Bank Cottages, 820m south east.
- 2.3 The site is accessed off an unnamed road that leads onto Whins Lane, linking to Padiham to the south east and Read to the west.
- 2.4 The application site area is approximately 0.34 ha.
- 2.5 A Site Location Plan is attached at **Appendix 1**.



3 The Proposal

- 3.1 The application seeks planning permission for the erection of a single wind turbine. The turbine will support a blade of up to 16.7m at a hub height of 44m with a maximum height to the tip of the blade being 60.7m.
- 3.2 The turbine comprises a tapered tubular steel tower and three blades attached to a nacelle housing containing the operating equipment. The transformer turbine may either be contained inside the tower base within the nacelle or in a small external kiosk at the tower base.
- 3.3 The turbine would require a reinforced concrete foundation and an area of hardstanding to support the crane for the erection of the turbine. Following construction, the areas of hardstanding would be partially and temporarily reinstated by covering with previously excavated top soil and allowed to naturally regenerate.
- 3.4 The turbine model for which the various accompanying technical assessments have used to attain their findings is the Enercon E33, which has a rated power of 330KW. The final choice of turbine would be subject to a competitive tendering process but is likely to have similar specifications to the Enercon E33.
- 3.5 The full specification of this wind turbine model can be found at **Appendix 2**.



4 Renewable Energy

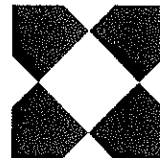
- 4.1 There are several key Government documents which provide further support for renewable energy. A review of the key documents is set out below.

Policy Brief on Onshore Wind by the Grantham Research Institute on Climate Change and Environment and the Centre for Climate Change Economics and Policy, published July 2012

- 4.2 The Report investigates to what extent onshore wind can contribute to future electricity generation, whether there are technological constraints, what the economic costs are, and what the environmental impacts might be.
- 4.3 The Report considers that onshore wind energy is central in the UK's shift towards a low-carbon economy, currently playing a leading role in the generation of renewable electricity in the UK.
- 4.4 The Report concludes that given the abundant wind resources available in the UK, and the technological maturity of onshore wind technology, onshore wind represents an economically attractive option for the transition towards a low-carbon future.

Review of the Generation Costs and Deployment Potential of Renewable Electricity Technologies in the UK, published June 2011

- 4.5 This Report Study, undertaken by Arup, considers that renewable sources could provide at least 35% of the UK's energy capacity by 2020, suggesting that there is huge potential to expand the use of renewable energy technology across the country.
- 4.6 The research looks at a range of renewable technologies and at three scenarios for the future operation of renewables, based on the maximum capacity that could be built per year between now and 2030:
- Low scenario – given current constraints,
 - Medium scenario - if some constraints are relaxed; and
 - High scenario - if additional constraints are relaxed.
- 4.7 The study highlights that for Onshore Wind technology there is still significant deployment potential of around 17.3GW by 2030 (medium forecast), but that deployment rates are slower than previously modelled. It is predicted that forecast 2020 figures will only be reached on the high ambition scenario, mainly due to planning and grid constraints.



- 4.8 The report considers that it will be up to Government, industry and the public to decide how to overcome the barriers to greater use of renewable technologies, including planning issues and the costs of connection to the grid.

The UK Renewable Energy Strategy (July 2009)

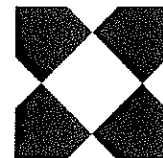
- 4.9 The UK has signed up to the EU Renewable Energy Directive, which requires that 20% of EU energy consumption is to come from renewable sources by 2020. In response to the Directive, the Government issued the Renewable Energy Strategy (RES).
- 4.10 The Strategy sets out the path for the UK to meet its now legally-binding target to ensure that 15% of our energy comes from renewable resources by 2020, almost a seven-fold increase in scarcely more than a decade, with much of it coming from wind power.
- 4.11 Under RES, there is a target that the UK produces over 30GW of wind energy by 2020. 14GW of this target is to be produced by on-shore wind farms.

Climate Change Act 2008

- 4.12 In March 2007, the Government announced a climate change bill, which proposed, amongst other matters, to put into statute the UK's targets to reduce carbon dioxide emissions, to at least 26% below 1990 levels by 2020 and to at least 60% by 2050.
- 4.13 In February 2008, the Government announced a review of the target to reduce the UK's carbon dioxide emissions by at least 60% by 2050. The review considered a higher target of 80% for greenhouse gas emission reductions. This has now been accepted and the Bill setting the legally binding targets was enacted on the 26 November 2008.
- 4.14 Two key aims underpin the Act:
- to improve carbon management and help the transition towards a low carbon economy in the UK; and
 - to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions.

Meeting the Energy Challenge: A White Paper on Energy, published May 2007

- 4.15 The Energy White Paper, May 2007 confirms the requirement for 10% of UK electricity to come from renewable energy by 2010 and 20% by 2020. It also underlines that applicants do not have to demonstrate either the overall need for renewable energy or for their particular proposal to be sited in



a particular location, and gives a clear steer to planners and local authority decision makers, that in considering applications they should look favourably on renewable energy developments.

The Energy Challenge: Energy Review Report 2006, published July 2006

4.16 This report gives a renewed commitment to the need for renewable energy.

4.17 Annex D states:

"A regulatory environment that enables the development of appropriately sited renewable projects, and allows the UK to realise its extensive renewable resources, is vital if we are to make real progress towards our challenging goals".

4.18 The report continues:

"New renewable projects may not always appear to convey any particular local benefit, but they provide crucial national benefits. Individual renewable projects are part of a growing proportion of low-carbon generation that provides benefits shared by all communities both through reduced emissions and more diverse supplies of energy, which helps the reliability of our supplies. This factor is a material consideration to which all participants in the planning system should give significant weight when considering renewable proposals".

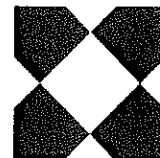
The Energy White Paper: Our energy future – creating a low carbon economy, published 2003

4.19 The Energy White Paper sets out the Government's policies in response to future challenges to energy. The first challenge is identified as climate change and the need to put the country on a path towards a reduction in carbon dioxide emissions; the second challenge is the decline of the country's indigenous energy supplies and the problems of security of supply; the third is the need to update much of the country's energy infrastructure over the next two decades.

4.20 The Government aims to cut the UK's carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. Having already set a target to generate 10% of UK electricity from renewable energy sources by 2010, the White Paper sets out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date.

Feed-in Tariffs (FITs)

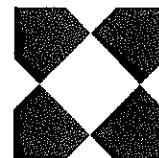
4.21 The FITs scheme was introduced in April 2010, to work alongside the Renewables Obligation (RO) and the Renewable Heat Incentive (RHI). It provides financial support for the generation of electricity wind generation up to 5 megawatts capacity.



- 4.22 The Department of Energy and Climate Change undertook a Phase 2 consultation between February and April 2012. Feed-in Tariffs Comprehensive Review, published in July 2012, proposes tariffs for wind energy schemes and looks at various scheme administration issues.
- 4.23 The proposed tariff reflects the Department of Energy and Climate Change's conclusions on the costs and characteristics of the technology and takes into account the need for fiscal restraint and cost-effectiveness. The cost control mechanism proposed for non-PV technologies is consistent with that proposed for solar PV in a parallel consultation, but is designed to take into account the differences between technologies in terms of take-up and timescales.
- 4.24 Tariffs for wind have been re-based as a result of the updated analysis of costs and performance. Information on the capital costs has been updated to reflect recent price data. Other adjustments have been made including changes to load factors and export fractions compared to the assumptions underpinning the 2010 tariffs.
- 4.25 This review reaffirms the Government's commitment to promoting renewable energy proposals.

Summary

- 4.26 There is significant policy support at a national level for renewable energy proposals. The Government has set targets which must be achieved and thus there is a demonstrated need for proposals such as this to come forward.

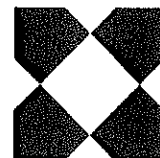


5 Planning Policy Appraisal

- 5.1 This section of the Statement outlines the relevant planning policy framework for which an application for planning permission for a single wind turbine will be considered. A review of other energy related documents at a regional and local level is also provided.
- 5.2 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, local planning authorities are required to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material planning considerations indicate otherwise.
- 5.3 The Statutory Development Plan that covers this area is the Ribble Valley Local Plan (June 1998).
- 5.4 National planning policy provides guidance and advice which is of material consideration.

National Planning Policy Framework (NPPF)

- 5.5 The National Planning Policy Framework (**NPPF**) came into effect on 27 March 2012 and sets out the Government's new planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and revokes the majority of the current Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). The **NPPF** is a material consideration in determining planning applications.
- 5.6 The **NPPF** introduces a presumption in favour of sustainable development and emphasises that the purpose of the planning system is to contribute to the achievement of this.
- 5.7 The **NPPF** aims to support the transition to a low carbon future in a changing climate and to encourage the use of renewable resources, for example, by the development of renewable energy.
- 5.8 Paragraph 93 advises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
- 5.9 Paragraph 97 recommends, to help increase the use and supply of renewable energy, local planning authorities should have a positive strategy to promote energy from renewable sources, they should design their policies to maximise renewable energy development and should consider identifying



suitable areas for renewable and low carbon energy sources.

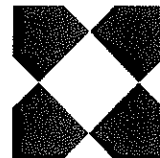
- 5.10 Paragraph 98 continues, when determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable energy and should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. Applications should be approved if the impacts are (or can be made) acceptable.
- 5.11 Paragraph 117 states that, to minimise impacts on biodiversity and geodiversity, planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and aim to prevent harm to geological conservation interests.
- 5.12 Paragraph 123 advises that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.
- 5.13 The **NPPF** aims to protect and enhance the historic environment. Paragraph 126 suggests that Local Planning Authorities should set a positive strategy for the conservation and enjoyment of the historic environment and in doing so should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 5.14 In summary, the **NPPF** provides a clear policy framework in favour of renewable energy, recognising the valuable contribution all proposals can make.

Development Plan

- 5.15 The Statutory Development Plan that covers this area is the Ribble Valley Local Plan (June 1998).
- 5.16 The site falls within the open countryside in the Local Plan Proposals Map. Set out below are the 'saved' Local Plan policies which are considered to be of relevance to the site and proposal.

Policy ENV26 - Wind Energy

- 5.17 The Council will approve proposals for wind turbine generators providing:
- the visual impact of the proposal on the wider landscape is justifiable;
 - the proposal does not harm any wildlife habitat or area of historical or architectural importance;



- the degree of nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside is minimal;
- the proposal does not interfere with electromagnetic signals;
- the design, colour layout and scale of turbines and ancillary structures including access roads must be appropriate to the character of the area;
- connections to electrical grids and sub stations must be acceptable in the landscape setting;
- adequate restoration and after use provision must be made; and
- suitable parking facilities should be provided where appropriate.

5.18 Development proposals within or close to the Area of Outstanding Natural Beauty, sites of special scientific interest, local nature reserves, or scheduled ancient monuments will not be allowed, unless:

- the proposal cannot be better located outside such statutory designated areas;
- the proposal is acceptable in environmental and landscape terms; and
- any adverse environmental impacts as far as practicable have been mitigated.

5.19 The accompanying technical documents have assessed the landscape and visual impact, noise, ecology, heritage and Access feasibility and it is considered that the proposal fully accords with Local Plan **Policy ENV26**.

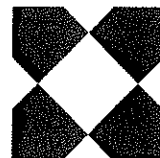
Policy ENV24 - Renewable Energy

In view of the general environmental benefits associated with harnessing renewable energy sources, the Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment.

Policy ENV25 - Assessment for Renewable Energy

5.20 In assessing proposals for renewable energy schemes, the Council will have particular regard to the following issues:

- the immediate and wider impact of the proposed development on the landscape and the AONB in particular and the need to protect features and areas of natural, cultural, historic and archaeological interest;
- the measures that would be taken, during and after construction, to minimise the impact of the development on local land use and residential amenity;
- the local and wider benefits the proposal may bring; and
- the fact that certain renewable energy resources can only be harnessed where the resource occurs.



Policy ENV3 - Open Countryside

- 5.21 In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.

Policy ENV10 - Nature Conservation

- 5.22 Where permission is granted for development affecting the nature conservation value of sites, conditions may be imposed or agreements sought to avoid damage to wildlife habitats or physical features of the nature conservation interest, to secure the retention or enhancement of wildlife habitats; and in appropriate cases, to require the re-creation of habitats once the development has ceased.

Policy ENV13 - Landscape Protection

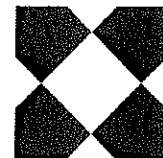
- 5.23 The Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.

Policy ENV14 - Archaeological and Historic Heritage

- 5.24 The Council will apply a presumption in favour of the preservation of ancient monuments and other nationally important archaeological remains and their settings. The case for preservation of archaeological remains will be assessed having regard to the intrinsic importance of the remains which will be weighed against the need for the proposed development.
- 5.25 The accompanying Heritage Impact Assessment concludes that the proposed turbine would have little impact on the setting of the conservation areas, listed buildings, registered park & garden or scheduled ancient monuments identified and therefore complies with Local Plan **Policy ENV14**.

Local Development Framework

- 5.26 In accordance with the provisions of the Planning & Compulsory Purchase Act 2004, Councils are required to prepare a new style Local Planning Framework, entitled the Local Development Framework (LDF), which will replace the Local Plan. The LDF will comprise of a number of Development Plan Documents (DPDs), of which the adopted Core Strategy DPD is of key relevance to this proposal.
- 5.27 The Core Strategy has been subject to a number of consultation stages. Following the last consultation stage, several changes were made to the strategy, which was formally agreed at a meeting of Ribble Valley Borough Council on 28 August. The changes were subject to a further public consultation



alongside the Planning Inspectorate's own public examination.

- 5.28 On 15 October 2012 the Inspector submitted his Initial Questions to the Council, to which they responded on 29 October. Following the Council's response, the Inspector submitted an Issues and Concerns letter to the Council on 23 November for their consideration. On 11 December the Council requested that the examination be suspended. On 9 January 2013, the Inspector agreed to suspend the examination until the end of June. The letter from the Inspector stated that the examination will resume on 1 July 2013 and no further evidence from any party will be accepted.
- 5.29 Given the Core Strategy document is at an advanced stage in preparation, it is considered that the policies contained within it carry some weight, and so a summary of the relevant policies is provided below.

Key Statement DME5 - Renewable Energy

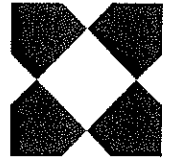
- 5.30 The Council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the Council will have particular regard to the following issues:
- the immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development;
 - the measures taken to minimise the impact of the proposals on residential amenity;
 - the potential benefits the proposals may bring;
 - the visual impact of the proposals, including design, colour and scale;
 - the degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised;
 - national or local targets for generating energy from renewable sources and for reducing carbon emissions; and
 - the potential impact on biodiversity.

Key Statement EN4 - Biodiversity And Geodiversity

- 5.31 The Council will seek to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Negative impacts on biodiversity through development proposals should be avoided.

Key Statement EN5 - Heritage Assets

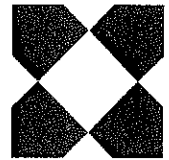
- 5.32 The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local



character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

Planning Policy Summary

- 5.33 In a recent Appeal Decision for a renewable energy scheme at Low Glendinning Rigg Farm, Penton, Carlisle (PP/E0915/A/12/2184501) the Inspector specifically quotes paragraph 93 of the NPPF as justification for allowing the Appeal. The Inspector goes on to state that, *'the landscape, in the vicinity of the proposed mast and elsewhere, will not survive, in the future, unless the serious effects of climate change are addressed. This consideration outweighs the harm, which is limited in time and in extent by the topography of the area, that the mast would cause.'*
- 5.34 This strongly worded decision emphasises the weight that should be afforded to renewable energy proposals.
- 5.35 The saved policies of the Local Plan and policies contained within the emerging Core Strategy provide a framework which considers renewable energy proposals favourably, subject to specific issues being addressed.
- 5.36 Issues such as landscape, ecology, noise and access have all been considered in full in the accompanying documents and a summary is provided in the Technical Considerations section of this Statement.

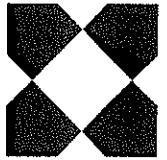


6 Technical Considerations

- 6.1 The development proposals are strongly supported in principle by planning policy guidance at a national and local level. The **NPPF**, Local Plan and emerging Core Strategy policies support the growth of renewable energy while taking account of environmental constraints locally.
- 6.2 This section of the Statement provides a summary of the key technical reports and details all of the technical considerations associated with the proposal, explaining how these have been addressed.

Landscape and Visual Impact Assessment (LVIA)

- 6.3 The location of the turbine within the land ownership has been carefully considered during the pre-application stage. The turbine was originally proposed to be sited approximately 320m further north, close to Back Lane, but the Zones of Theoretical Visibility (ZTVs) indicated that it would be prominent in this location and so it was relocated further south, which significantly reduces the visual impact upon the landscape.
- 6.4 A LVIA, prepared by One Associates Ltd, considers the potential effects of the single turbine for a period of 25 years upon individual landscape features and elements, landscape character, visual amenity and the people who view the landscape.
- 6.5 The Assessment states that the site lies within the Lancashire Valleys NCA. The single turbine would effect a very small section of the character area which already contains urban areas and other large structures, turbines, pylons and telecom masts the impact would be slight and therefore not significant.
- 6.6 Within the 7.0km radius study area there are nine Regional Landscape Character Areas. The ZTVs indicate inter-visibility with five of the areas and the significance of the impact would be generally moderate/slight and therefore not significant.
- 6.7 The ZTVs indicate limited visibility across the study area, which is generally confined to within the Calder Valley to the south of the proposed turbine, however the screening effect of the existing hedges and trees, buildings and settlements and the local landform results in a landscape with limited visibility of the proposed turbine, with many long distant views from across the valley from where the proposed turbine would appear as a minor feature.
- 6.8 Of the six viewpoints and the 13 receptor groups assessed, the visual impacts have been assessed as being generally between moderate to slight and therefore not significant for most of the viewpoints.



- 6.9 The size of the proposed single turbine within a landscape with a number of comparable size structures, together with the limited size of the visual envelope and further fragmentation of the view within the area, results in a proposed scheme without many significant visual impacts.
- 6.10 The proposed Huntroyde Home Farm turbine would theoretically be seen cumulatively in combination with the existing and consented turbines at Hameldon Hill and the proposed turbine at Copthurst Farm, however in reality the landscape and visual cumulative assessment indicates that there would be no significant impacts that could not be mitigated or reversed. Where views are potentially available, many are either screened or filtered by existing local landform and vegetation further reducing the impact of the proposed development.
- 6.11 The LVIA concludes that the assessment of the landscape and visual impacts and cumulative landscape and visual impacts indicate a general residual range from moderate to slight and therefore not significant. Having given careful consideration to the potential landscape and visual impacts/effects throughout the study area, it is considered on balance that the proposed Huntroyde Home Farm wind turbine development is acceptable.
- 6.12 Full details of the assessment can be found in the accompanying LVIA.

Noise

- 6.13 A Noise Impact Assessment has been undertaken by Environmental Noise Solutions Limited (ENS).
- 6.14 The Assessment states that the principles and guidelines for the environmental assessment of wind turbine related noise are given in the report entitled ETSU-R-97 'The Assessment and Rating of Noise from Wind Farms', based on the findings of the Working Group on Noise from Wind Turbines.
- 6.15 ETSU-R-97 recommends the imposition of noise limits set relative to the existing background noise (except in low noise environments, where lower absolute noise limits apply) at the nearest noise sensitive properties, taking into consideration the variation in both turbine source noise and background noise with wind speed.
- 6.16 The noise levels recommended in ETSU-R-97 take into account the character of noise described as 'blade swish', although an appropriate penalty should be imposed for any 'tonal' components in the wind turbine noise emissions.
- 6.17 ETSU-R-97 recommends a simplified assessment method for situations where it can be demonstrated that noise limits will be met until quite high wind speeds even if there is no increase in the background

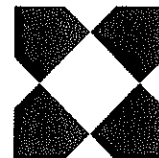


noise levels.

- 6.18 The Assessment provides details of the predicted noise levels at the nearest noise sensitive receptors (NSRs) and considers that noise emissions associated with the operation of the proposed wind turbine should not cause any unacceptable loss of amenity to the occupants of the nearest noise sensitive receptor.
- 6.19 The Assessment concludes that it is concluded that noise emissions associated with the operation of the proposed Enercon E- 33 (330 kW) wind turbine are highly unlikely to have any unacceptable impact on the noise amenity of the occupants of the nearest noise sensitive receptors.
- 6.20 Full details of these findings can be found in the accompanying Noise Impact Assessment.

Heritage

- 6.21 A Heritage Impact Assessment was undertaken by Time Architects Ltd.
- 6.22 The study assessed the potential visual impact of the wind turbine on designated heritage assets within a 7km radius of the proposal site as agreed with the conservation officer. These assets included Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. The study identified 43 receptors to be assessed which were all visited, recorded and considered. Some of the receptors included more than one designated heritage asset.
- 6.23 In all cases it was considered the proposed turbine would have little impact on the setting of the conservation areas, listed buildings, registered park & garden or scheduled ancient monuments identified.
- 6.24 The following reasons for lack of impact were identified:
- The area, building or monument exists within an enclosed urban context whereby any views of the turbine would be restricted or irrelevant;
 - The area or building exists within its own setting and does not rely on the wider surrounding area to preserve its special character or appearance;
 - The area, building or monument is screened by trees or hedges to an extent that views of the turbine are severely if not completely restricted; and
 - The area, building or monument is located within an area whereby the surrounding topography is such that the turbine simply won't be visible.



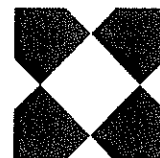
- 6.25 The Assessment concludes, it is therefore considered that the proposal complies with local and national policies regarding heritage including; National Planning Policy Framework (NPPF) and the Ribble Valley Local Plan.

Ecology

- 6.26 An Ecological Assessment, prepared by BE Brooks Ecological Ltd, was undertaken by an experienced field ecologist who is a full member of the Institute of Ecology and Environmental Management (IEEM). The survey comprises a desk based and field study, ornithological and bat scoping.
- 6.27 The study concludes that the proposed turbine is unlikely to have any impacts on protected or otherwise important species, habitats or local sites.
- 6.28 In addition to the Ecological Scoping Assessment, a Bat Survey and Assessment has been undertaken, which concludes that the proposal would not be expected to impact significantly on local bat populations. The Assessment presents data collected at a previously proposed location, north of the current application, during September 2012. The results of this survey confirm that there are very low levels of higher risk bat activity associated with this landscape. Given its close proximity and that the proposed turbine is well away from any potential roosting or foraging features, the Assessment considers that it is safe to confer this same result to the current proposal.
- 6.29 Full details of these findings can be found in the accompanying Ecological Scoping Assessment and Bat Survey and Assessment documents.

Access

- 6.30 An Access Issues And Mitigation Report has been undertaken by Carl Tonks Consulting. The Report considers that the proposed turbine will require delivery by up to eight Abnormal Indivisible Loads (AIL). In addition, the erection of the turbine will require access to the construction site by rigid HGV in order to export excavated material and import hardcore and ready-mixed concrete for construction of the required foundations.
- 6.31 The construction period is anticipated to require access by the above vehicles for a total of around 7 days (5 days by HGV and 2 days by AIL).
- 6.32 Construction traffic will be routed to and from the proposed development site from the M65 motorway (Junction 8) and via A6068 and local rural roads.
- 6.33 The Report considers that the suggested route presents a practical opportunity for access for an E-33



turbine without material implications in terms of either delay to existing traffic movements or road safety.

Shadow Flicker

- 6.34 A Shadow Flicker Assessment has been undertaken by One Environments Ltd. Research suggests that shadow flicker effects have been proven to occur only within 10 blade diameters of a turbine. With a blade diameter of 33.4m there is the potential for shadow flicker to occur within 334m of the proposed turbine. A 334m radius from the proposed turbine location has been taken as the maximum study area and a 130° angle has been taken from the northing on both sides of the 0° axis to refine this study area.
- 6.35 The assessment has found that none of the residential properties in proximity to the proposal site will be impacted upon by shadow flicker because they do not fall within the area which may be impacted upon, therefore there is no requirement for a detailed Shadow Flicker Assessment. This is shown in the plan attached at **Appendix 3**.

Flood Zone

- 6.36 A review of the Environment Agency's flood map, which indicates that the site has a 'low probability' of flooding due to the site being located within the Environment Agency's Flood Zone 1 with less than 1 in 1000 annual probability of river flooding in any year (<0.1%).

Farm Diversification

- 6.37 The proposal occupies a relatively small area of agricultural land and results in no major loss of usable land. The proposal assists the diversification of the farm, as the farmer will receive an annual income for the siting of the turbine on his land.

Summary

- 6.38 In summary, all technical and landscape and visual impact issues have been assessed in full and it has been demonstrated that impacts are either at acceptable levels or have been fully addressed.

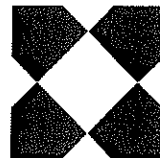


7 Summary and Conclusions

- 7.1 This Planning Statement is prepared by Knight Frank on behalf of Empirica Investments Ltd to be read alongside the submission of a full planning application for a 60.7m single wind turbine at Huntroyde Home Farm, Huntroyde West, Whins Lane, Simonstone, Burnley, Lancashire.
- 7.2 The proposal comprises a single wind turbine, with a hub height of 44 metres and a tip height of 60.7 metres.
- 7.3 Wind turbines have numerous requirements which often dictate the areas within which they can be located. Principally, they require a suitable wind speed of at least 5m/s at 50 metres hub height, which is free from obstruction, a large amount of available land, a suitable ground network for the delivery of components, suitable ground conditions, availability of grid connection and suitable separation from residential property to particularly avoid noise impacts. In finding a suitable location for the wind turbine, all of these factors have been considered and addressed.
- 7.4 Prior to submitting this application, a detailed site selection process took place, which identified the various constraints on the land within the ownership boundary. These constraints included aspects such as proximity to residential properties and public highways. The conclusion of this process found the proposed location to be the most appropriate.
- 7.5 There is significant Government backing for renewable energy projects as set out in the **NPPF**, the various White Papers, the Climate Change Act 2008 and the UK Renewable Energy Strategy. The Government has set a target of 20% of energy to be generated from renewable sources by 2020. Due to the demands of this target, Local Planning Authorities are encouraged to promote renewable energy proposals, whilst considering the impacts they might have on the landscape, countryside and residential amenity.
- 7.6 The Government has provided a clear commitment of support for the renewable energy industry. In November 2012 the Secretary of State for Energy and Climate Change confirmed the Introduction of the Energy Bill to the House of Commons, which sets out a £7.6 billion package of investment. This agreement on energy policy delivers a clear and long-lasting signal to investors and is clear evidence of the solid support across the Government for renewable energy.
- 7.7 In allowing the Appeal at Low Glendinning Rigg Farm, Penton, Carlisle, the Inspector considered that, *'the landscape, in the vicinity of the proposed mast and elsewhere, will not survive, in the future, unless the serious effects of climate change are addressed. This consideration outweighs the harm, which is limited in time and in extent by the topography of the area, that the mast would cause.'*



- 7.8 This strongly worded decision emphasises the weight that should be afforded to renewable energy proposals.
- 7.9 The **NPPF** and Local Plan identify the need for proposals to not adversely impact on the character, appearance, setting and amenity of the countryside, in particular sensitive designations. As such the proposed location of the wind turbine is sited so as to avoid any sensitive designations. Consideration to nearby residential properties has also informed the site selection process.
- 7.10 In conclusion, the proposal is consistent with national and local planning policy, as well as assisting the Government's renewable energy strategy. All potential impacts (Landscape and Visual, Noise, Ecology, Access, Shadow Flicker, Flood Risk, Heritage and Farm Diversification) have been assessed in detail, both as part of the initial site selection process and as part of the detailed technical considerations. In balancing the potential effects of the proposal against the benefits arising from the promotion of renewable energy development, it is considered that any potential harm is low and outweighed by the benefits arising from the proposal.

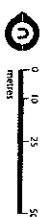


Appendix 1 - Site Location Plan



- Notes:**
- Information boundaries to Erection Access Road and Access road to be a minimum of 4m wide and 5.5m wide on curved sections.
 - Minimum clearance width should be 3.5m, and
 - The crane pad shown is 20m x 10m, however this is subject to specific turbine selection.
 - Access road (external) will be 20m.
 - The turbine location is shown within the 20m radius zone of the turbine.
 - Proposed turbine coordinates: 373271, 436147.
 - Proposed site area = 0.341 ha.

- Legend:**
- Site boundary
 - Turbine location
 - Indicative proposed access track & turning point
 - Crane pad
 - Slip station

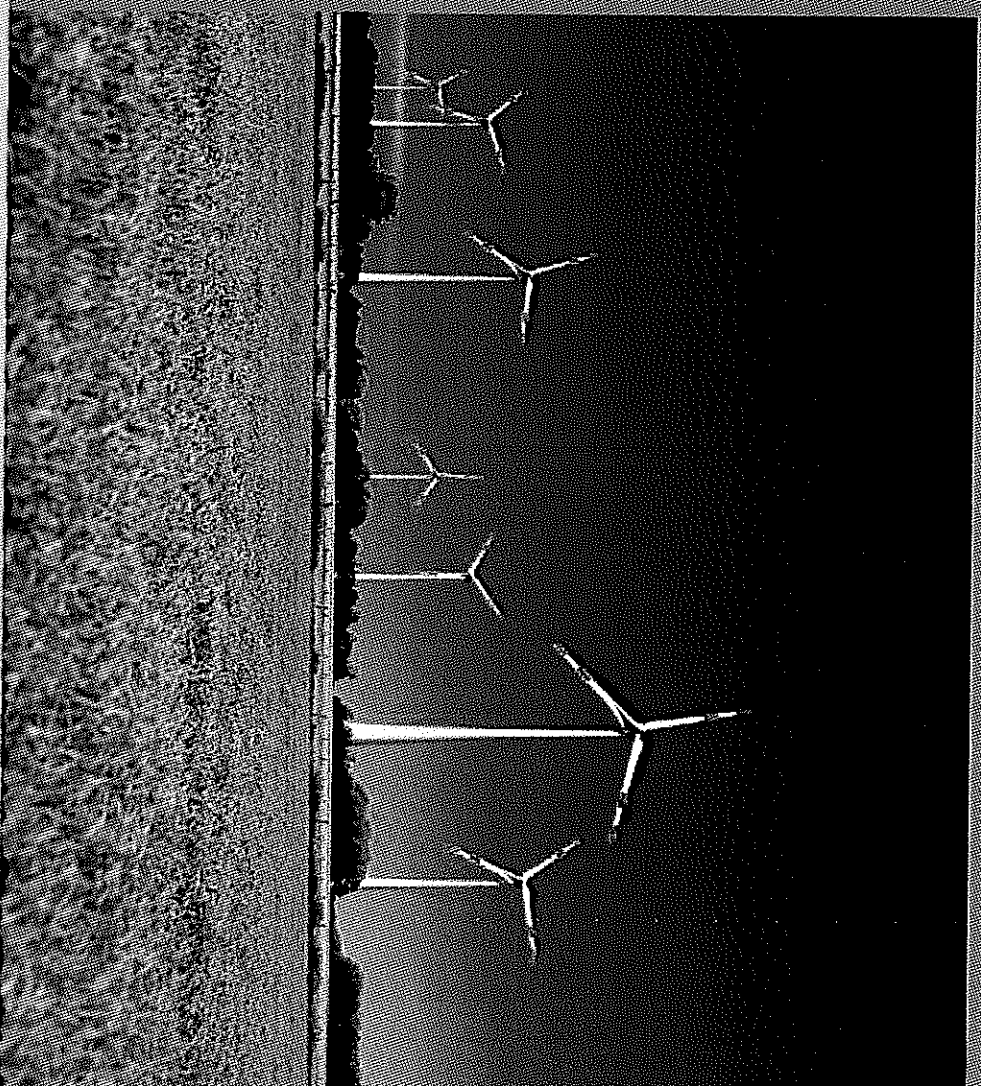


Project title
N100 Huntly
Figure title
2. Site layout & Access
Figure reference
N100-CR-PA-0028
Scale
1:1,250 @ A2
Date
August 2012

one associates

ENERCON Wind energy converters

Product overview



Sales

ENERCON GmbH

Druckkamp 5 · D-28805 Aurich, Germany

Phone: +49 4941 9270 · Fax: +49 4941 9271 09

info@enercon.de

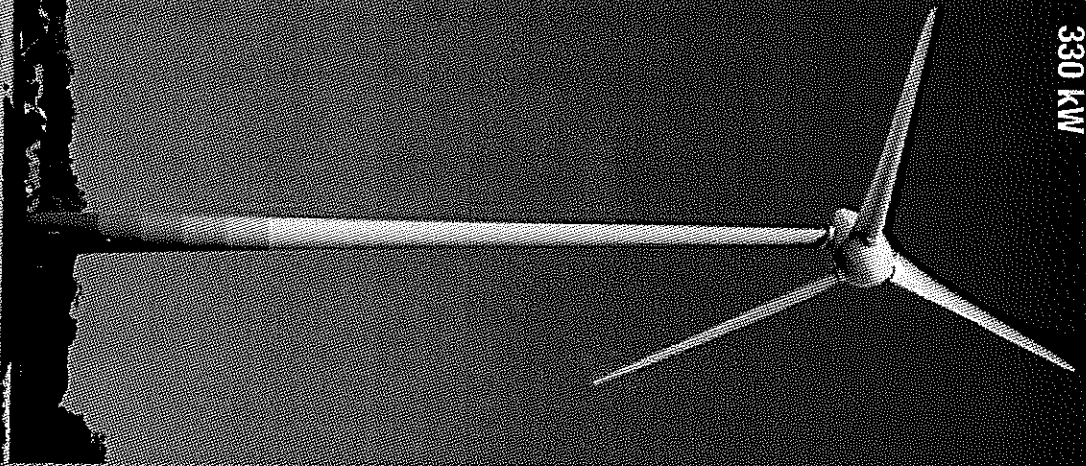
ENERCON GmbH · Druckkamp 5 · D-28805 Aurich, Germany

Phone: +49 4941 9270 · Fax: +49 4941 9271 09 · www.enercon.de

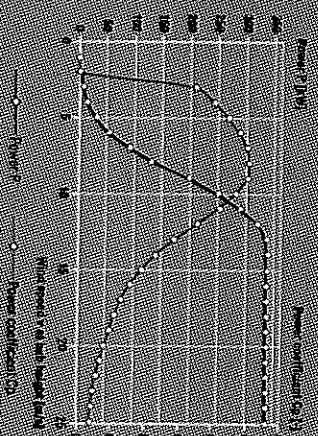
Technical literature is subject to change. Version: July 2010

E33

330 kW

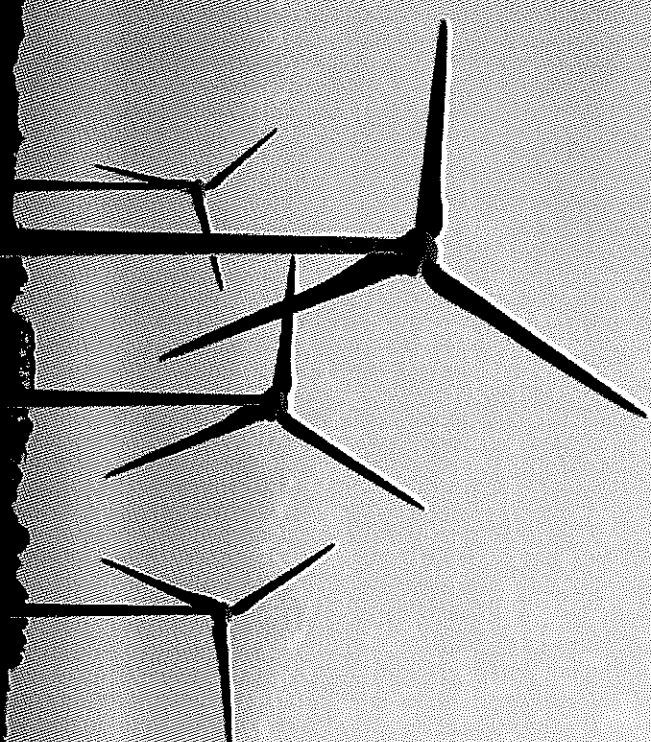


Calculated power curve



Wind speed m/s	Power P kW	Power coefficient Cp
1	0.0	0.00
2	0.6	0.00
3	5.6	0.25
4	14.7	0.40
5	27.0	0.45
6	53.0	0.47
7	82.0	0.50
8	100.0	0.50
9	100.0	0.50
10	250.0	0.47
11	270.0	0.47
12	330.0	0.45
13	330.0	0.43
14	330.0	0.42
15	290.0	0.40
16	250.0	0.35
17	200.0	0.30
18	150.0	0.25
19	100.0	0.20
20	50.0	0.15
21	25.0	0.10
22	10.0	0.05
23	5.0	0.05
24	2.0	0.05
25	0.0	0.00

For more information on the E33 wind turbine, please visit our website.



Trademark note
E33 is a trademark of the E33 Wind Turbine Company. All other trademarks are the property of their respective owners.



Technical specifications E-33

Rated power:	330 kW
Rotor diameter:	33.4 m
Hub height:	37 m / 44 m / 49 m / 50 m
Wind zone (DIBt):	WZ III
Wind class (IEC):	IEC/NVN IA and IEC/NVN IIA

WEC concept:	Gearless, variable speed Single blade adjustment
---------------------	---

Rotor

Type:	Upwind rotor with active pitch control
Rotational direction:	Clockwise
No. of blades:	3
Swept area:	876 m ²
Blade material:	GRP (epoxy resin); Built-in lightning protection
Rotational speed:	Variable, 18–45 rpm
Pitch control:	ENERCON single blade pitch system; one independent pitch system per rotor blade with allocated emergency supply

Drive train with generator

Hub:	Rigid
Main bearing:	Tapered roller bearing pair
Generator:	ENERCON direct-drive annular generator

Grid feed:

ENERCON inverter

Brake systems:

- 3 independent pitch control systems
with emergency power supply
- Rotor brake
- Rotor lock

Yaw system:

Active via yaw gear,
load-dependent damping

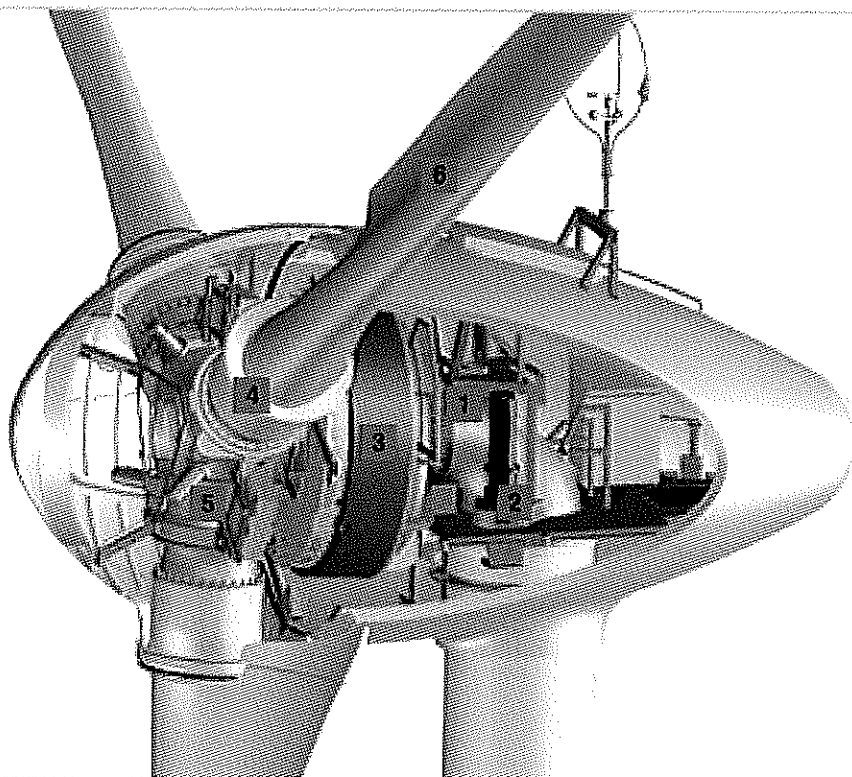
Cut-out wind speed:

28–34 m/s
(with ENERCON storm control*)

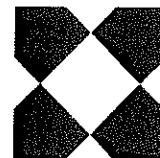
Remote monitoring:

ENERCON SCADA

*For more information on the ENERCON storm control feature,
please see the last page.



- 1 Main carrier
- 2 Yaw drive
- 3 Annular generator
- 4 Blade adapter
- 5 Rotor hub
- 6 Rotor blade



Appendix 3 - Shadow Flicker Plan

