earthmill LTD

Renewable Energy Solutions

DESIGN & ACCESS STATEMENT

FIELD AT GRID REFERENCE X:488318 Y:507139

NEAR HOWLET HALL, UGGLEBARNBY LANE

PROPOSED SITING OF ONE 15M HIGH WIND TURBINE

Our Ref: AAH/0701/11PLA

JANUARY 2011

DESIGN & ACCESS SUPPORTING STATEMENT

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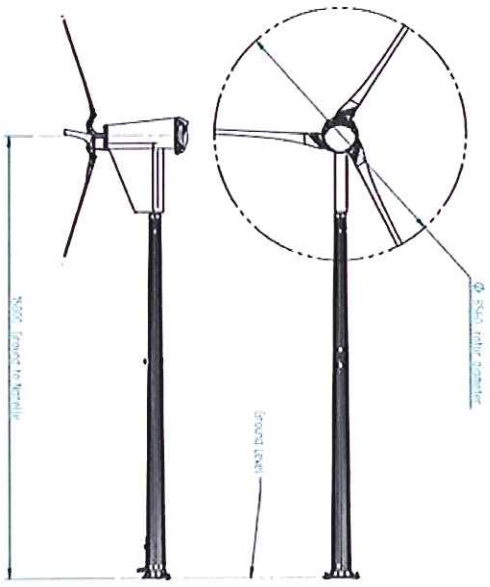
APPENDIX A – SITE LOCATION PLAN

1.0 Introduction

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 a single 15 metre high wind turbine at grid reference X:488318 Y:507139 to the west of Howlet Hall along Ugglebarnby Lane.

1.2 The development proposal involves the provision of a single 15KW turbine and associated infrastructure comprising the following specifically:

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



1.3 The proposed development would be located within land owned by Howlet Hall, Ugglebarnby Lane, within the North Yorkshire Moors National Park where the principle of renewable energy provision is considered acceptable, preserving the special character and appearance of the National Park. 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

2.1 The site is located within the open countryside, which has been designated as a National Park. The site is located to the east of the hamlet of Ugglebarnby, to the east of the larger village of Sleights. The site is not within close proximity to any classified roads, and lies to the south west of a farmer's track within the farmstead, which gives access to Howlet Hall from the highway. The land is designated as being within the North Yorkshire Moors National Park, and therefore is protected by specific planning policies.

2.2 Howlet Hall is a Grade II listed building which was built in the late 18th Century. The historic and architectural interest which has led to the building being listed is from some external, but a majority of internal features of historic interest. Externally, the herringbone sandstone and pantile roof, sash windows and external doors all add to the external character of the building. The building itself is a two storey building with windows, with the southern elevation comprising of nine sash windows, and on the northern elevation eight smaller sash windows,. There is also a one and a half storey building with a single window to the rear, with a large window to the front elevation and a smaller window to the rear. Within the site there is also a 1950's built cottage which is occupied by a family member.

2.3 There are various farmsteads and buildings in the locality, but the area's overall character is rural. The area around the site is characterised by rolling hill, with moors and dales, with the levels ranging from 110 – 130 m AOD within 150m in all directions.

2.4 The proposed siting is to the west of the farmstead, with the turbine being over 275m away from the closest property. A copy of the plan, as set out in Appendix A, illustrates the proposed siting.

3.0 Planning Policy

3.1 The Government's policy on energy use is set out in the Energy White Paper (DTI, 2007). This sets the base from which all other planning policy principles on renewable energy have followed. This White Paper aims to:

- Cut the UK's carbon dioxide emissions
- Maintain the reliability of energy supplies
- Promote competitive markets
- Ensure that every home is adequately and affordably heated.

3.2 In this context, renewable electricity generation can make a significant impact and the White Paper aims for 20% of electricity to be supplied by renewable generation by 2020. In terms of distribution, the White Paper envisages the possibility of a more decentralised low carbon energy system with more local energy supply and greater use of renewable, which it suggests could reduce losses arising from the transmission of centrally-generated electricity. This application would thus directly accord with the principles behind the White Paper and would enable a local energy supply which would be decentralised.

3.3 The Energy Act 2008 contains provisions to implement legislative aspects of the 2007 White Paper. In particular, it includes the following provisions:

- A regulatory framework to enable private sector investment in carbon capture and storage (CCS).
- A strengthened UK Renewable Obligation to bring about greater and speedier deployment of renewable energy.
- The introduction of feed-in tariffs to support low carbon electricity generation for projects up to 5 megawatts (enabling a guaranteed payment for generation).

3.4 This Energy Act set the framework through which the feed in tariff has now been released and this application would realise one wind turbine which would be eligible for this tariff.

3.5 Planning applications must be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point and other material considerations should be taken into account in reaching a decision. One such consideration is whether the planning policies are relevant and up to date. The Act provides that if there is a conflict between policies in adopted national planning guidance or policies in a Development Plan Document, the most recent policy will take precedence and weight attributed accordingly.

3.6 The North Yorkshire Moors National Park Authority has, at this stage, not produced a Local Development Framework following the recent removal of the Regional Spatial Strategies. This Core Policy and Development Policy will be considered relevant, and will be referred to throughout this report.

3.7 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 versus the weight associated with the environmental benefits of a wind turbine.

3.8 Planning Policy Statement 22: Planning for Renewable Energy (PPS22) was issued in 2004 along with its associated 'Companion Guide'. These two documents provide the national planning framework which sits against the context of the White Paper and Energy Act previously referenced, from which local planning authorities must decide on individual planning applications. The ministerial statement made by Yvette Cooper formalised government support for PPS22, it also encouraged local planning authorities to include in their local development frameworks polices requiring new developments to generate at least 10% of their own energy from on site renewable sources.

3.9 The Government believes that climate change is the greatest long-term challenge facing the world today. Addressing climate change is therefore the Government's principal concern for sustainable development. Policies and priorities for action, both in the UK and internationally, are set out in the Climate Change Programme and the report of the 2006 Energy Review. 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 18: Local planning authorities and developers should consider the opportunity of including renewable energy 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.

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.

3.10 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, encouraging more sustainable use of land, and to diversify and promote growth in rural areas.

3.11 Within PPS7 Paragraph 16 (i) / (iv) it is stated 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.

3.12 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. Core Strategy Policies should be designed to promote and not restrict renewable and low carbon energy and supporting infrastructure. A proposal that will contribute to the delivery of the Key Planning Objectives set out in this PPS should expect expeditious and sympathetic handling of the planning application.

3.13 Planning and the Historic Environment (PPS5) have recently been published, superseding Planning Policy Guidance 15 (PPG15). This aims to conserve England's heritage assets in a manner appropriate to their significance by ensuring that:

- Decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset
- Wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation
- The positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
- Consideration of the historic environment is integrated into planning policies, promoting place-shaping.

3.14 Policy HE10 states that when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal, the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the

heritage asset, the greater the benefits that will be needed to justify approval. Local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of place-shaping.

3.15 The building's setting and its contribution to the local scene may be very important, for example, where it forms an element in the landscape or where it shares particular architectural forms or details with other buildings nearby. List descriptions may draw attention to features of particular interest or value, but they are not exhaustive, and other features of importance may come to light after the building's inclusion in the list.

3.16 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, their location and height.

3.17 Local planning policy guidance is found within the Core Strategy D, which seeks to encourage renewable energy provision. Core Policy D seeks to reduce the need to use energy, whilst encouraging the use of renewable energy. A development should also be sited away from a flood risk area, coastal protection zones and preserving biodiversity. Policy 5 of the Development Proposal seeks to preserve the setting and character of Listed Buildings.

3.18 The North Yorkshire Moors National Park Authority also has additional guidance with regards to renewable energy provision, in a document called the 'Renewable Energy Supplementary Planning Guidance'. This document seeks to encourage renewable energy, whilst protecting the purposes of the National Park. Section 5 of the report provides further clarification of the authorities view on wind development. The document identifies that the siting should be clear from obstruction, in order for the proposal to be considered viable.

The statement summarises on how a site should be considered suitable:

Wind turbines would be appropriate on open moorland or coastal areas only where they can be well assimilated with existing buildings or structures and do not detract from long open views.

- Turbines may be more appropriate in lower lying areas
- In wooded areas a turbine would be well set against a backdrop of trees.
- This guidance has been qualified
- Turbines should relate to manmade structures
- The height to the blade tip should not be more than 50% higher than the closest building
- There needs to be some degree of clearance
- A lattice pole may be more appropriate than a solid structure.
- Ancillary development should be made of appropriate sympathetic material
- In addition care and attention should be taken with regards to ecology and noise.

3.19 Within Core Strategy, Core Policy D addresses issues relating to climate change and the importance of reducing greenhouse gas emissions. It states that this should be achieved by reducing the use and need for energy, and by generating energy from sources where the scale and design are appropriate for the locality, contributing towards domestic or business needs within the national park. In addition, Core Policy A, one of the key policies within the council, addresses sustainability issues, and that development should 'have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.' This further underpins the parks commitment to reduce carbon emissions and harness renewable energy.

3.20 Development Policy 3, criterion 5 also provides further clarification with regards to design, stating that development should give special care and attention to siting, spaces around buildings, and other features which contribute to the character and quality of the environment. The scale, massing and form should also be appropriate and compatible with surrounding buildings, without having an adverse effect of the amenity of adjoining occupiers.

4.0 Planning History

4.1 Within proximity of the site, approximately 200m to the east, is Howlet Hall which consists of the principle of residential property and associated outbuildings. There have been two recent applications worthy of consideration with regard to this site. Both applications are linked and relate to the same building. In 2008 there was an application for the erection of a steel portal frame building to house cattle, and a prior approval application for the site. Both applications were approved. The site does not have any other recent relevant applications on the site.

5.0 Consideration

5.1 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.

5.2 From an operational standpoint, the wind turbine requires maximum exposure to unobstructed wind flow conditions in order to achieve efficient operation in accordance with the supplementary planning guidance. Proximity to ground based obstructions can detrimentally affect the performance of the turbines and it is therefore essential to ensure that the wind turbine is located a sufficient distance away from any such obstacles to provide necessary clearance. After taking into consideration these factors, the siting point for the turbine has been chosen from both an operational/technical and a visual impact perspective as discussed below.

Visual impact

5.3 The proposed wind turbine would be positioned to the west of the farmstead and measures 15m high to the hub, with the blades extending another 4.35m beyond. In this location and at this height the turbine would be visible and would 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. This principle of introducing turbines into the national park was established in a recently approved application (NYM/2010/0479/FL). In this case it was considered that the turbine was unlikely to have any adverse impact on the character and appearance of the landscape in this area of the national park, and the proposal was compliant with Core Policy A and D. This decision is commutate to other turbine applications within the national park, which identify that development may be considered acceptable in principle.

5.4 The application would result in a single structure which would be visible in open countryside and would therefore result in some loss of openness and some limited visual intrusion. The

extent of intrusion has been minimised however by the height of the turbine, which would instantly limit any visual impact upon the wider character of the area, in terms of visual intrusiveness. Earthmill Ltd conducted an assessment of the site in order to establish the most effective siting point for the turbine, taking into consideration both the technical and visual impact implications involved in this project. Special care and attention should also be taken to ensure the siting of the turbine is compliant to the supplementary planning guidance. The turbine does benefit from a back drop of vegetation to the east. The land gradually rises to the south of the site. The proposed location has considered visual impact as a key consideration, as the location is not the highest point within the applications ownership, however, the proposed location has been considered in order to minimise visual impact. The impact is further mitigated when driving along the A171 and B1460 as there is a backdrop of trees, in accordance with local planning guidance. The vegetation to the east screens the turbine from local residents in the hamlet, and to the east separates the Hall from the proposed site. The turbine would also relate to the man made outbuildings of the Hall itself, further mitigating any impact. The limited height of the turbine would also be within the council's regulations in terms of the size of the turbine.

5.5 The proposed turbine would be treated in a white colour as this, and indeed grey or metallic colours, are more aesthetically pleasing and non-obtrusive than green, brown or black against rural backgrounds (trees, hedges, fields, leaves etc) and also against the skyline (grey and blue in this country). This is the reason other masts which are widely distributed throughout the UK (lampposts, pylons, signage posts, lightning conductors and other masts) utilise the same colours.

5.6 The turbine has been sited to the west of the farmstead, so as to ensure that it is not viewed in isolation, therefore reducing impact. Given the limited size, height and scale and coloured finish of the proposed turbine it is considered that the national park and pattern of open fields would remain dominant in all public views of the turbine. When determining the best form of renewable energy provision it was considered that a single small turbine could be more readily accommodated within this rural landscape without significantly changing its character or affecting the value or integrity of the landscape compared to a single large scale turbine, or group of smaller turbines, which would have been more prominent from greater distances, given the topography.

5.7 The turbine would not be viewed as an incongruous feature in the landscape as it would be sited sufficiently close to the farmstead for observers to understand its function as a renewable energy device, which is clearly serving the needs of this property. It is also important that the turbine is not in such close proximity to the listed building as to compromise its architectural and historic interest. A balance needs to be met between the renewable technology and buildings of historic value. A distance of over 200m separates the turbine from the listed building, which would be adequate to create a degree of separation, ensuring that both structures are not read as one mass of buildings, but also within proximity of the buildings to comply with the supplementary planning guidance. Furthermore, their location with the context of high hedges, maturing trees and the buildings forming the farmstead would all serve to dilute the visual impact of the turbine.

5.8 Given the above site context and landscape visual assessment it is felt that the turbine in this location would have an acceptable level of impact on the character of the national park, which when balanced against the positive benefits associated with the introduction of the renewable energy provision would indicate that the application should be considered favourably.

Neighbour Impact

5.9 Earthmill Ltd has ensured that the positioning of the turbine is sufficiently secluded from adjoining neighbours to ensure local occupants are not in any way adversely affected by potential noise or shadow flicker associated with the operation of the wind turbine.

5.10 In this case, the chosen siting point of the turbine is over 275m from the nearest residential property, which is amply sufficient to prevent adverse impact on any residential dwellings from noise. The Proven 35 produces less than 48dB of noise at 5m/s, which, like most modern day wind turbines is a much improved situation in respect of noise in comparison with the very early designs, as there are less mechanical parts to cause the mechanical "whirring" noise. The noise from this wind turbine is therefore very low in comparison to earlier and alternative turbines. From 250m away the level of noise generated from the operation of the wind turbine is likely to be comparable to the noise of a flowing stream, the rustling of trees or a car passing in the distance. The noise generated at higher wind speeds would not increase in relation to the natural background noises occurring, specifically the

rustling of trees at the site. In this respect, the wind turbine is unlikely to be noticeable from any nearby residential property.

5.11 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. The blades of this turbine have a diameter of 8.5m, and given the distances involved to nearby residential properties, there is no issue of residents being affected by shadow flicker at this particular site.

5.12 Furthermore, the turbine is unlikely to be prominent at this distance given the height of the turbine and its positioning within the farmstead. Whilst glimpses may be possible from the surrounding land, the turbine would not be intrusive to the nearby farms or residential properties and at the distances involved and are unlikely to harm the living conditions enjoyed by the occupants of these properties.

5.13 The perception of any visual harm caused by the wind turbine is a sensitive and subjective matter, with many individuals in support of their installation yet many against the principle of turbines in the countryside in their particular local area. It is felt that this perception of harm is likely to change over time as people become familiar with their appearance and recognise the positive contribution they make in reducing greenhouse gas emissions. A change in culture is thus likely to occur. Nevertheless, any application must be determined on its own merits and in light of policy expectations and the perception of harm from the principle of turbines, should carry little weight when balanced against the positive benefits of the turbine.

Electromagnetic Interference

5.14 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 of less than 45m high.

Subsequently, this wind turbine is unlikely to cause any electromagnetic interference in the area.

Proximity to Electrical Power Lines

5.15 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 turbines would have no impact on the distribution network.

Proximity to Airports and Flight Paths

5.16 The National Air Traffic Service (NATS) no longer respond to wind turbine developer enquiries and any issues pertaining to the wind turbine installation at the site will need to be conducted by the Local Planning Authority. However, given the significant distance to any main or small air field and having regard to the size of the wind turbine on this site and in relation to electricity pylons in the wider area which are higher, it is considered that the proposals would have no impact on flight paths or the operations of airports in the wider region.

Ground Conditions

5.17 Prior to installation a geological survey will be undertaken to determine the strength and composition of the sub soil in preparation for the foundation base of the wind turbine. The detailed design of the foundation depends on the sub soil composition. An anchor set in concrete and large anchor bolts secure the foundation structure to the base of the mast. There is no overriding reason why the ground conditions in this location are likely to preclude the development and should the Local Planning Authority wish to consider the foundation structure in greater detail it is recommended that this be included and required as a condition of any consent.

Ecological Issues

5.18 The application site is not located in any area designated as being of ecological importance. The particular site has little in the way of ecological habitats with the exception of hedgerows. The proposed siting would respect separation distances from hedgerows and

shrubbery, preventing the need to undertake additional ecology work. Furthermore, there is little evidence to suggest that a wind turbine in this particular area at the height proposed would cause any significant impact on local birdlife or indeed any other species.

5.19 Natural England produced a document 'Our State of the Natural England' report in 2008 which summarises the potential impacts of both terrestrial and marine wind energy developments and their ancillary infrastructure, on the natural environment. These include but are not confined to the potential impacts on bird and bat populations.

5.20 Bats and their roosts are legally protected by domestic and international legislation. The purpose of the legislation is to maintain and restore protected species to a situation where their populations are thriving, and there is sufficient habitat to ensure this will continue. Generic guidance on assessing the impact of wind turbines on bats has been developed at the European level under the Eurobats Agreement (Bonn Convention), to which the UK is a signatory. Natural England subsequently produced a Technical Information Note TIN051 in light of the Eurobats Agreement entitled Bats and Onshore Wind Turbines.

5.21 The Eurobats guidance proposes that the buffer surrounding woodland areas should be 200m, whereas the Natural England document suggests a buffer zone of 50m. One reason for the difference is that the European guidelines are catering for a greater diversity of species, some of which are known to fly very long distances, often in the open, away from woodland. The use of linear features varies among species. Research found that serotines in Finland and Holland utilised linear features and open habitat. In Holland pipistrelle and serotine were known to cross gaps of 110-150m in open and patchy landscapes, although pipistrelles did so infrequently. Traditional flight routes may explain why pipistrelles and other small bats will cross gaps up to 200m.

5.22 However, the evidence in Britain is that most bat activity is in close proximity to habitat features. Activity was shown to decline when measured at fixed intervals up to 50m away from treelines and at varying intervals up to 35m from treelines. This decline occurred both when bats were commuting and when foraging, although the decline is greater when animals were commuting.

5.23 To minimise the risk to bat populations, Natural England's advice is to maintain a 50m buffer around any feature (trees, hedges) into which no part of the turbine intrudes. This means

the edge of the rotor-swept area needs to be at least 50m from the nearest part of the habitat feature. The siting of the proposed turbine has fully respected the technical guidance within Natural England's advice and the nearest possible habitat would be outside of this bat buffer zone. It is thus clear that the proposals would not result in any impact on possible bat populations.

5.24 In respect of badgers, investigation work has been undertaken and did not identify any setts within the area of the turbines installation. Given the small area which would be affected by the works, it is unlikely that badgers would be affected by the proposal. However, should a sett be discovered as part of the preconstruction check of the land, a license would need to be obtained from Natural England prior to commencement of works.

5.25 Both the RSPB and Natural England are generally supportive of wind turbines and the role they play in sustaining the country's energy demands. Naturally site specific conditions must still be given due consideration and in this location it is considered that the provision of one individual wind turbine can be sensitively sited so as to ensure that the proposals would not result in any adverse impact on ecological issues either within the application site or associated with the nearby SSSI.

Archaeological Implications

5.26 The proposals will involve some ground excavations when the foundations are laid and turbine installed, however, following a desktop appraisal there is little to suggest that the application site has any archaeological importance. Nevertheless, if any findings are discovered during ground work appropriate steps as required will be taken to ensure that no damage occurs.

Heritage Assets

5.27 As with any application consideration should be given to any impact on the character of heritage assets, be they listed buildings or conservation areas. In this particular case, due to the rural context of the application site there are no conservation areas that would be directly affected by the proposals.

5.28 PPS5 also requires consideration to the setting of any heritage asset and in this respect regard must be given to the setting of the Grade II Listed Building, Howlet Hall and how it relates to the wider estate. Indeed Policy HE10 of PPS5 states that *'local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.'* Regard must therefore be given to the significant benefits of this scheme from an environmental perspective when considering the application in relation to the impact on the setting of the listed building.

5.29 Howlet Hall does have intrinsic historical interest associated with the architectural features that contribute to the vernacular of the building. The turbine would be sited within the wider area and there are positions where the two would be read in conjunction within the same vista. However, given the limited height of the turbine, 15m to the hub and its positioning within this rural environment the impact would be negligible.

5.30 It is considered that the main important setting is the land forming the curtilage of the building group and the application site of the turbine lies outside of this curtilage. The building group is such that the turbine would be screened by other buildings frequently from within the site and the turbines will not be visible from numerous windows. Nevertheless, there are positions within the site and surroundings where the historical and renewable will be seen in conjunction with each other and a balancing act of considerations must be undertaken.

5.31 Importantly, wind turbines have a finite lifecycle and can be decommissioned and removed from site without any trace, and effects are subsequently transient in nature and unlikely to result in a permanent feature of the landscape. The English Heritage document: 'Wind Energy and the Historic Environment' acknowledges that climate change is itself likely to be detrimental to the historic environment for reasons which include the effects of rising sea levels and increased 'storminess'. The document also points to the reversibility of wind energy developments which can further mitigate their impact. In this case, the expected 20 year life of the wind turbines would be short relative to the longevity of Grade II Listed Building. It is therefore considered that the proposals would not result in any unacceptable harm to the setting of this heritage asset and the benefits of the scheme from an environmental perspective should be given significant weight in the overall determination.

6.0 Conclusion

6.1 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 turbine would be positioned to the west of the farmstead in a location where the visual intrusion would be minimised and the turbines seen against the context of hedgerows, maturing trees and farm buildings.
- The proposed turbine would not be seen as an isolated feature within the countryside but would clearly relate to the farmstead and its function would be readily appreciated.
- The scale and location of the wind turbine 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.

6.2 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 PPS5, 7 and 22. It is thus felt that this application should be granted subject to reasonable and appropriate conditions.