

# COMMITTEE REPORT

**AGENDA ITEM NUMBER:**

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**APPLICATION DETAILS**

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**APPLICATION NO:**

**PL/5/2010/0473**

**FULL APPLICATION DESCRIPTION**

**ERECTION OF 1 NO. WIND TURBINE, CONTRACTORS COMPOUND AND ASSOCIATED WORKS (AMENDED PROPOSAL) INCLUDING INCREASED SITE AREA TO FACILITATE PERMANENT TRACKS TO CONNECT TURBINE WITH PESSPOOL LANE; AND OCCASIONAL DEPLOYMENT OF A TEMPORARY ACCESS MATTING AREA TO SUPPORT CONSTRUCTION AND OTHER WORKS WHICH REQUIRE THE USE OF HEAVY VEHICLES AND PLANT**

**NAME OF APPLICANT**

**BRITISH TELECOM PLC**

**SITE ADDRESS**

**LAND NORTH OF PESSPOOL LANE,  
EASINGTON VILLAGE**

**ELECTORAL DIVISION**

**CASE OFFICER**

**Grant Folley  
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**DESCRIPTION OF THE SITE AND PROPOSAL**

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1. The application site is located on land approximately 1 km to the west of Easington and the A19 (T), between the A182 to the north and Pesspool Lane to the south. The application site is 4.69 Ha in area, with other land in the applicants' control totalling 20 Hectares. The application site is currently grassed and used for the grazing of livestock associated with the wider agricultural use of the surrounding land. The boundaries of the field to which the application relates are characterised by low level hedgerows with intermittent tree planting.
2. Pesspool Lane runs directly to the south of the application site, which leads from the A182 to the north east which links Easington with South Hetton. A major road junction with the A19 (T) dual carriageway is located to the east of the application site. The A19 (T) separates the site from the village of Easington.
3. The nearest towns and villages are Easington (1km east), Peterlee (3km south), Shotton Colliery (2.5km south), Haswell (1.8km west), South Hetton (1.5km northwest) and Hawthorn (2.5 km northeast).

4. A number of individual residential properties lie within close proximity to the application site, these include: Blue House and Junction House Farm to the east, Low Ling Close, Pear Tree Cottage and Rymers Farm to the west, and Milestones House and Plants R Ross Garden Centre to the north.
5. The landscape immediately surrounding the application site is characterised by rolling farmland and urban areas including that of Peterlee. Small villages such as Haswell, Haswell Plough feature in this landscape. The large settlement of Easington, located to the east of the site extends in an easterly direction merging with Easington Colliery to form one large urban area.
6. Two powerlines extend across this area, near to the application site. The power lines run from south to north, between the industrial estates on the northern edge of Peterlee towards South Hetton. The power lines are closely aligned as they emerge from Peterlee towards the application site and thereafter they diverge, one heading in a northerly direction and one heading north west. The associated pylon structures are very prominent in this local landscape which features little woodland vegetation.
7. The application site, or wider land holding does not include any area designated for its landscape or ecological value. Further afield there are a number of international and national designated sites within 10km of the application site. Designations include: Durham Coast Special Area of Conservation (4km east); Northumbria Coast Special Protection Area (8km south east); Castle Eden Dene Special Area of Conservation and National Nature Reserve (4.5km south).
8. Tuthill Quarry Site of Special Scientific Interest (SSSI) is situated 1km to the west of the application site. The quarry contains important areas of primary and secondary species rich calcareous grassland. Other local SSSI include: Hesledon Moor West (fern, carr and heathland), Hawthorn Dene (semi-natural woodland, grassland and fen), Dabble Bank (grassland communities) and Pig Hill (magnesian grassland).
9. There are other notable features of ecological, historic or landscape interest within the vicinity. The closest Scheduled Ancient Monuments are Yoden Medieval Settlement; Haswell Colliery engine house; enclosed hilltop on Pig Hill; and High Haswell Chapel. Easington Conservation Area lies approximately 1.5km to the east of the application site and Hawthorn Conservation Area 2.5km to the north east. There is a locally designated Area of High Landscape Value (AHLV) to the north, east and south of Easington Colliery 4km to the east of the application site. There is a second locally designated AHLV area beyond Low Haswell 3km to the northwest. There are five areas of Ancient Woodland designated within 5km of the application site including Castle Eden Dene and Hawthorn Dene.
10. Shotton Airfield lies approximately 2km to the south of the application site; Peterlee Parachute Club operates out of this airfield. Fishburn aerodrome lies approximately 12km south west of the application site.
11. Within 15km of the application site there are a number of operational wind farms. To the south west lies the two turbine development of Hare Hill (3.5km), to the west lies the recently erected seven turbine development of Haswell Moor (5km), to the north is the two turbine High Sharpley (three further turbines have recently been approved but not yet constructed) and four turbine Great Eppleton (5km), and to the south west lies the four turbine development of Trimdon Grange (7km). Further away to the south lie the seven turbine Walkway (13km) and three turbine High Volts (11km).

12. Planning permission is sought for the erection of a single wind turbine on the application site, incorporating associated ancillary development, access works, and environmental enhancement works.
13. The proposed wind turbine will have a generating capacity of approximately 2.3 MW with a maximum tip height of 99.5m. It is projected to have an operating lifetime of 25 years. The turbine will operate at all times when wind speeds are suitable, with the exception of downtime for maintenance.
14. It is estimated that the proposed wind turbine will produce 6,044 MWh of electricity each year (based on capacity factor of 30% due to intermittent nature of wind). The average annual household electricity consumption is 4,700 KWh. Therefore the proposed turbine could generate electricity equivalent to the demand of approximately 1,286 households per year.
15. The turbine will be of a typical modern design incorporating a tubular tower and three blades attached to a nacelle housing the generator, gearbox and other operating equipment. The details of the wind turbine submitted in support of the application are illustrative only; the eventual choice of a specific turbine and equipment supplier will be subject of a tendering process.
16. The turbine tower will be constructed from tapered tubular steel and the blades of the turbine assembly will be constructed from fibreglass and reinforced epoxy resin. The colour of the turbine assembly is likely to be agate grey, typical of other wind turbine developments. The proposed wind turbine will carry no external advertising or lettering except for statutory notices on the tower door. It is not proposed for the turbine to be lit or carry any night beaconing.
17. The generated electricity from the turbine will be delivered to the national electricity distribution network. To achieve this, an underground cable connection from the switchgear enclosure on the site to the local 66 kV electricity distribution network will be required. The closest substation is located to the south of the application site on Peterlee Industrial Estate. This infrastructure will be subject to a separate application and permission.
18. Access to the application site will be taken off Pesspool Lane, which is accessed from the A182, in close proximity to its junction with the A19 (T). The major turbine components are likely to be shipped into Teesport and will then be transported by road to the site. Due to the close proximity of the site to the existing road network the requirement for new access tracks and the scale of modification works to the existing road network to facilitate component delivery and construction movements is reduced. On site works will include the creation of an internal access track and the use of temporary access matting to allow delivery. Off site works will include the relocation of signage, the setting back of lighting columns, and minor road improvements.
19. The proposed development will also include the erection of a switchgear enclosure, near to the base of the proposed wind turbine. The enclosure will incorporate the switchgear and metering equipment. The dimensions of the enclosure will be approximately 3m by 2.5m, and be 2.5m in height. Electrical cables will be required to transfer power from the turbine to the switchgear enclosure; the required cabling is to be laid in trenches and buried.

20. During the construction period, a construction compound will be required. The compound will be approximately 25m x 25m and will comprise of: temporary cabins to be used as a site office and welfare facilities for site staff; parking for construction staff, visitors and construction vehicles; and, secure storage for tools, small quantities of fuels and small plant and equipment. The construction compound will be enclosed by security fencing. The compound area will be reinstated at the end of the construction period, with the land returned to agriculture to the specification agreed with the landowner.
21. The proposed development will also require the creation of a crane pad to facilitate installation of the proposed wind turbine. The required area of hardstanding will be located 25m from the base of the turbine and will measure 45m x 30m. The area of hardstanding will be retained on site so that it can be used in the event that maintenance work is required.
22. The main construction period is likely to last for approximately 4 months, from commencement of detailed site investigation, survey and design work, through to the installation and commissioning of the turbine and ending with the removal of the construction compound. It is normal practice for a Construction Method Statement to be required through the use of an appropriate planning condition.
23. The construction of the proposed wind turbine requires the employment of approximately 20 people. The exact number will depend on the activities being undertaken and will vary throughout the course of the construction programme.
24. The wind farm has been designed with an operational life of 25 years. On a day to day basis the turbines will operate automatically, responding by means of anemometry equipment and control systems to changes in wind speed and direction. These systems are designed to ensure the performance of the turbines and control issues such as rotor speed, direction and angle as well as generator temperature. At the end of the operational life of the wind farm, a decision will be taken whether to replace the turbines or decommission them and remove them from the site. Replacement of the wind turbines at this time would require a future planning application. Decommissioning the site will involve the complete removal of the turbines from the site, together with all surface infrastructure. The site will then be reinstated to its original appearance.
25. An Environmental Impact Assessment (EIA) has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, to accompany the planning application. The EIA provides information in relation to landscape and visual amenity, ecology and ornithology, noise, cultural heritage, traffic and transport, hydrology and hydrogeology, shadow flicker, TV/Telecoms, Aviation, Socio-economics and, Mitigation proposals. The assessment concludes that the proposed development is essentially a benign project as it will have no predicted significant adverse environmental or amenity effects.
26. The application is reported to committee as the application represents a major development.

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## PLANNING HISTORY

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27. None relevant.

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## PLANNING POLICY

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### NATIONAL POLICY

28. *Planning Policy Statement 1: Delivering Sustainable Development* sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.
29. *Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4)* outlines the Government's objectives to help achieve sustainable economic growth including the positive approach to be taken to development that helps to build prosperous communities, promote regeneration and tackle deprivation.
30. *PPS 5: Planning for the Historic Environment* – explains Government policy in respect of the conservation of the historic environment.
31. *Planning Policy Statement 7 (PPS7)* sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
32. *Planning Policy Statement 9 (PPS9)* sets out planning policies on protection of biodiversity and geological conservation through the planning system.
33. *Planning Policy Guidance 16 (PPG16)* sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
34. *Planning Policy Statement 22 (PPS22)* sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.
35. *Planning Policy Guidance 24 (PPG24)* guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.
36. *The emerging National Planning Policy Framework (NPPF)*, currently in draft form, is a material consideration in the determination of planning applications, and advances a presumption in favour of sustainable development to encourage economic growth.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>*

## REGIONAL POLICY

37. *The North East of England Plan - Regional Spatial Strategy to 2021 (RSS)* July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
38. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law, and weight can now be attached to this intension.
39. *Policy 2 – Sustainable Development* promotes sustainable development and construction through the delivery of identified environmental, social and economic objectives.
40. *Policy 3 – Climate Change* requires new development to contribute towards the mitigation of climate change and assist adaption to the impacts of climate change.
41. *Policy 6 – Locational Strategy* – places particular importance on the conservation and enhancement of the Regions Biodiversity.
42. *Policy 8 – Protecting and Enhancing the Environment* seeks to maintain and enhance the quality, diversity and local distinctiveness of the North East environment.
43. *Policy 31 – Landscape Character* –requires proposals to have regard to landscape character assessments.
44. *Policy 32 – Historic Environment* – recognises that a number of elements constitute the historic landscape, including particular landscapes, buildings, semi-natural and natural features.
45. *Policy 33 - Biodiversity and Geodiveristy* advises that planning proposals should ensure that the Regions ecological and geological resources are protected and enhanced to return key biodiversity resources to a viable level.
46. *Policy 35 - Flood Risk* requires consideration to be given to the flood risk implications of development proposals adopting the sequential risk based approach set out in PPS25.
47. *Policy 37 – Air Quality* - advises that planning proposals should contribute to sustaining the current downward trend in air pollution throughout the Region.
48. *Policy 38 – Sustainable Construction* sets out the principles to support sustainable construction in planning proposals that minimise energy consumption and achieve high energy efficiency.

49. *Policy 40 – Planning for Renewables* – states that in assessing proposals for renewable energy development significant weight should be given to the wider environmental, economic and social benefits arising from higher levels of renewable energy.
50. *Policy 41: Onshore Wind Energy Development* – sets out broad areas of least constraint for medium scale wind energy development.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>*

## **LOCAL PLAN POLICY: District of Easington Local Plan**

51. *Policy 1* - Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
52. *Policy 3* - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
53. *Policy 7* - Development which adversely affects the character, quality or appearance of Areas of High Landscape Value (AHLV) will only be allowed if the need outweighs the value of the landscape and there is no alternative location within the County.
54. *Policy 16* - Development which adversely affects a designated Site of Nature Conservation Importance/Local Nature Reserve/ancient woodland will only be approved where there is no alternative solution and it is in the national interest.
55. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
56. *Policy 74* - Public Rights of Way will be improved, maintained and protected from development. Where development is considered acceptable, an appropriate landscaped alternative shall be provided.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.easingtonlocalplan.org.uk/>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

57. ONE North East – Offer support for the proposed development.
58. Highways Agency – The Agency are satisfied that the wind turbine is located such as to not offer a distraction to drivers using the adjacent A19. No objections raised.

59. Environment Agency – No objections to the scheme, general advice provided in relation to surface water disposal and land contamination.
60. Northumbrian Water Ltd – No objections.
61. Durham Tees Valley Airport – This development is unlikely to affect operations at Durham Tees Valley Airport, therefore we have no objections.
62. Newcastle International Airport – Given the location of the proposed wind turbine it is unlikely that the proposals would be visible to the Airports primary surveillance radar therefore no objections are raised.
63. MOD – No objections, but request to be informed once construction commences.
64. Shotton Airfield – No objections.
65. Easington Village Parish Council – Object to the application on the following grounds: impact on the setting of St. Marys Church which is situated on higher ground to the east of the proposed wind turbine, dominance of the church in the landscape would be threatened by the proposed development; impact on important views within Easington Village Conservation area, in particular looking west from the Grade I Listed Seaton Holme; impact on the amenity of residents living near the proposed wind turbine; and, distraction of drivers on Pesspool Land and South Hetton Road. In summary the Parish Council are concerned regarding the precedent this proposal may set for further development in this area, and consider that as the County has already more than met its renewable energy targets, that planning permission should be refused.
66. Campaign for the Protection of Rural England – Object to the scheme. CPRE are concerned regarding the proliferation of the wind turbine development in this area. When considered with other nearby schemes at Haswell, Great Eppleton and South Sharpley, the cumulative effect of the current proposal would be excessive and CPRE request that the application be refused. The CPRE have also questioned the accuracy of the photomontages and visual assessment submitted in support of the application.
67. Ramblers Association – Raise objections to the scheme as they are concerned that the proposed wind turbine is less than topple distance from the existing public footpath.



## INTERNAL CONSULTEE RESPONSES:

68. Landscape – The proposals would lie within an area identified in the RSS as ‘broad area of least constraint’. The proposals would be consistent with the findings of the Landscape Appraisal for Onshore Wind and the Wind Farm Development and Landscape Capacity Study. Although the proposal would be highly visible, the wind turbine would not be considered to be out of keeping with the character of the plateau landscape, but would bring considerable change to the immediate locality. The proposal does however lie close to a number of residential properties, and it is a balanced judgement whether or not any impacts would be sufficient to warrant refusal of the planning application. With regard to recent appeal decisions, apart from in relation to the residential property known as Four Winds, it is considered that a refusal based on residential amenity grounds would be difficult to sustain. Finally the proposal would have a cumulative impact with existing and approved wind farms on the landscape and visual environment of the area. As a single turbine such impacts would be low, but the proposal would lead to a rather dispersed and straggling pattern of development. However, whether or not such an impact is acceptable is a matter of judgement; it is considered that an objection on such grounds would be difficult to sustain.
69. Environmental Health – Discussions and meetings have taken place between the Council and the applicants’ noise consultants throughout the application process. Following the receipt of additional information during the application process, subject to detailed noise conditions being attached to any grant of planning permission, the proposed development would accord with relevant government guidelines. No objections are raised to the scheme.
70. Ecology – Initial concerns were raised regarding the impact the proposed development would have on local wildlife and habitats. Following discussions with the applicant and the submission of information during the application process, including the submission of an ecology mitigation and management plan which proposes landscape enhancement across the wider land holding rather than just the application site, no objections are raised to the scheme.
71. Highways Authority – Following the revision of the proposed site access during the application process, the highways authority officers have raised no objections to the proposed scheme.
72. Design and Conservation – The proposed development will not have a significant impact upon the historic environment. Any landscape enhancement works should build upon the historic framework rather than introduce new forms or features in the landscape.
73. Archaeology – Following the submission of further information during the application process initial concerns have been resolved. Subject to conditions requiring further archaeological investigations and assessment being attached to any grant of planning permission, no objections are raised.
74. Trees – No objections.
75. Public Rights of Way Officer – No objections to the proposed development.

## **PUBLIC RESPONSES:**

76. The application has been advertised in the local press and by site notices; neighbouring properties have also been consulted. A total of 19 no. letters of representation have been received in relation to this application.
77. One letter has been received in support of the application. Support has been offered on the following grounds:
- Wind turbines are green, environmentally friendly and aesthetically acceptable source of energy.
78. A total of 18 no. letters have been received objecting to the application. Concerns have been raised on the following grounds:
- Reliability of wind turbines is questioned – other schemes have either broken down or failed to produce the electricity projected initially. Wind farm developments are not considered to be cost effective, construction costs and impacts on locality far outweigh the projected benefits of the scheme.
  - The proposed wind turbines will have a negative visual effect on the local landscape and countryside.
  - The proposal would affect the character and setting of St. Mary's Church and Seaton Holme, important listed buildings in Easington Village.
  - The proposed development will impact on adjacent businesses by constraining future activities on adjacent sites, in particular at Mount Pleasant Farm and Plants R' Ross Garden Centre both located to the north of the application site.
  - The proposed wind turbine is to be located too close to residential properties. Objectors have noted that a Private Members Bill currently progressing through parliament suggests a set back distance of 1500m for a turbine of this size, not 500m.
  - Due to the proximity of the proposed wind turbine to residential properties the scheme will impact on local residents in terms of general amenity, outlook, overshadowing, noise and shadow flicker. The proposed development will also affect views from adjacent residential properties. Due to these concerns the proposed wind turbines will also have a negative effect on local house prices.
  - Shadow flicker and noise and vibration associated with the wind turbines can cause health problems.
  - Concerns have been raised regarding health and safety issues; in cold weather ice can be thrown from the rotating blades.
  - There are already noise issues in the area associated with the A19 road and aircraft using Shotton Airfield. The proposed turbines will exacerbate the noise issues for nearby residents.
  - wind turbine developments are known to interfere with TV reception.
  - Concerns that the proposed wind turbines could distract motorists on the adjacent A19, A182 and Pesspool Lane, which could cause road traffic accidents.
  - The proposed wind turbines will affect wildlife in the local area.
  - The Local area has already been blighted through the proliferation of electricity pylons. The erection of wind turbines will worsen the current situation.
  - The proposed scheme has no local benefits; the development is merely a money making exercise for the developer and landowner.

- County Durham already has its fair share of this kind of development. Local residents should not have to endure more of the problems associated with wind farm development. County Durham has already exceeded its targets for renewable energy production; there is no need for more wind turbines.

## **APPLICANTS STATEMENT:**

79. As you will be aware, the UK has committed to reducing its carbon dioxide emissions by 34% below 1990 levels by 2020 and seeks an 80% reduction in emissions by 2050.
80. The UK has also signed up to the European Union (EU) Renewable Energy Directive, which places a legal obligation on the UK to provide 15% of energy from renewable sources by 2020. This target is equivalent to a seven-fold increase in UK renewable energy consumption from 2008 levels.
81. The national Renewable Energy Strategy (RES) suggests that if these objectives are to be achieved, around two-thirds of new renewable energy development will come from wind energy, both onshore and offshore. Onshore alone is projected to expand from around 2 GW to 14 GW, a seven fold increase by 2020.
82. We are one of the UK's biggest consumers of electricity – using just under 1% of the UK's total consumption. In 2007, we announced plans to generate our own renewable energy, including that from on-shore wind-farms.
83. The decision to generate our own renewable energy is a central element of a carefully considered approach to our energy needs which will support the sustainable provision of telecommunications services to the UK market over future decades. Our Renewable Energy Programme aims to generate 25% of our own electricity by 2016 and reduce our carbon footprint by 80% by 2020 – it will help us reduce the amount of energy we use, reduce the amount of carbon we emit and control our costs.'
84. We have one consented wind farm site in the North East of England providing 15MW of renewable energy capacity, and a pipeline of other sites which are being progressed within the planning system across the country. Our renewable energy plans now also include solar PV, with applications pending for our own buildings and exchanges. However, varying types of technology are only viable in appropriate circumstances and in this location wind energy is considered the most appropriate and viable option.
85. As well as generating and securing our own renewable energy supply, we recognise the first imperative should be to save energy, and we have publically committed to reducing our global energy consumption by 3% over the next year – against a background of rising consumption. Significant levels of investment are being made right across the company, in all regions (including the North East) to deliver this stretching target.

## **BT's Operations in the North East**

86. The clean energy produced by the Junction House turbine is required by our exchanges and operations in the Easington and nearby areas. Our Renewable Energy Programme may be a national one but the need for renewable energy is very much local.

87. We maintain and operate a diverse range of telecommunications infrastructure throughout the region, including a large number of telecommunications exchange buildings within County Durham.

#### Junction House Wind Turbine - Summary

88. We recognise that County Durham already contributes an important amount of installed renewable energy to the region, most of which comes from onshore wind; however the UK as a whole still has a significant gap between existing renewable energy provision and the targets outlined within the various national and international commitments to which the UK is bound.
89. To support the development of this planning application we have consulted widely and used the EIA process to assess whether the proposal, on its own or with other consented or emerging schemes, would likely give rise to significant environmental effects. We have also used the findings of the initial assessments to proactively minimise the largely indirect visual effects of those living, working or enjoying the wider landscape. We recognise however, that despite efforts to minimise the impacts of the development, the proposed turbine will still give rise to some significant, though limited, effects on the landscape, visual amenity and heritage assets. The extent of these residual effects are presented in the Planning Officer's assessment of the application as are our proposals to provide further mitigation measures where they are required. We are committed to delivering these measures.
90. The proposed development is time limited; the turbine will be decommissioned at the end of its operational life of 25 years and this means that the majority of effects will be temporary and reversible, in particular with regard to impacts on landscape and residential amenity. The surrounding landscape and the indirectly affected heritage assets are likely to far outlast the development; this is, in our view, an important consideration. Indeed, as part of a series of measures designed to tackle climate change, new renewable energy development plays a critical role in safeguarding the longevity of the UK's most important environmental and cultural assets. It will also directly support our extensive operations in County Durham and the north east and contribute towards County Durham's own carbon reduction and renewable energy provision targets.
91. Whilst it is accepted that 25 years is long-term when considering residential amenity, we believe it has been demonstrated that the development is unlikely to be oppressive or unacceptable for any local residents and it should be noted that the occupants of the nearest residential property (Four Winds) support the development. We do not consider that the development will be prejudicial to any other users of the local environment.

92. We firmly believe that any reversible adverse effect of the development, on the landscape, on the setting of heritage assets, or on visual amenity, is collectively outweighed by the long term benefits of the turbine to both our local and regional operations and our contribution to the delivery of the UK's Renewable Energy Strategy. On this basis, we consider that the application should be approved, in line with your Officer's recommendation, and we would be grateful for Members' support in bringing forward this important development.

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*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at*

<http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=111064>

*Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below*

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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93. In assessing a proposal for a wind farm, there are a number of material planning considerations that need to be taken into account. Over recent years these have become established as each successive wind farm proposal has been considered, and the following list covers areas relevant to this application:
- National, Regional and Local Planning Policies.
  - Landscape and visual impact.
  - Heritage
  - Residential amenity issues such as noise and shadow flicker.
  - Impact on nature conservation.
  - Health, safety and other issues raised by third parties.

### Planning Policy

94. Government guidance as contained within PPS 22 supports onshore wind farms. The guidance states that renewable energy development should be accommodated in locations where it is technically viable and where the various impacts referred to above can be satisfactorily addressed. There is an acceptance that there will always be a compromise between maximising the capture of energy and the visual impact that will result.
95. The proposals lie within an area identified in the North East of England Plan: Regional Spatial Strategy to 2021 as a 'broad area of least constraint for medium scale wind energy development'. The area is identified by a W symbol on the accompanying plan; it is understood that the W represents the whole of the East Durham Limestone Plateau resource area identified in the GIS constraints mapping and landscape sensitivity studies that informed the development of RSS policies.
96. The sub-regional renewable energy target for County Durham given in the RSS was 82MW installed renewable energy capacity by 2010. At the time of writing the County has around 165MW of renewable electricity operational or approved. This will meet around 55% of County Durham's household electricity consumption or 22% of the County's overall electricity. County Durham's 2010 target has been exceeded by a substantial margin and the aspiration to double that target by 2020, included in the emerging County Durham Plan, has already been achieved.
97. While the targets in RSS are 'thresholds' and not 'ceilings', the performance to date in Durham indicates that sufficient sites are being found to meet those targets and that there is no need to approve sites found to be environmentally unacceptable.

98. As stated previously the proposals lie within an area identified in the North East of England Plan: Regional Spatial Strategy to 2021 as a 'broad area of least constraint for medium scale wind energy development'.
99. The RSS identifies the area as having potential for medium scale development, which it identifies as being 'up to 20-25 turbines'. The East Durham Plateau area contains 20 operational or consented turbines in 6 separate developments and is therefore at or approaching the scale of development envisaged in RSS. The figure given in RSS was not based on an assessment of the capacity of the landscape of these broad areas. RSS makes reference elsewhere to the need for the location and design of proposals to be informed by landscape character and sensitivity assessments, particularly the Landscape Appraisal for Onshore Wind Development (GONE 2003). It also makes reference to development capacity studies then being undertaken, and identifies LDFs, and the assessment of planning proposals, as being the 'appropriate level' at which to deal with the issue of the capacity of individual 'broad areas of least constraint'.
100. The District of Easington's saved Local Plan policies that relate to development in the countryside are not specific to renewable energy proposals. The Council relies on guidance within PPS 22 at the present time.
101. Furthermore, the emerging National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development to encourage economic growth, particularly where it is supported by Local Plan policy. This draft guidance is a material consideration in determining planning applications, and this proposal is considered to be in general conformity with the NPPF.

*Landscape Appraisal for Onshore Wind Development (GONE 2003)*

102. The Landscape Appraisal identified the area as belonging to the 'Coastal Plateau' landscape type which it assessed as being of 'low to medium' sensitivity to wind energy development. Its findings in relation to location and typology in the area were as follows:-
  - Wind energy development should be sited within more open areas where field enclosure patterns would not be disrupted. It could relate to long gentle ridges and smooth, slack dip slopes. Care should be taken not to intrude on important views to the sea.
  - Development could also relate to the scale and function of the many industrial buildings present in the landscape, but should be located away from settlements. Turbines should be carefully sited, however, to avoid contributing to the visual confusion which already occurs in some parts of the area, where a number of prominent built features compete for dominance.
  - In general, the development typology adopted should be medium to small, likely to fit with the landscape pattern of settlements and landform.
103. The Appraisal uses the terms small, medium and large to refer to turbines heights of 80m, 110m and 140m respectively rather than turbine numbers. The 100m turbine proposed through this application is within that 'medium scale' range. It is considered that the location and scale of the proposals are generally consistent with the findings of the Appraisal.

*Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain (NEA / ARUP 2008) and Addendum (ANEC / ARUP October 2009)*

104. The landscape capacity study subdivides the area into landscape zones which it assesses in terms of sensitivity and appropriate wind farm typology. The current proposal would lie in zone 3 which is assessed as being of medium sensitivity and suited to a small (<4 turbines) wind farm typology. Its suitability for further wind farm development is assessed as being 'None/limited' and described as follows:  
*There are no existing turbines within the zone. In principle the landscape could have the capacity to accommodate a small scale typology of development but separation distances from existing turbines in Zone 1 would be low (typically <3km) and relatively low (<4km) from permitted turbines in Zone 7. Cumulative impacts could therefore be unacceptably high.*
105. It is considered that the proposals are consistent with the ARUP report in terms of scale and landscape capacity. Cumulative impacts need to be assessed on a case by case basis and are discussed in the relevant section of this report.

### Landscape and Visual Impact

106. Wind turbines by their scale and tendency to be formed in groups, will always have a visual impact upon the landscape within which they are located and an impact on the amenities of people who live in the locality. The degree of impact depends on the form and character of the landscape and the perceptions of the public who are affected by the development.
107. The turbines will be visible over a wide area; however the fact that they are visible does not necessarily mean that they are visually harmful to such an extent as to warrant refusing planning permission.
108. This part of the report will address the impact of the development on the local landscape, nearby settlements, local residents and other more distant receptors.
109. The applicants have submitted a comprehensive Landscape Visual Impact Assessment (LVIA) which attempts to describe the impacts of the development on a variety of locations using a basis of *levels of sensitivity* and *magnitude of change* ranging from negligible to high. The proposals will be widely visible in the east part of the county.
110. In order to assess the visibility of the turbines from both far and near, Zones of Theoretical Visibility (ZTV) documents have been produced and are submitted as part of the planning application. The potential impact of the turbines has been assessed by producing photomontages of various viewpoints of the application site based on the ZTVs.
111. The assessment of the landscape impact has been assisted by the comprehensive comments of the Durham County Landscape Architect. This section of the report will be split into four sections. The key issues to consider are considered to be:
- Physical Impacts
  - Impacts on Landscape Character
  - Impacts on Designated Landscapes
  - Impacts on Residential Amenity
  - Impacts on Settlements
  - Cumulative Impacts

## *Physical Impacts*

112. The direct physical impacts of the proposals on the fabric of the landscape within the red line boundary – the development of access tracks, operational areas, and the removal of a short section of hedgerow - would be low and compensated for by proposals to plant and renovate hedges elsewhere.
113. The impacts of wind turbines on the landscape can be difficult to mitigate and opportunities should be taken to compensate for residual impacts through improvements to the fabric of the landscape of the site and the wider landholding. The site lies within a Landscape Enhancement Priority Area identified in the County Durham Landscape Strategy 2008. The most appropriate forms of mitigation would include renovating existing hedges, planting new hedges and buffering watercourses with grassland (particularly the Loaning Burn). Discussions have taken place between Council Officers and the applicant, to cover such issues. An Environmental Management Plan has been submitted during the application process, which now forms part of the application. The works proposed will improve existing hedgerows in the wider land holding and include other enhancement works. It is considered that the submitted details will adequately mitigate the physical impacts of the development of access tracks, operational areas and access works.
114. Given the proposals to underground the electricity connection there would be secondary physical impacts – removals of sections of hedgerow and scrub. This element of the scheme would be subject to a separate permission. It is likely that with a suitable re-instatement scheme those impacts would be low and short term.

## *Impacts on landscape character*

115. Impacts on landscape character are described in the Landscape and Visual Assessment submitted in support of the application. The following section of the report provides a summary of these impacts.
116. The ZTV study shows that the proposals would be widely visible across the East Durham Limestone Plateau. Visibility would break up towards the coast, to the south towards the Tees Plain, and to the west in the more complex topography of the escarpment. Visibility would fall off over much of the eastern part of the Wear Lowlands, picking up again on higher ground to the west.
117. The scale of the impact on the landscape would be heavily influenced by distance. Within the plateau the rolling topography and the presence of hedges, trees, woodlands, settlements and overhead services would become increasingly influential with distance in screening or assimilating the turbine in the shallow views typical of this landscape. In general the turbine would have moderate or low impacts at distances beyond around 5 km (50 x tip height) from the site, with high impacts occurring within around 2km or so (20 x tip height).



118. Within around 2 km of the site impacts would generally be high. The turbine would be a prominent or dominant feature in typical views. This is usually true for development of this nature wherever it occurs. With the exception of the localised screening effects of hedges and undulating terrain it would be fairly consistently visible. The landscape in this area – which forms part of the *Clay Plateau* landscape type – is broad in scale and open in character with relatively large fields, low hedges and few trees or woodlands. It has a semi-rural character with settlement edges and industrial buildings visible in places along with the busy A19 and several overhead transmission lines. Existing turbines are visible as skyline features to the west and to the north. The proposed turbine would clearly have a significant presence in the local landscape, however the turbine would not be considered to be out of scale or out of keeping with its character.
119. This would also be true in wider views across similar landscapes in the 2-5km range where the turbine would remain a prominent feature, often viewed in association with other turbines. East of the A19 the turbine would figure relatively prominently in views from the Coastal Plateau landscape. The most sensitive views in that landscape are towards the coast and away from the turbine. Impacts within this area would generally be of a low order of magnitude. The turbine would not be widely visible from the coast itself.

#### *Impacts on designated landscapes*

120. There are several areas of land designated as Areas of High Landscape Value within 2-5km of the site. These are largely well wooded valley landscapes (Hawthorn, Horden, Castle Eden and Elemore Denes with an inward focus and it is considered that impacts would be of a generally low order. As such the proposed development would not be considered to be contrary to the relevant local plan policies aimed at protecting the character of the Areas of High Landscape Value.
121. The turbine would be visible in places from the Durham Heritage Coast on land above the cliff top but generally as rotor tips above the hub visible as small features in visually complex inland views. It is considered that impacts on the Heritage Coast (and the coast AHLV) as a whole would be negligible.

#### *Impacts on residential amenity*

122. It is an established principle that there is no right to a view. There are nevertheless circumstances in which wind turbines can have an overbearing or oppressive effect due to scale and proximity, which can affect the living conditions of residents. The size of turbines and distance to them are clearly important factors as these affect their perceived scale. The number of turbines, the angle of view they occupy, the orientation of habitable rooms and gardens and screening by topography, buildings or vegetation are also important.
123. The evidence of past appeal decisions suggests that while there may be a consensus that turbines are likely to be 'overbearing' at distances closer than four times the turbine height, and unlikely to be overbearing at distances of greater than around seven times their height, at distance ranges in between the acceptability or otherwise of their impacts is influenced by site-specific factors and by the judgements of individual decision-makers. In modelling constraints for wind farms in the past the Council have used a figure of five times turbine height as a proxy for the threshold at which we would expect impacts to start becoming acute.

124. There is a single non-involved property within 5 times the turbine height, known as Four Winds, situated to the north east of the proposed wind turbine. This is very close at around 375m. The main orientation of the property is to the south at 90 degrees to the view towards the turbine, but there are habitable rooms facing towards the turbine, which would also be visible in direct views from the garden. There are substantial mature trees between habitable rooms and the turbine which would partially screen (summer) or filter (winter) views towards it. These trees are covered by a Tree Preservation Order and in the control of the property and therefore might be relied upon to be there for the life-time of the development.
125. Having regard to the mitigating factors, along with the fact that there would only be a single turbine and not a larger array, it is considered that this is a very borderline case. At present in County Durham planning permission has not been granted to date for a turbine within this distance range of a non-involved property. In this case it should be noted that the residents of this property are aware of its scale and proximity, and have written to the Council to support the scheme. With regard to the orientation of the property, and existing tree planting between the property and the proposed wind turbine, it is considered that any impact on residential amenity for residents of this property would be considered to be acceptable.
126. There are properties within 6 times the turbine height at Rymers Moor Farm, Pear Tree Cottage, Low Ling Close and the Plants 'R' Ross Nursery.
127. At Rymers Moor there would be relatively direct views from habitable rooms at ground and first floor level and from the small front garden at distances of around 570m.
128. The main elevation of Low Ling Close is orientated at around 75 degrees to the view-line towards the proposed turbine and there would not be direct views from habitable rooms. There would be open views from the garden to the front of the property at around 525m, and views partially screened by outbuildings from gardens to the rear.
129. Pear Tree Cottage is orientated more directly towards the turbine with direct views from a ground floor window and first floor dormers at around 550m. Low Ling Close to the immediate east prevents direct views from other habitable rooms and would screen or partially screen the turbine in views from the small rear garden.
130. The main elevation of the bungalow at the Plants R' Ross Garden Centre is towards the south west. Views towards the turbine at a distance of around 550m would be oblique (around 55°). More direct views would be available from the front and side garden and ground floor windows on the eastern elevation.
131. The extent to which the impact of a single turbine would be overbearing in views from these properties is a matter on which judgements will vary. Officers consider that with the exception of Four Winds an objection on those grounds would be difficult to sustain on the basis of recent planning appeal decisions, and in the context of the overriding planning policy support for wind turbine development.
132. This also applies to other properties in relatively close proximity but at greater distances than those described above.

133. A letter of representation has been received from the owner of Mount Pleasant Farm which is situated directly to the north of the application site. Concerns have been raised regarding the impact the wind turbine would have on the amenity of occupants of this site. It should be noted that there is no extant planning permission for residential use of the site since the lapse of temporary planning permission for a caravan, which expired in 2009.

#### *Impacts on settlements*

134. The area in which the proposal would have its more substantial impacts – roughly within around 5 km from the site – contains a number of settlements. The turbine would be a prominent feature of the local environment of some of these villages (Haswell, Haswell Plough, Shotton Colliery, South Hetton, Murton, Easington, Hawthorn, Easington Colliery, Peterlee, Wheatley Hill, Thornley), visible from some residential areas and from roads and footpaths / bridleways serving those communities. In this respect they are not unique and the situation here would be similar to that in the locality of existing and approved wind farms elsewhere in the county, although in the case of some of these settlements there would be cumulative impacts with other wind farms in the locality, which are discussed later in this report.

135. The three settlements most immediately affected by the proposals would be Easington, South Hetton and Haswell. It is in the nature of views from settlements that impacts often vary within the settlement and it is difficult to come to overall conclusions about the magnitude or significance of impacts 'in the round' on the visual environment of the community. It is considered that key factors are:

- Whether the proposals would have an overwhelming impact on the residential amenity of individual properties.
- Whether the proposals would be visible from public areas or community facilities within the fabric of the village and if so whether they would dominate that visual environment.
- Whether the proposals would dominate the settlement in views of it, and particularly from the main approaches to it.
- Whether the proposals would dominate the recreational footpath network serving the community.

136. In Easington the turbine would lie at sufficient distance (>1km) that it would not be overbearing in views from residential properties. The turbine would be visible at relatively close range (1 – 1.5km) from the main road through the village in a situation where the perceived scale of the turbine would be likely to be accentuated by the presence of buildings in the foreground and would therefore be a relatively dominant feature. The turbine would be a prominent feature of approaches from the west but given the presence of the intervening A19 it is not considered that the turbine would be likely to dominate the setting of the village. The footpath network west of the village is poorly developed as such the focus of outdoor recreation would be expected to the east where it is not considered that the turbine would have a high impact.

137. In South Hetton the turbine would lie at sufficient distance (>1.5km) that it would not be overbearing in views from residential properties. It would be generally screened from public spaces within the village by intervening buildings and vegetation. It would be prominent from approaches to the village but at sufficient distance not to dominate its setting. The footpath network to the south-east of the village towards the turbine is not well developed. While the turbine would be prominent in views from paths and railway walks to the west, north and south of the village it would not dominate the experience of the countryside.
138. In Haswell the turbine would lie at sufficient distance (>1.8km) that it would not be overbearing in views from residential properties. It would be intermittently visible but generally screened from public spaces within the village by intervening buildings and vegetation. It would be prominent from approaches to the village but at sufficient distance not to dominate its setting. The footpath network to the south of the village is dominated by the existing Haswell Moor / High Haswell Wind Farms. While the turbine would be prominent in views from paths and railway walks to the east of the village, as a single turbine it would not dominate the experience of the countryside to the same degree.

### *Cumulative impacts*

139. Cumulative Impacts on landscape character are described in the Landscape and Visual Assessment submitted in support of the application. The following section of the report provides a summary of these impacts.
140. Given the widespread visibility of wind turbines cumulative impacts of some order are inevitable. The issue is whether the combined impacts of two or more developments would reach levels that would be unacceptable.
141. The most significant impacts would be those that would arise from the proposals in combinations with the existing development clusters to the north (Great Eppleton, High Sharpley and the recently approved South Sharpley) and southwest (Haswell Moor, High Haswell, Hare Hill). While there would be cumulative impacts with development further afield, those impacts would be of a very low order. Potential cumulative impacts with development not yet submitted for planning permission (including Sheraton Hill currently at Scoping report stage) do not have a bearing on this decision.
142. The greater part of the landscape of the East Durham Plateau lies within the 'zone of potential prominence' of one or more turbines. In other words in the landscape as a whole wind turbines are generally evident and often prominent features. The effect of the current proposal would be to extend the area in which turbines would be more likely to be a prominent feature eastwards towards the coast. As the cumulative theoretical zones of visual influence in the landscape and visual impact assessment show, existing development is already visible in this area as less prominent features being at greater distance. The area affected does contain more sensitive landscapes including AHLV and Heritage Coast – but as noted above the impacts of this turbine on those landscapes would be relatively low.

143. Within that wider area there are tracts of land where turbines are more dominant elements in the landscape – zones of potential visual dominance – the kind of areas that are sometimes described as being ‘wind farm’ landscapes. The effects of the proposals would be to extend the existing ‘wind farm landscape’ south and west of Haswell Plough eastwards towards the A19 – although as a single turbine it would dominate that eastern area to a lesser degree than existing turbines do in the west. The zone would not coalesce with the emerging ‘wind farm landscape’ north of Murton.
144. The area most vulnerable to cumulative visual impacts would be around Haswell , Haswell Plough, Haswell Moor and Tuthill where turbines would be visible at relatively close ranges to the east, west and south. In typical views from this area the Junction House turbine would dominate eastern views to a lesser degree than existing turbines dominate other views - partly because it would be a single turbine seen in views already occupied by much closer overhead pylons and transmission lines and partly screened in some views by the rising ground of Tut Hill / Mawson’s Hill. The fact that the Junction House turbine would be a single turbine at some distance from existing development clusters does mean that it would create a rather dispersed and straggling pattern of development in general views of the area. This would compound the lack of coherence in this landscape – the ‘visual confusion’ noted above in the Landscape Appraisal – which comes from the scattered settlement pattern, locally prominent industrial buildings, major highways and meandering transmission lines. Whether this level of cumulative impact is acceptable is a matter of judgement. However Officers consider that it would be difficult to sustain an objection on those grounds in the context of the overriding planning policy support for wind turbine development.

## Heritage

### *Historic Landscape*

145. The form of the historic landscape was largely determined by the consequences of the area's rich and productive agricultural economy which led to the intensive use of land. As a consequence, following C18th and C19th enclosures, large tracts of land were fractured into fields contained by hedges. Railways, primarily associated with mineral extraction, crossed the landscape. The field pattern of the C19th has changed through the C20th amalgamation of fields to provide larger tracts of farmland. This is evident in and around the site of the turbine where open landscapes dominate. There is no evidence of planned estate landscapes in the vicinity of the site or where the setting of planned landscapes would be affected by the proposed turbine.
146. The presence of the proposed turbine will not adversely impact upon the clarity and legibility of the historic landscape. The substantial electricity supply pylons which cross the adjacent fields and the embankments of the A19 have introduced artificial vertical elements into the area, and as such the addition of the turbine will not be harmful to the historic landscape.

### *Listed buildings*

147. The closest listed buildings where there will be possible impact are Jackson’s Mill, Pesspool Hall, Seaton Holme and St Mary’s Church.

148. Jackson' Mill (Grade II), the truncated tower of a windmill, is located approximately 1km to the east of the site. The mill sits in the lee of the heavily planted embankment of the A19. Only the top of the mill can be seen over the embankment. Its setting is now completely dominated by the A19 and its associated construction and planting. The proposed turbine will be seen in its wider setting, but it will not have a significant or deleterious impact.
149. Pesspool Hall is located some 1.75km to the west of the proposed site. The listing includes (separately) the farmhouse and the restored pigeoncote (both Grade II). It is an important C18th farm complex which underpins the area's agricultural history. The complex is located in a slight dip and will almost certainly be visually divorced from the site of the proposed turbine by the slopes of Rymer's Moor which sits between the two. Any views will be glimpsed and of no significance in the context of the setting of the Pesspool Hall listed buildings.
150. Seaton Home (Grade I) is located to the north-west of the historic core of Easington Village, its principal elevation fronting onto Hall Walks. The building is, in part, medieval and of considerable importance, both historically and visually. The west elevation faces towards the site of the proposed turbine. Substantial and mature tree cover together with a considerable depth of later housing development and the A19 physically and visually separate the two sites. Any possible glimpsed impact of the proposed turbine will not adversely affect the listed building or its setting.
151. St Mary's Church (Grade I) is located at the highest point of Easington Village and some 1.5km from the site of the proposed turbine. There are significant areas of maturing tree planting to the west of the church which provides a robust and attractive setting. The tower of the church can be seen from the site of the proposed turbine, rising from the village woodland foreground. The trees, intervening village development and distance separates the church from the proposed turbine which, consequently, will not have a significant impact upon the setting of the listed building.

### *Conservation Areas*

152. Easington Conservation Area is located to the east of the turbine site. The village has been separated along its western edge from its rural hinterland - which provided the village's historic setting - by the A19, and at the western limit of the conservation area by the extensive junction works which include heavily planted embankments. The upper parts of the proposed turbine will be seen and glimpsed from parts of the conservation area, however, these views will be mitigated by twists in the road, intervening development and tree planting in the village. The A19 now provides the visual backdrop and visually contains the village edge. The road visually dominates the setting of the western part of the conservation area. The construction of the proposed turbine will not have a significant impact on this setting.
153. Hawthorn Conservation Area is located some 2.5km to the north east of the site of the proposed turbine. It is at the eastern end of Hawthorn village and protected from views of the turbine by rising land, village tree planting, intervening development, road networks, and woodlands. The setting of the conservation area will not be adversely affected by the proposed turbine.

## *Scheduled Ancient Monuments*

154. SAMs are all located some distance from the development site. Only Pig Hill enclosed hilltop, which is some 3km from the site of the proposed turbine, is likely to be within its sight. Distance and topography will deflect focussed views and mitigate its visual impact. No SAMs will be adversely affected by the proposed turbine.

## *Summary*

155. The proposed development will not have a significant impact upon the historic environment. Any landscape enhancement works should build upon the historic framework rather than introduce new forms or features in the landscape.

## Impact on Residential Amenity – Noise /Shadow Flicker.

### *Noise*

156. Paragraph 10 of PPG24 asserts that much of the development which is necessary for the creation of jobs and the construction of infrastructure will generate noise. It cautions that the planning system should not place unjustifiable obstacles in the way of such development but advises that local planning authorities should ensure that development does not cause an unacceptable degree of disturbance.
157. The PPS22 Companion Guide states that well-specified and well-designed wind farms should be located so that increases in ambient noise levels around noise-sensitive developments are kept to acceptable limits with regard to existing background noise. This will normally be achieved through good design of the turbines and through allowing sufficient distance between the turbines and any noise-sensitive development so that noise from the turbines will not normally be significant. The Guide also indicates that the noise levels from turbines are generally low and, under most operating conditions, it is likely that turbine noise would be completely masked by wind-generated background noise.
158. The Guide commends the use of 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97). It describes a framework for the measurement of wind farm noise and gives indicative noise levels calculated to offer a reasonable degree of protection to wind farm neighbours. Among other things, this document states that noise from wind farms should be limited to 5dB(A) above background noise for both day and night-time periods. PPS24 advises that a change of 3dB(A) is the minimum perceptible to the human ear under normal conditions. Thus it is not intended that with developments there should be no perceptible noise at the nearest properties, rather the 5dB(A) limit is designed to strike a balance between the impact of noise from turbines and the need to ensure satisfactory living conditions for those individuals who might be exposed to it.
159. The applicant in line with advice contained within PPS22 has assessed the potential for noise impacts on nearby residential properties. Independent noise consultants, on behalf of the applicant, have undertaken noise modelling, based on the guidance and noise limits contained within ETSU-R-97 and combined with historic background noise measurements.

160. The background noise measurements and consultants modelling confirm that the proposed wind turbine will not exceed the relevant ETSU-R-97 day time or night time noise limits at any of the nearest neighbouring dwellings. The Council's Environmental Health Officers have been consulted on the application and have raised no objections to the scheme, subject to an appropriately worded planning condition being attached to any grant of planning permission.
161. The question of infrasound and low-frequency sound is often raised as an issue in relation wind turbine development. In this case representations received have not referred to such concerns, however it is considered relevant to consider this issue. The PPS22 Companion Guide asserts that there is no evidence that ground transmitted low frequency noise, caused by wind turbines, is at a sufficient level to be harmful to health. Following this review the Government re-stated that ETSU-R-97 should be used for the assessment and rating of noise from wind farms. The same advice pertains to the phenomenon of aerodynamic modulation.
162. It is considered that the development would comply with the noise levels established in the ETSU-R-97 guidelines. Such compliance could be ensured by condition. It is not considered that any detrimental effect on local residents through noise associated with the proposed wind turbines would be sufficient to refuse planning permission.

#### *Shadow Flicker*

163. Under certain combinations of geographical position and time of day, the sun may pass behind rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the effect is known as 'shadow flicker'.
164. A residential property must be within 10 rotor diameters of the turbine, some 710m in this case, in order to experience shadow flicker. The applicant has identified six properties, which could potentially experience shadow flicker. It is noted that the applicant has based this exercise on worst-case assumptions. The frequency and duration of shadow flicker would probably not be as intense as shown in the modelling work. If it does occur, it is considered that agreed measures would provide appropriate mitigation, the most suitable being computer programming of the turbine to cease operation at times when shadow flicker would occur.
165. Subject to the use of appropriate conditions, it is not considered that any detrimental effect on local residents through incidences of shadow flicker would be sufficient to refuse planning permission.

#### Impact on Nature Conservation

166. The Environmental Statement submitted in support of the application has fully assessed any impact the proposed development may have on Nature Conservation.



167. Initial concerns were raised by the Council's Ecologist, regarding the impact the proposed development would have on local wildlife and habitats. Following discussions with the applicant and the submission of information during the application process these concerns have been overcome. The applicant has submitted an Ecology: Mitigation and Management Plan which proposes landscape enhancement across the wider land holding rather than just the application site. Subject to works included in the management plan being implemented the proposed development would be considered to be acceptable in ecology terms.

### Other Issues

168. Aviation – The application site lies directly to the north of Shotton Airfield; historically the Airfield have objected to wind turbine schemes in this area. However in this case the Airfield have confirmed that the scheme will not impact on their activities and offer no objections to the scheme. Furthermore, the MOD, Newcastle Airport, and Durham Tees Valley Airport have been consulted regarding the proposed development. No objections have been raised on aviation grounds.

169. Health – Concerns have been raised with regard to potential noise impacts and other effects on residential amenity and the perceived wellbeing of nearby residents. Specific concerns have been raised regarding the potential relationship between operational noise and shadow flicker effects on a resident with Asperger's Syndrome. As stated previously in this report the applicant has assessed the impact of the development in terms of noise and shadow flicker and concluded that there will be no effects on adjacent residents, furthermore the specific property in question is a significant distance from the proposed wind turbine, outside the distance whereby shadow flicker may occur.

170. Archaeology – Concerns were initially raised that the proposed wind turbines may impact on unknown archaeological deposits. The applicant submitted further assessment and investigations during the application process. Subject to conditions requiring further archaeological investigations and assessment being attached to any grant of planning permission, no objections are raised.

171. TV and other communication interference – It should be noted that loss of TV reception is most likely to be an issue for properties using analogue signals. It is anticipated that roll-out of digital services will be complete in the area in 2012. For those houses currently using satellite or cable TV there will be no significant impacts to TV reception. The applicant has carried out an assessment in accordance with adopted practice. The assessment has concluded that there are potentially two residential properties which may be affected by the proposed wind turbine. Should it be demonstrated that the wind turbine has an adverse effect on television reception, the applicant will undertake suitable mitigation measures, at its expense, to return reception to its pre-development quality. Such measures will include re-aligning existing aerials, fitting a booster unit to the aerial, or supply of a cable or satellite service. The use of an appropriate planning condition will be attached to any grant of planning permission to ensure such mitigate occurs.

172. Traffic impacts – The development proposals will generate abnormal load movements during the construction phase. A range of traffic management measures will be employed to enable the safe movement of abnormal loads. Traffic impact has been assessed and it has been demonstrated that construction traffic will not create significant impact on the surrounding highway network. The construction phase will last approximately four months, after which the development will generate negligible traffic volumes. Neither the Highways Agency nor the Highways Authority have raised any objections to the proposed development.
173. Public Rights of Way – The Ramblers Association have raised concerns regarding the proximity of the wind turbine to a Public Right of Way (PROW), and have suggested that there may be a requirement for diversion. However the Environmental Statement makes it clear that no part of the wind turbine foundations would conflict with any PROW and the blades would not over-fly any PROW. It should be noted that the Council’s Public Rights of Way Officer has raised no objections to this scheme. On that basis any concerns raised by the Ramblers Association are not significant to warrant refusal of the planning application.
174. Other Representations – Various letters of representation have been received in relation to the proposed wind farm development. It is considered that the majority of issues raised by objectors have been covered in this report. However some representations received have raised issues that are not considered to be relevant to the determination of the planning application. Issues in relation to the economic viability, reliability, and success of wind turbines have not been discussed in any detail; this is because it is established Government policy, that where all other environmental and social impacts are controlled, Councils should support wind turbine proposals.

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## **CONCLUSION**

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175. The proposed wind farm would make a contribution towards the overall supply of renewable energy, and contribute towards reaching regional and national targets in terms of energy production. There is very strong and consistent policy support for renewable energy projects. The scheme has significant benefits in this respect, and the key consideration in determining the application is whether or not this policy support for the proposal outweighs any adverse environmental or social impacts the proposal may have.
176. An Environmental Impact Assessment (EIA) has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, to accompany the planning application. The EIA provides information in relation to landscape and visual amenity, ecology and ornithology, noise, cultural heritage, traffic and transport, hydrology and hydrogeology, shadow flicker, TV/Telecoms, Aviation, Socio-economics and, Mitigation proposals. The assessment concludes that the proposed development is essentially a benign project as it will have no predicted significant adverse environmental or amenity effects. It is considered that any impacts associated with the development can be adequately mitigated through the use of appropriate planning conditions.

177. In terms of visual impact, the proposed wind turbine due to its scale and design will undoubtedly have an impact on the landscape, and will be a highly visible feature in the locality. Any impacts the proposed development will have on the wider landscape are considered to be commensurate with the benefits the turbine will provide in terms of the production of renewable energy. Any impact the proposed turbine will have on the landscape would not be considered sufficient to warrant refusal of the planning application. However, on a local level, and in terms of the effect on residential amenity, it is considered that the proposed wind turbine may impact on the amenity of the closest residential property, Four Winds. However due to the orientation to the property, and the existing screening provided by the protected trees, and with regard to recent appeal decisions and the strong planning policy support for wind turbine development, it is not considered that the impact on amenity would be sufficient to justify refusal of the planning application.

178. The proposed development is considered to accord with the relevant national, regional and local planning policies. Subject to the suggested conditions it is recommended that planning permission be approved.

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## RECOMMENDATION

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That the application be **Approved** subject to the following conditions;

### Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
*Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References:
  - Junction House Environmental Statement (ref. 0112462) – dated 7<sup>th</sup> September 2010
  - Location Plan (09/6081/001/GLA/001 Rev A2) – dated Sept 2010
  - Site Location Plan (09/6081/001/GLA/002 Rev A2) – dated Sept 2010
  - Site Layout Plan (ES Figure 2.1 Rev A3) – dated August 2010
  - Typical Wind Turbine Elevations (ES Figure 2.4) – dated June 2010
  - Typical Section Through Turbine Base (ES Figure 2.5) – dated June 2010
  - Contractors Compound, Cable Trench and Access Track Details (ES Figure 2.6) – dated June 2010.
  - Junction House Wind Turbine: Planning Statement – dated Sept 2010
  - Junction House Wind Turbine: Planning Statement – Addendum – dated February 2011
  - Junction House Wind Turbine: Design and Access Statement – dated Sept 2010
  - Junction House Wind Turbine: Further Environmental Information and Response to Representations (ref. 0112462) – dated 4<sup>th</sup> February 2011.
  - Ecology: Mitigation and Management Plan (Scott Wilson – ref. BDRP0002) – Dated 31 May 2011
  - Junction House Mitigation and Management Plan (Figure 1. Rev 3) – dated July 2011

*Reason: To define the consent and ensure that a satisfactory form of development is obtained.*

3. No development shall take place until details of the wind turbine specification, including make, model, colour and finish, have been submitted to and approved in writing by the local planning authority. Only the approved turbine shall be installed at the development site

*Reason: To define the consent.*

4. The planning permission is for a period from the date of this permission until the date occurring 25 years after the date of Commissioning of the Development. Written confirmation of the date of Commissioning of the Development shall be provided to the Local Planning Authority no later than 1 calendar month after that event.

*Reason: To define the consent.*

5. No development shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local planning authority. The drainage shall be completed in accordance with the details and timetable agreed.

*Reason: To prevent pollution of the water environment in accordance with Policies 1 and 35 of the District of Easington Local Plan.*

6. All electrical cabling between the turbine and the on-site connection building shall be located underground. Thereafter the excavated ground shall be reinstated to its former condition within 3 months of the commissioning of the wind turbine to the satisfaction of the Local planning authority.

*Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

7. The Company shall provide written confirmation of the following details to the Ministry of Defence/Civil Aviation Authority prior to commencement of development:

- i) Proposed date of Commencement of the Development
- ii) The maximum extension height of any construction equipment.

Within 28 days of the commissioning of the turbine, the Company shall provide written confirmation of the following details to the Ministry of Defence/Civil Aviation Authority:

- i) Date of completion of construction
- ii) The height above ground level of the highest potential obstacle (anemometry mast or wind turbine).
- iii) The position of that structure in latitude and longitude
- iv) The lighting details of the site.

*Reason: To define the consent.*

8. Prior to the commencement of any works, a Construction Method Statement shall be submitted in writing to, and approved in writing by, the Local planning authority. Development shall be carried out in compliance with the approved Construction Method Statement.

*Reason: To ensure a satisfactory form of development in accordance with Policies 1 and 35 of the District of Easington Local Plan.*

9. Not later than 12 months after the development hereby approved becomes operational, a scheme for the restoration of the site, including the dismantling and removal of all elements above ground level, and the removal of the turbine base to a depth of 1.0m, shall be submitted to and be approved in writing by the Local planning

authority. The approved scheme shall be carried out and completed within 12 months from the date that the planning permission hereby granted expires, or from the date of any earlier cessation of use as required by Condition 10 below, whichever is the earlier.

*Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

10. If, prior to the expiry of the temporary planning permission hereby approved, the wind turbine generator hereby permitted ceases to operate for a continuous period of 6 months, then the works agreed under the terms of Condition 9 above shall be completed within 12 months of the cessation of operations.

*Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

11. No development shall take place until the applicant has secured the implementation of an agreed phased programme of archaeological works, to include assessment, evaluation, and where appropriate, mitigation, in accordance with a written scheme of investigation. This should be submitted by the applicant and approved in writing by the Local planning authority.

*Reason: The site is within an area of high archaeological potential in accordance with guidance contained within Planning Policy Statement 5: Planning for the Historic Environment.*

12. Prior to the commencement of development a scheme to investigate any potential interference to terrestrial TV and Radio caused by the operation of the turbines shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to a method for identifying the properties potentially affected including survey distances, a list of all properties potentially affected, and details of proposed mitigation measures. Should any validated complaint be received within 6 months of the practical completion of the turbine hereby approved, the approved mitigation measures shall be implemented within 1 month of the complaint being validated.

*Reason: In the interests of preserving the amenity of residents in accordance with Policies 1 and 35 of the District of Easington Local Plan.*

13. The development shall be carried out in compliance with the approved Ecology: Mitigation and Management Plan submitted as part of the planning application.

*Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

14. The applicant shall have regard to BS 5228, 2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, during the construction phase of the proposed development.

*Reason: In the interests of the amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

15. In relation to the development hereby permitted, construction machinery may be operated, construction processes may be carried out and construction traffic may enter or leave the site between the hours of 0800 hours and 1800 hours Monday to Friday and between the hours of 0800 hours and 1300 hours on Saturdays and at no other times nor on Sundays or Bank Holidays.

*Reason: In the interests of the amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.*

16. No development shall commence until the following information is submitted to and approved in writing by the Local Planning Authority:
- (1) The exact model, height (not to exceed 64m to maximum hub height, 99.5m maximum tip height), specification and location of the turbine including colour finish;
  - (2) The exact location, height and specifications of the switch room;
  - (3) The specification, location and width of internal access tracks;
  - (4) Samples of the materials and/or details of the surface finishes (including colours) to be used on the external surfaces of all above ground components;
  - (5) Details of any security fencing and lighting measures required for the development during its operation.

The development shall be carried out in compliance with the approved details which may be varied from time to time with the written approval of the Local Planning Authority.

*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*

17. The rating level of noise emissions from the wind turbine (including the application of any tonal penalty) when calculated in accordance with the attached guidance notes, shall not exceed the values set out in the attached Tables 1 and 2.

**Table 1: Noise Limits between 23:00 and 07:00 hours (Maximum Noise Level  $L_{A90, 10}$  min dB)**

Property	Standardised wind speed at 10 m height, $m s^{-1}$											
	1	2	3	4	5	6	7	8	9	10	11	12
Low Ling Close	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
Rymer's Moor Farm	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
New Century Saddlery	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
Moor House Farm	43.0	43.0	43.0	43.0	43.0	44.0	45.5	47.1	48.7	50.3	51.8	53.4
Cow Close	43.0	43.0	43.0	43.0	43.0	44.0	45.5	47.1	48.7	50.3	51.8	53.4
Calf Close Farm	43.0	43.0	43.0	43.0	43.0	44.0	45.5	47.1	48.7	50.3	51.8	53.4
Westmoor Farm	43.0	43.0	43.0	43.0	43.0	44.0	45.5	47.1	48.7	50.3	51.8	53.4
Sandy Carrs	43.0	43.0	43.0	43.0	43.0	44.0	45.5	47.1	48.7	50.3	51.8	53.4
High Ling Close	43.0	43.0	43.0	43.0	43.0	43.0	43.4	44.3	45.3	46.3	47.2	48.2
Junction House Farm	45.0	45.0	45.0	45.3	46.0	46.6	47.3	48.0	48.7	49.4	50.0	50.7
Mount Pleasant Farm	43.2	43.9	44.6	45.3	46.0	46.6	47.3	48.0	48.7	49.4	50.0	50.7
West Moor House Farm	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
Pear Tree Cottage	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
Four Winds	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
Milestone House	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3
The Bungalow Plants R Ross	43.0	43.0	43.0	43.0	43.8	45.1	46.5	47.9	49.2	50.6	52.0	53.3

**Table 2: Noise Limits at all other times (Maximum Noise Level L<sub>A90, 10 min</sub> dB)**

Property	Standardised wind speed at 10 m height, m s <sup>-1</sup>											
	1	2	3	4	5	6	7	8	9	10	11	12
Low Ling Close	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
Rymer's Moor Farm	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
New Century Saddlery	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
Moor House Farm	40.0	41.6	43.4	45.1	46.8	48.6	50.3	52.1	53.8	55.5	57.3	59.0
Cow Close	40.0	41.6	43.4	45.1	46.8	48.6	50.3	52.1	53.8	55.5	57.3	59.0
Calf Close Farm	40.0	41.6	43.4	45.1	46.8	48.6	50.3	52.1	53.8	55.5	57.3	59.0
Westmoor Farm	40.0	41.6	43.4	45.1	46.8	48.6	50.3	52.1	53.8	55.5	57.3	59.0
Sandy Carrs	40.0	41.6	43.4	45.1	46.8	48.6	50.3	52.1	53.8	55.5	57.3	59.0
High Ling Close	43.2	44.7	46.2	47.7	49.1	50.6	52.1	53.6	55.1	56.6	58.1	59.6
Junction House Farm	52.2	52.7	53.2	53.7	54.2	54.7	55.2	55.7	56.2	56.7	57.2	57.7
Mount Pleasant Farm	52.2	52.7	53.2	53.7	54.2	54.7	55.2	55.7	56.2	56.7	57.2	57.7
West Moor House Farm	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
Pear Tree Cottage	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
Four Winds	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
Milestone House	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9
The Bungalow Plants R Ross	41.2	42.6	44.0	45.5	46.9	48.3	49.8	51.2	52.6	54.0	55.5	56.9

\* For properties whose occupants have a financial involvement with the wind farm, the maximum noise limit at wind speed shall be 45.0 dB L<sub>A90, 10 min</sub>

*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*



18. Noise limits for permanent residential properties within 1 km of the wind turbine, which lawfully exist or have planning permission for construction at the date of this consent but are not listed in the Tables 1 and 2 above, shall be those of the residential property listed in Tables 1 and 2 that is nearest to the relevant property in question.  
*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*
19. Subsequent to the commissioning of the wind turbine the operator shall, at its own expense, employ an independent noise consultant approved by the Local Planning Authority to conduct a noise assessment of actual noise emissions from the wind turbine at nearby sensitive receptors to show compliance with the noise limits in Tables 1 and 2. A copy of this report shall be forwarded to the Local Planning Authority for consideration.  
*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*
20. Within 28 days from the receipt of a written request from the Local Planning Authority, following a complaint to it, the wind turbine operator shall, at its own expense, employ an independent noise consultant approved by the Local Planning Authority to assess the level of noise emissions from the wind turbine at the complainants property following the procedures described in the attached guidance notes entitled 'Noise Conditions Guidance' and in accordance with ETSU-R-97.  
*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*
21. Wind speed, wind direction and power generation data for the turbine shall be continuously logged and provided to the Local Planning Authority at its request and in accordance with the attached guidance notes entitled 'Noise Conditions Guidance' within 28 days of such request. Such data shall be retained for a period of not less than 12 months.  
*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*
22. No development shall commence until there has been submitted to the Local Planning Authority details of a nominated representative for the development to act as a point of contact for local residents together with arrangements for notifying and approving any subsequent change in the nominated representative. The nominated representative shall have responsibility for dealing with any noise complaints made during the construction, operation and decommissioning of the wind farm and liaison with the Local Planning Authority.  
*Reason: In order to prevent noise disturbance in accordance with Policies 1 and 35 of the District of Easington Local Plan.*
23. At the request of the Local Planning Authority following a justifiable complaint to it, the wind farm operator shall at its expense investigate and where necessary implement appropriate controls to alleviate any shadow flicker effect to dwellings within 10 rotor diameters of any turbine in the development area. These controls may include screening based mitigation, however technical constraints including operational restrictions shall be implemented if screening based mitigation is unsuccessful. Details of such controls to alleviate shadow flicker shall then be submitted to the Local Planning Authority for information.  
*Reason: In the interests of preserving the amenity of residents in accordance with Policies 1 and 35 of the District of Easington Local Plan.*

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## **REASONS FOR THE RECOMMENDATION**

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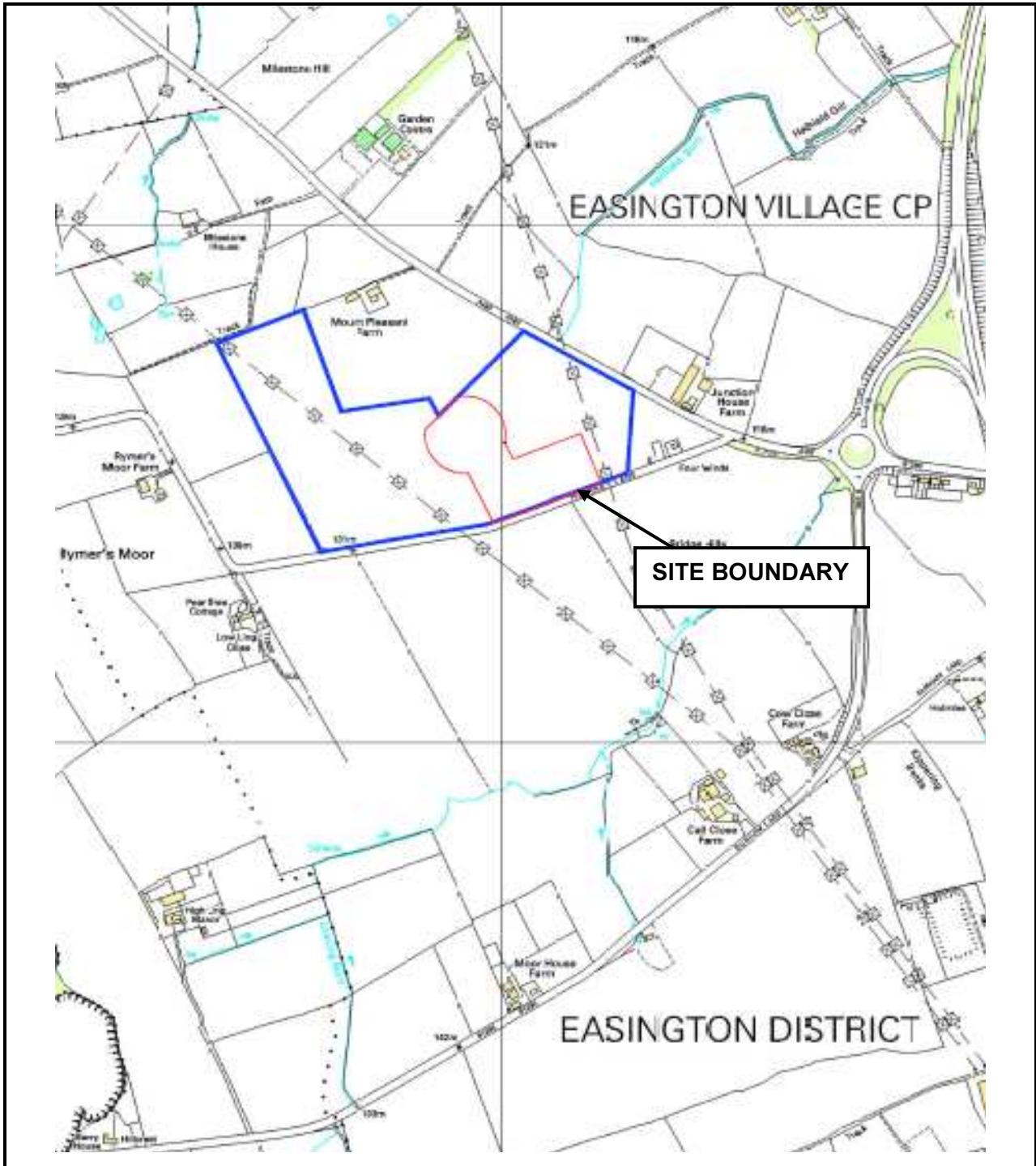
- i. The proposed development is considered acceptable having regard to PPS1 and PPS 22, relevant RSS policies, and policies 1 and 35 of the District of Easington Local Plan.
- ii. In particular the development was considered acceptable having regard to consideration of issues of the location of the development, its visual impact, and effects on highways, the environment and amenity of adjacent occupants and uses.
- iii. The stated grounds of objection concerning the impacts on landscape, heritage, residential amenity and highways were not considered sufficient to warrant refusal of the application.

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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans.
- Environmental Statement
- Planning Statement
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain (NEA / ARUP 2008) and Addendum (ANEC / ARUP October 2009)
- Landscape Appraisal for Onshore Wind Development (GONE 2003)
- Planning Policy Statements / Guidance, PPS1, PPS5 PPS7, PPS9, PPG13, PPS22, PPS25
- Consultation Responses



PL/5/2010/0473

Erection of 1 No. Wind Turbine with Associated Development at Land North of Pesspool Lane, Easington Village, Co. Durham



**Planning Services**

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**Comments**

**Date** October 2011

**Not to Scale**