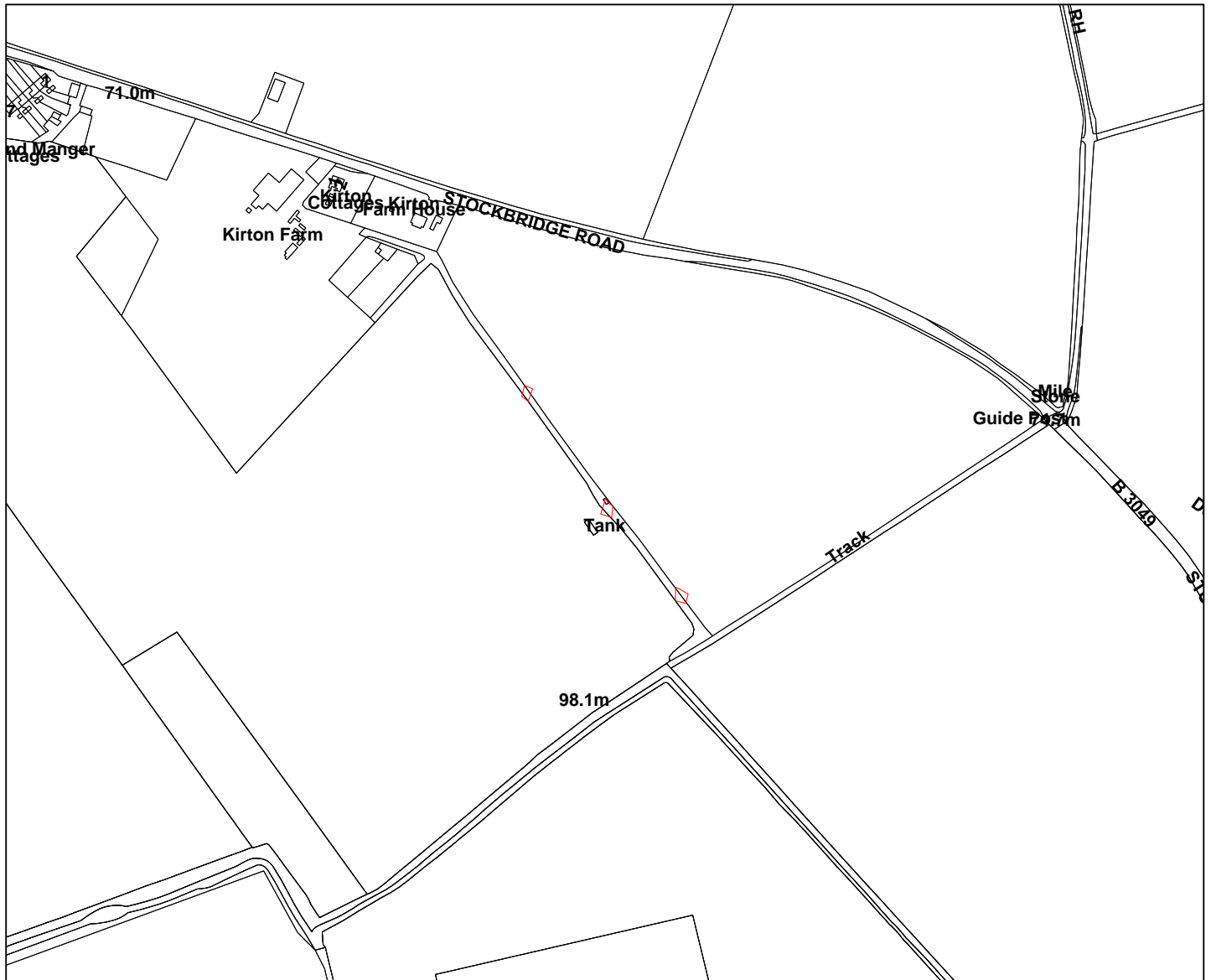


Kirton Farm House, Crawley

10/00895/FUL

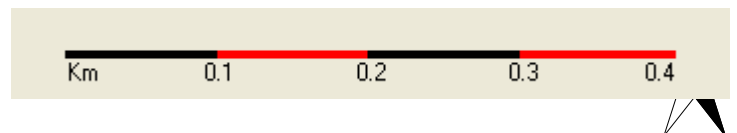


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Planning department
Comments	
Date	01 September 2010
SLA Number	00180301

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DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 3
Case No: 10/00895/FUL / W21788
Proposal Description: Erection of three 11kw 13 metre diameter Gaia twin blade wind turbines, mounted on free-standing 18m galvanised steel masts on 5m2 concrete bases with associated control boxes
Address: Kirton Farm House Stockbridge Road Crawley Winchester Hampshire
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr Derek Taylor
Case Officer: Mr Andrew Rushmer
Date Valid: 12 April 2010
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Councillor Wood as well as Crawley and Sparsholt Parish Council's.

The application has been screened in regard to The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 02/99 (and the indicative thresholds), and it is considered that the proposal does not require an Environment Impact Assessment.

It is noted that Circular 02/99 states that:

The likelihood of significant effects will generally depend upon the scale of the development, and its visual impact, as well as potential noise impacts. EIA is more likely to be required for commercial developments of five or more turbines, or more than 5 MW of new generating capacity.

The turbines are relatively small (25 metres tall) in relation to the largest turbines available and which have been permitted in the UK (which are in the region of 120 metres tall). The turbines are also only 11KW turbines, which is clearly significantly below the 5 MW threshold considered likely to require an EIA by the Circular. In addition, only three are proposed, and the site is not one which is subject to any special designations (i.e. it is not located with the National Park, or within or close to an SSSI, SAC, SINC or any other area known to be of conservation value). Therefore, it is considered that the proposal will not require an environmental impact assessment.

Site Description

The site is situated in the Crawley Downs Landscape Character Area (as defined by the Council's Landscape Character Assessment), and the general area is an open, visually exposed landscape, encompassing rolling hills, with medium to large arable fields and hedge rows and some areas of woodland.

The site itself is situated in a field to the south of Kirton Farm House. The turbines would be placed at 3 locations around the top of the hill.

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The turbines would not be visible from within the village of Sparsholt, but would be visible in long views in the local area and from some local public footpaths.

Proposal

Erection of three 11kw 13 metre diameter Gaia twin blade wind turbines, mounted on free-standing 18m galvanised steel masts on 5m² concrete bases with associated control boxes. Their overall height would be approximately 25 metres from ground to the tip of the blade.

The colour of the turbine is proposed to be either a grey blend or galvanised.

The turbines will be situated on a hill to the south-west of Kirton Farm House. The closest turbine to the house will be 150m south-east of the house, the second approximately 260m south-east and the third approximately 330m south-east of the house.

The turbines are proposed to be used for the benefit of the farm, and there is no mention in the application of them providing power to the national grid. The turbines are expected to provide approximately 90 per cent of the electricity required by the farm.

Relevant Planning History

None

Consultations

The Council's Landscape Architect: objected to the proposal: More specifically, he stated that the theme of the 'Built Form Strategies' from the Landscape Character Assessment is the avoidance of harm to the character and appearance of this rural landscape by avoiding built development on prominent hill tops.

The development of three 18m high wind turbines on such a prominent hill top will harm the open rural character of the Crawley Downs Landscape Character Area.

HCC Ecology: A Bat Report was submitted by Avian Ecology, and involved one manual and one automatic survey at the site. No bat use of the hedgerow itself was recorded and it has been concluded that the site is of limited value for foraging bats. In the light of this the senior ecologist at Hampshire County Council stated that she considered that the proposal is not likely to have a detrimental impact upon bats.

Furthermore, she has recommended that a condition be imposed in relation to any removal of the hedging in order to ensure that this does not impact on the nests of wild birds.

BAA: stated that they had no objection to the proposal.

MOD: stated that they had no objection to the proposal (but did request specific details if permitted in order to update their maps).

NATS: stated that the proposal does not conflict with any of their safeguarding criteria.

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The Council's Highways Engineer: stated that it is the applicant's responsibility to ensure that he has adequate access in order to ensure that the vehicles transporting the turbines can access the site safely. He also considered that there was no realistic likelihood of the turbines causing a significant distraction to drivers.

Archaeology: The Council's Historic Monuments Officer stated that she has no objection in principle to this proposal, however in accordance with Policy HE12 of PPS5 (Planning for the Historic Environment, 2010) and Policy HE.1 of the Winchester District Local Plan Review, any planning consent should only be granted subject to a condition for a programme of archaeological recording in mitigation of development (see condition 7 below)

The Council's Environmental Protection Officer: stated that she is satisfied that the proposals will not be detrimental to the amenity of the local residents in terms of noise and hence has no adverse comments to make regarding this application.

(The Joint Radio Company (who the applicants were referred to by Ofcom) have stated that the Joint Radio Company does not foresee any potential problems based on known interference scenarios and the data provided. These comments were provided to the applicant's agent prior to the submission of the application, but there has been no change between the information presented to the Joint Radio Company at that time and the application submitted.

Representations:

Sparsholt Parish Council

The proposed development lies within the Crawley Downs Landscape Character Area, (LCA) designated by Winchester City Council as a unique open landscape of local and national importance. This application seeks to develop a visually exposed site which is wholly incompatible with two fundamental LCA Built Form Strategies identified to protect, enhance and restore this distinctive environment:

1. 'Conserve the open rural character of the landscape by locating agricultural buildings close to existing farm groups and on lower lying land avoiding skylines'.
2. 'Reduce the impact of modern agricultural buildings by using traditional materials or dark colours and careful siting' Policy CE.5 states that: 'Development which fails to respect the intrinsic character of the landscape, or harms the key characteristics of the Landscape Character Area concerned (as set out in Appendix 2) will not be Permitted' The proposed application harms the distinctive characteristics of the Crawley Downs Landscape Area by failing to respect the Built Form Strategies.

The claimed benefits and anticipated energy output for onshore wind turbine installations are still unproven.

In conclusion, the development of three wind turbines with an overall height of 25m on such a prominent and sensitive hill top location will harm the open rural character of the Crawley Downs Landscape Character Area and enjoyment of its visual amenity.

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It is recommended this decision is not taken by officers but referred to the planning committee.

Crawley Parish Council

In principle, Crawley Parish Council favours the production of energy by means that minimise the use of fossil fuels. Fossil fuels are a diminishing finite resource and there is a probable adverse impact on the climate arising from burning them.

However, it is inappropriate for such considerations to lead us to ruin the rural environment around Winchester. That is precisely what this proposal for wind turbines at Kirton Farm would achieve.

Crawley Parish Council argues that the planning application should be refused on the grounds of:

- Visual Impact
- Noise Impact
- Aviation Impact
- Precedent

Additionally, Crawley Parish Council expresses concern about:

- Impact on Television Reception
- Community Consultation
- Economic Viability

This is a poorly presented planning application for an ill conceived project. If it is approved, the benefits in terms of energy produced would be very small, while the detriment to the environment would be very significant. For all the reasons stated in the sections above, Crawley Parish Council urges Winchester City Council to refuse this application.

Cllr Wood has also requested that the application be brought before the planning committee as this is clearly an important issue which involves balancing the policies supportive of renewable energy generation with the goal of protecting the landscape.

3 letters received objecting to the application for the following reasons:

- The turbines will constitute an eyesore;
- No account has been taken of aircraft which constantly use this area, including military aircraft;
- Permitting the proposal would create a dangerous precedent;
- The turbines are huge and will dominate the landscape;
- The proposal will cause noise pollution as the sound from the turbines will be carried on the wind;
- As a compromise, one unit at a lower level should be permitted to allow the full implications of the proposal to be properly assessed;
- The proposal will ruin the views of residents and the view from residential

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properties in the area SO21 2QD do not seem to have been taken into account by the applicant;

- Detrimental impact on local property prices.

33 letters of support received stating the following reasons:

- Green technologies are needed in order to support local communities and businesses;
- The Council should be encouraging the provision of green technologies which reduce carbon emissions;
- The proposed turbines are relatively small and will result in little visual intrusion into the landscape;
- Turbines will also almost be inaudible in a strong wind;
- Proposal will set a good example for other local businesses;
- The turbines are needed in order to help the UK meet its renewable energy target;
- The proposal should be encouraged in line with the Winchester District Strategic Partnership Climate Change Programme (code CCPR0G/004/001 - and CCPR0G/004/004);
- The turbines are attractive and will improve the appearance of the landscape;
- Winchester currently has a very bad record in terms of the size of its carbon footprint;
- There are already power supply cables in the area, and these turbines will be no more visually intrusive;
- The Council's Environmental Protection Officer has stated that there will be no detrimental impact on nearby properties;
- The turbines need not necessarily be permanent;
- Turbines have been permitted in more sensitive locations than Hampshire, such as National Parks like the Lake District and Borders;
- PPS22 (Renewable Energy) makes it clear that:

“Local landscape and local nature conservation designations should not be used in themselves to refuse planning permission for renewable energy developments.”

- The argument that wind turbines should not be built on exposed sites or ridgelines is particularly unsustainable – since this kind of site is needed for wind turbines to work efficiently;
- PPS22 also makes clear the standard that must be set to justify blocking the application – even for landscapes with a higher designation than a ‘landscape character area’:

“Small-scale developments should be permitted within areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts provided that there is no significant environmental detriment to the area concerned”

- The site is relatively remote and there is only one property which could potentially be affected by noise.

Relevant Planning Policy:

Winchester District Local Plan Review 2006:

- DP3, DP4, DP7, DP11, CE5, CE10, CE11, CE13, HE1.

National Planning Policy Guidance/Statements:

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PPS 1 Delivering Sustainable Development
PPS 7 Sustainable Development in Rural Areas
PPS 9 Biodiversity and Geological Conservation
PPS 22 Renewable Energy
PPG 24 Planning and Noise

Planning Considerations

Principle of development

Planning Policy Statement 22 makes it clear that the principle of providing wind turbines in the district is to be supported, subject to various criteria being satisfied. The key principles of Planning Policy Statement 22 are as follows:

'Renewable energy development should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily'

'The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.'

'Development proposal should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures'

Furthermore:

At national level 'Planning Policy Statement; Planning and Climate Change was published by the Government in December 2007 as a Supplement to Planning Policy Statement 1. It expands on previous policy in PPS22 and it explicitly takes precedence over other Planning Policy Statements where there is any difference in emphasis on climate change. A recent appeal decision in another district states that Planning Policy Statement; Planning and Climate Change 'may also supersede relevant development plan policies that have yet to be updated.' (Hockley Farm appeal, Essex – APP/X1545/A/06/2023805)

and

Planning Policy Statement; Planning and Climate Change at paragraph 20 - enjoins local planning authorities to ensure that any local approach to protecting landscape does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances.

Therefore, Planning Policy Statement 22 and the Planning Policy Statement; Planning and Climate Change which supplements Planning Policy Statement 1 are significant material considerations to be taken into account when determining the application and support the principle of providing renewable energy development.

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Landscape Impact

The objection from the Council's landscape architect has been referred to above (in the Consultations section of this report). However, it should be noted that much larger turbines have been permitted elsewhere in the English countryside in more sensitive locations such as national parks. For example, the Inspector in relation to an appeal in Essex, concerning turbines which were 121m tall, concluded that the wind farm would introduce significant change to the landscape and would conflict with the Council's landscape character protection policies, conservation policies and Landscape Character Assessment. Nevertheless many of the key landscape characteristics of the area would be conserved. He also stated that some people would view the turbines more positively (combined with the lack of impact on the seascape in that instance) and this would mitigate the identified harm to the landscape (Hockley Farm appeal, Essex – APP/X1545/A/06/2023805 - allowed). The letters of support received in connection with the application being considered in this instance also illustrate the fact that, whilst there are some who perceive the wind turbines to be visually damaging, this is by no means a universal opinion and the fact that clearly some people view them positively will counter balance opinion regarding their impact on the quality of the landscape.

Therefore, it seems that although the proposal would be inconsistent with the Landscape Character Assessment, and hence policy CE5 as well as policy DP4, it is considered, given that this has not prevented applications and appeals being successful elsewhere in the country, indeed for much larger turbines in national parks, it is not necessarily appropriate to resist this application. This landscape, though clearly attractive, has no special designation, and the Council's landscape policies and Landscape Character Assessment were written prior to the publication of Planning Policy Statement; Planning and Climate Change in December 2007.

Furthermore, in the Hockley Farm appeal referred to above, the Inspector noted that a tranquillity mapping exercise by the Campaign for the Protection of Rural England, showed that wind turbines rank relatively low on the scale of those factors which the attitudes survey found to harm tranquillity and below such factors as the presence of people or electricity pylons. This seems to reinforce the conclusion that the current proposal will not have a significant impact on the enjoyment of the landscape in which they would be located; as the turbines will potentially have less impact on tranquillity than the existing road, houses and farm buildings in vicinity of the site.

It is invariably the case that this type of development is sited in open and exposed locations where there will be significant landscape impact. It is acknowledged that this proposal will have a significant effect upon the visual amenities of the countryside and the objections made by the Council's Landscape Architect and Parish Councils and others have been carefully considered. However, taking into account national policy guidance and the scale and nature of these 3 turbines, on balance, it is considered that the impact of the development is not such that a refusal of permission would be justified.

Cumulative Impact

There is permission for a smaller turbine at Sparsholt College (10/00718/FUL) and hence the cumulative impact of the permission at that site together with those under consideration in this application is a relevant consideration.

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The Officers report in relation to the application at Sparsholt College states that the application site for that turbine is at the bottom of a valley. In addition, that turbine is approximately 600 metres away from the nearest turbine under consideration in this application. The Sparsholt College wind turbine is also smaller than those proposed in this application.

In the light of the above it is considered that whilst there are likely to be some positions where the three turbines proposed and the turbine permitted at Sparsholt College, would be seen together, there will be a sufficient degree of separation (as there is a footpath running between the site and Sparsholt College Fish Farm) and in longer views the cumulative impact of the Sparsholt College wind turbine in relation to the three proposed in this application is likely to be modest and acceptable.

Ecology

All species of British bats and their roosts are protected by The Wildlife and Countryside Act, 1981 (as amended), The Countryside and Rights of Way (CROW) Act 2000 and The Conservation (Natural Habitats &c.) Regulations 1994. The nesting areas of wild birds are also protected by the Wildlife and Countryside Act 1981, Part 1.

Planning Policy Statement 9 also requires that planning decisions be based on up-to-date ecological information and that decisions should preserve, enhance, restore or add to biodiversity in the area. Decisions should also take into account sites of international, national and local importance; protected species; as well as biodiversity and geological interests within the wider environment.

It is considered that the proposal complies with the above requirements. A bat report has been submitted by Avain Ecology and demonstrates that the site is of limited potential to foraging bats and in the light of this the senior ecologist at Hampshire County Council is satisfied that the proposal will not have any significant detrimental impact on bats.

In addition, it is considered that the need to protect the nests of wild birds can be adequately dealt with by condition (see condition 6 below).

A condition requiring a habitat enhancement scheme which will provide additional hedging has also been recommended for imposition to any consent granted in order to replace any hedging lost during the course of the development and to provide additional landscaping and hence enhance the biodiversity in the area as recommended in Planning Policy Statement 9 (see condition 5 below).

Living conditions of residents in respect of noise and outlook

The impact on wind turbines upon residential amenity was considered in the Hockley Farm appeal case referred to above, where the Inspector commented as follows:

‘It is a well-established planning principle that there is no right to retain unchanged a view from private property. However it can be in the public interest to safeguard the outlook from such a property in respect of unacceptably overbearing or dominating development’ (Hockley Farm appeal, Essex – APP/X1545/A/06/2023805).

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Three properties have objected to the proposal, Rosehill, Bellapais and Greystones, which are situated approximately 1400 metres away from the site of the proposed wind turbines (from the closest turbine). In the light of the distance involved, and relative to the height of the turbines, it is considered that the proposal will have no overbearing impact or result in any materially harmful loss of outlook from those properties.

Rack and Manger Farm Cottages are situated much closer to the site, and are approximately 450 metres away from the nearest turbine. No objections have been received from these properties. In addition, given the height of the turbines and the degree of separation between the turbines and the dwellings it is considered that the proposal will have no significant impact on the residential amenities of those properties.

The closest properties to the turbines are Kirton Cottages, approximately 200 metres away from the nearest turbine. The occupants of 1 Kirton Farm Cottages has written in to support the proposal and the other has not made representations. Both properties are also in the ownership of the applicant. Again, the height of the turbines and the degree of separation between them and the dwellings, it is considered that the proposal will have no significant detrimental impact on the residential amenities of those properties.

In terms of noise, information with regard to noise levels was submitted as part of the application and this has been assessed by the Council's Environmental Protection Officer, who has concluded that the proposal will not have a detrimental impact on local residents.

Aviation Issues

The safeguarding units at BAA, NATS and the MoD have all been consulted at pre-application stage and during the course of the application, and have registered no objection to the proposal. Though the MoD has requested that precise details of the location, height and date of construction in order that they can update their maps accordingly, and this issue has been addressed by means of condition 8 (see below).

Therefore, it is considered that there is no evidence to suggest that the proposal will have a detrimental impact in terms of being hazardous to local aircraft movements.

Highways Issues

The Council's Highways Engineer has raised no objection to the proposal, either in terms of any potential hazards to highway users during the transportation of the turbines or stemming from their presence in the vicinity of the highway.

Likely benefits of the proposal

The likely benefits of the proposed turbines in terms of electricity generation are outlined in the Design and Access Statement. Each turbine is expected to generate an output of 30,090KWh of electricity each year, a total of 90,270kWh per annum. This is the equivalent to an annual saving of 51.27 tonnes of carbon dioxide. Kirton Farms annual electricity usage is estimated to be 100,000kWh, and as such the turbines will represent over 90 per cent of the farms electricity needs.

These figures are disputed by Crawley Parish Council. However, Planning Policy Statement 22 states on page 8 in the key principles section that:

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‘Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.’

Furthermore, it seems worth noting the comments of the appeal inspector in an appeal in Devon (APP/Y1138/A/08/2084526), where he stated that even where the figures are disputed, savings will clearly be made, and in the light of the imperative to act to tackle climate change, these savings are to be welcomed. Therefore, even if the turbines do not produce as much energy as is predicted it is considered that this does not give rise to reasonable grounds to refuse the application, especially as this can never be certain and is inherently dependent on the weather.

Television reception

Information provided by Ofcom states that neither Ofcom nor the broadcasters (BBC, ITV etc.) offer advice on the potential effects of individual proposed developments on broadcast reception. At pre-application stage the applicant was directed to the Joint Radio Company in relation to this issue, and they provided a response stating that they do not foresee any potential problems based on known interference scenarios and the data provided.

Furthermore, information provided by Ofcom suggests that satellite signals tend not to be affected by wind turbines. In addition, digital terrestrial television offers a more high quality signal, which is more resistant to disturbance from wind turbines. Currently the strength of digital terrestrial signals is relatively low, but will be increased significantly once the change over to digital takes place (which will be completed during 2012).

Therefore, in the light of the scale of the turbines, distance between the closest residential properties and the turbines, as well as the remedial measures available such as improving the existing aerial installations or using an alternative services such as freeview (digital service) or freesat (a free satellite service), and the potential for anyone affected to raise issue relating to statutory nuisance legislation, it is considered that the proposal should not have an impact, in terms of any affect on television reception, which would justify a refusal of planning permission. Moreover, the number of properties that could be affected are relatively few.

Precedent

In order to justify a reason for refusal on the grounds of precedent it will be necessary to provide evidence that the decision will be relied on to support other similar proposals, with the result that it will become more difficult for the local planning to refuse inappropriate applications (*Poundstretcher v Secretary of State for the Environment [1988] 3 PLR 69*).

It is considered that permitting the current proposal would be unlikely to mean that the Council’s ability to resist inappropriate turbines would be compromised, though it is acknowledged that this decision could be of relevance if other similar applications were to come forward. An inappropriate turbine is likely to be one giving rise to a demonstrably harmful impact in a sensitive area in terms of designation (so in a national park, AONB or SINC perhaps), and hence could be easily distinguished from this site, which has no

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special designation. In addition, an inappropriate turbine or turbines are likely to be of a greater scale, either in size or number, and would be out of character with their surroundings and would dominate the landscape and significantly change its character in a detrimental manner. These proposed turbines are unlikely to provide much support for such an application(s).

Furthermore, given the policy support provided for wind turbines by Planning Policy Statement 22 and Planning Policy Statement; Planning and Climate Change which supplements Planning Policy Statement 1, a reason for refusal on the grounds that the permission could set a precedent for further wind turbines would be very difficult to sustain if challenged on appeal.

Recommendation

The application should be permitted subject to the following condition(s):

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 If the wind turbines hereby permitted cease to be used, they shall be removed from the site and the land reinstated to its former condition (or any other such condition as may be approved by the local planning authority) in accordance with a scheme which is to be submitted to, and approved in writing, by the local planning authority.

Reason: To ensure removal of redundant equipment in the interests of amenity and protection of the local environment.

3 Notwithstanding the illustrative plans submitted, no turbine foundations or turbines shall be erected until the technical specification, size, design, external appearance, surface finish and colour of the turbines and foundations, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity.

4 All wind turbine blades shall rotate in the same direction.

Reason: In the interests of visual amenity.

5 No development shall take place until a written Habitat Management Scheme to include a programme of works providing for the enhancement of existing hedgerows and the establishment of grassland strips along field margins and between site tracks and field margins to be seeded with a species-rich plant mix has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and programme.

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Reason: For the protection of nature conservation interests, as required by Planning Policy Statement 9.

6 The minimum vegetation possible shall be removed and protection measures put in place to prevent damage to the retained hedgerow. Details of any hedgerow removal and protective measures to protect the retained hedgerow are to be approved in writing by the local planning authority prior to any removal of the hedgerow.

Reason: In the interests of nature conservation, as required by Planning Policy Statement 9.

7 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

8 Prior to the commencement of development the following information shall be supplied to the local planning authority:

- i) the date construction starts and ends;
- ii) the precise latitude and longitude of every turbine.
- iii) the maximum height of the structures above existing ground level;

The development shall be carried out in accordance with the details provided.

Reason: as this information needs to be plotted on flying charts to make sure that military and other aircraft avoid this area.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP4, DP7, DP11, CE5, CE10, CE11, CE13, HE1.

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development

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PPS 7 Sustainable Development in Rural Areas
PPS 9 Biodiversity and Geological Conservation
PPS 22 Renewable Energy
PPG 24 Planning and Noise

Any vegetation to be cleared - both hedgerow and any ground vegetation - should be cleared outside of the bird nesting season (i.e. outside of the period March to August inclusive, in order to comply with the requirements of the Wildlife and Countryside Act (WCA) 1981 (as amended) and kept short until all the works are completed .