

Application 12/00601/ADJ	No:	Ward: Outside Cherwell Area	Date Valid: 21.05.2012
Applicant:	Broadview Energy Ltd		
Site Address:	Land between Bishops Itchington, Gaydon and Knightcote, South East of the B4451		

Proposal: Proposed erection of 5 wind turbines, up to a maximum tip height of 125 metres high, and other ancillary development including a new vehicular access off the Gaydon Road (B4451), access tracks, vehicular accesses, crane hard standing areas, a control building, underground cabling, construction compound and meteorological mast (Stratford DC ref. 12/00330/FUL)

1. Site Description and Proposal

- 1.1 The application relates to a site within the adjacent Local Authority area of Stratford on Avon District Council. The site is to the north-west of Knightcote and to the east of the M40 motorway. The site is approximately 7km from the boundary with Cherwell District Council.
- 1.2 The proposal is for a five-turbine wind farm as shown on the drawings accompanying the application.

2. Application Publicity

- 2.1 As an adjacent authority application, no publicity has been carried out.

3. Consultations

- 3.1 As an adjacent authority application, no consultations have been carried out.

4. Policy Considerations

National Planning Policy Framework (NPPF)	Core Planning Principles and the delivery of sustainable development with particular regard to the following sections: 10: Meeting the challenge of climate change, flooding and coastal change 11: Conserving and enhancing the natural environment
Adopted Cherwell Local Plan 1996 Saved Policies	C7: Landscape conservation C8: Sporadic Development in the Open Countryside C10: Development affecting Historic Landscapes C13: Areas of High Landscape Value C28: Design, layout etc standards
South East Plan	CC2 Climate Change NRM11 Renewable Energy
Other	PPS22 – Companion Guide Draft Planning Guidance of the Residential Amenity Impacts of

Wind Turbine Developments (November 2010)

5. Appraisal

- 5.1 The application should be considered in relation to the following issues;
- visual impact on the Cherwell district
 - impact on areas and buildings of historic significance with the Cherwell district
 - impact on residential amenities within the Cherwell district
- 5.2 **Visual impact on the Cherwell district**
The submission by Broadview is accompanied by an Environmental Statement which includes two maps showing the 'Zone of Theoretical Visibility' (ZTV) of the proposal.
- 5.3 From these maps, it appears that the turbines may potentially be visible from certain isolated area and various receptors including residential properties, users of highways and users of other public rights of way. However, the potential ability to view the turbines from the highlighted locations does not take into account local conditions and intervening screening, such as buildings, vegetation or other landscape features.
- 5.4 The visual impact of the turbines is not therefore considered to be significant and it is not considered that they will give rise to harm, owing to the intervening distances.
- 5.5 **Impact on areas and buildings of historic significance within the Cherwell district**
Wardington, Upper Wardington, Cropredy and Mollington are the closest settlements within the Cherwell district which have Conservation Areas and listed buildings, however the ZTV indicates that views will only be possible from Wardington and Upper Wardington (owing to the landscape form in this area). However, in reality, the ability to see the turbines from locations of historic interest will be limited by buildings, vegetation and other landscape features, and it is unlikely that the heritage assets would be in the same view as the turbines, further limiting the impact. Again, the separation distance limits any impact of the proposal.
- 5.6 **Impact on residential amenities within the Cherwell district**
The turbines will in theory be visible from residential properties within the district, but the separation distance mentioned elsewhere means that the impact on residential amenities is not considered to be significant; at the distances proposed, the height is not considered overbearing, nor are the effects of shadow flicker or noise considered unacceptable.
- 5.7 In relation to domestic properties within the Cherwell district, the turbines achieve the separation distances required by the draft Planning Guidance of the Residential Amenity Impacts of Wind Turbine Developments (November 2010).
- 5.8 **Conclusion**
Whilst the turbines may be visible from selected areas of the district, that visibility is not considered to be unacceptable given the separation distances from likely receptors. As a result, it is unlikely that the proposal will cause harm to the heritage assets, landscape character and quality or residential amenity of the district.

- 5.9 The development plan, expressed through the adopted Cherwell Local Plan 1996 relates only to the Cherwell District Council area, and the Stratford on Avon District Council area falls outside the area of the South East Plan 2009. As such, it is considered that the proposal accords with the relevant provisions of the development plan.
- 5.10 Within the South East Plan and the National Planning Policy Framework there is a presumption in favour of sustainable development and renewable forms of energy generation. It is for Stratford on Avon District Council to assess the impact of the proposal on the landscape, residents and heritage assets within its administrative area.

6. Recommendation

That Stratford District Council be advised Cherwell District Council raises no objections to the proposed development. Stratford District Council is requested to inform Cherwell District Council of the outcome of the application.

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