

<b>Application</b> 10/01751/ADJ	<b>No:</b>	<b>Ward: Outside of District</b>	<b>Date Valid: 19/11/10</b>
<b>Applicant:</b>	Broadview Energy Developments Ltd		
<b>Site Address:</b>	Spring Farm Ridge, Land to the North of Welsh Lane, Greatworth		

**Proposal:** Wind farm comprising of erection of five wind turbines plus underground cabling, meteorological mast, access tracks, control building, temporary site compound and ancillary development (SNC ref. S/2010/1437/MAF)

## 1. Site Description and Proposal

- 1.1 The site falls within the boundaries of South Northamptonshire Council and is situated approximately 1km to the north east of the village of Greatworth. It is located immediately to the north of the B4525 (Welsh Lane). Cherwell District Council has been consulted on this proposal as an adjacent authority.
- 1.2 In relation to Cherwell District the site is approximately 4.5km from the closest part of the district which lies to the south west of Upper Wardington and north east of Chacombe. In relation to Banbury the site is approximately 10km to the north east.
- 1.3 The most significant element of the proposal in terms of this Council's consideration of the proposal is the 4 wind turbines which are proposed to be no more than 125 metres to tip height with a hub height of 80 metres and a blade length of 45 metres.

## 2. Application Publicity

- 2.1 As this Council is a consultee only, no publicity has taken place

## 3. Consultations

As this Council is a consultee only, no further consultations have taken place.

## 4. Relevant Planning Policies

- 4.1 **National Planning Documents**  
**PPS1 – Delivering Sustainable Development**  
**PPS1 Supplement – Planning and Climate Change**  
**PPS22 – Renewable Energy**  
**PPS22 – Companion Guide**  
**PPG5 – Planning for this Historic Environment**
- 4.2 **South East Plan**  
**NRM15 – Location of renewable energy development**
- 4.3 **Adopted Cherwell Local Plan 1996**  
**C7 – Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape**  
**C8 – Sporadic development in the open countryside including developments in the vicinity of motorway or major road junctions will generally be resisted**  
**C10 – Development which would have a detrimental effect upon the character and appearance of historic landscapes, parks and gardens and battlefields and other**

settings will normally be resisted

4.4 **Non-Statutory Cherwell Local Plan**

**EN21** – Proposals for renewable energy schemes

4.5 **Draft Planning Guidance on 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 Cherwell District Council
- Impact on areas and buildings of historic significance within Cherwell District
- Impact on residential amenities of properties within Cherwell District
- Impact on highway network within Cherwell District
- Cumulative impact of other proposals

Each of these issues will be considered in turn.

5.2 **Visual Impact on Cherwell District**

The submission by Broadview Energy Developments is accompanied by a series of viewpoint pictures, wireframes, photomontages and ZTV's (Zones of Theoretical Visibility maps). Two viewpoints have been included from within the boundaries of Cherwell District.

5.3 Viewpoint 13 is a view from the road which runs from the B4525 to Upper Wardington. The picture is taken from the sharp bend in the road immediately to the south of Upper Wardington. Only small elements of the blades of two of the turbines are shown as being visible from this location and these are at a distance of approximately 6.8km. The turbines are largely obscured from view by an intervening area of high ground which is partly vegetated. A larger number of the turbines and a larger extent of them may be visible if vegetation is removed in the future.

5.4 Viewpoint 17 is taken from Bankside on the eastern edge of Banbury. The distance to the turbines is approximately 10.5km and the hubs and blades of each of the turbines are visible. The landscape is much lower lying from this direction allowing longer distance open views.

5.5 The turbines will potentially be visible from many different areas and many different receptors, such as residential properties, users of public highways, footpaths and bridleways. Despite the ability to view the turbines from the two representative viewpoints it is not considered that this visual impact will be significant and it is not considered that they will cause harm in this respect due to the separation distances involved.

5.6 **Impact on areas and buildings of historic significance within Cherwell District**

Banbury, Adderbury, Bodicote, Souldern, Cottisford, Juniper Hill and Mixbury are the closest settlements within Cherwell which have Conservation Areas. These settlements along with Williamscot, Wardington, Upper Wardington and Finmere all have a number of listed buildings within them. The Zone of Theoretical Visibility map indicates that there is potential to gain views from some of these locations. However in reality the ability to see the turbines from particular locations of historic interest will be hampered by buildings, vegetation or other features in the landscape. Furthermore there will be little if any potential of viewing particular

features in the same view as that of the turbines.

With the exception of Mixbury, the Wardington's and Williamsot (which are between 5 and 10km from the site) the remainder of these locations are between 10 and 15 km away from the site of the turbines. Given this separation distance it is not considered that the proposed development will have a demonstrable adverse impact on any heritage assets with the boundaries of Cherwell District.

5.7 **Impact on residential amenities of properties within Cherwell District**

The turbines will theoretically be visible from a significant number of residential properties within the district boundary. However as a result of the separation distances, referred to in previous sections, the impact on residential amenities is not thought to be significant as at these distances the turbines will not be overbearing, nor will the potential effects of shadow flicker or noise be experienced.

The Council is currently consulting on a draft planning guidance document which sets out that the Council will seek a separation distance of 800m between large scale turbines and dwellings or at least three times the turbine height. This distance is achieved as far as it relates to the application proposal and properties located within Cherwell District. However it is for South Northamptonshire Council to determine what the appropriate separation distances are for this proposal.

5.8 **Impact on highway network within Cherwell District**

It is likely that component parts of the turbines, construction traffic and future maintenance vehicles will largely be routed from the M40, along the A422 and the B4525. It is therefore unlikely that the construction phase and operational phase of the proposal will have any adverse impact on highway safety or the wider highway network within the district.

5.9 **Cumulative impact of other proposals**

The submission to South Northamptonshire District includes an assessment into the cumulative impacts of the application proposal and other large scale developments which cumulatively may affect the locality. From the perspective of this Council it is relevant to note that the four turbines approved at Ardley and Fewcott have been considered in this assessment. The Zone of Theoretical Visibility maps indicate that there are large areas of the district from which both wind farms may be visible. However, as referred to earlier these plans do not take account of features such as buildings and vegetation therefore the actual potential of seeing both wind farms from one location is significantly reduced. Furthermore the distance between the two wind farms is approximately 15km therefore the actual harm caused to views within and from the district will be limited.

5.10 **Conclusion**

It is considered that whilst the proposal will be visible from parts of the district it will form only a small part of the wider landscape given the separation distances between the proposal and the district boundary. In this respect it is unlikely that it will cause harm to visual amenities, features of historic interest and residential amenities from within the district.

5.11 The Council's policies relate mainly to development within this district and the South East Plan does not cover South Northamptonshire therefore it is not necessary to make full reference to such policies in a consultation response. However it is

considered that where policies relate to landscape and heritage impact these are complied with as far as this district is affected.

- 5.12 There is a presumption in favour of renewable forms of energy where it results in limited adverse impacts. It is for South Northamptonshire to assess the impact of the proposal on the landscape and residents and other receptors within its administrative boundaries.

**6. Recommendation**

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

**CONTACT OFFICER: Caroline Roche**

**TELEPHONE NO: 01295 221816**