Appeal Decision

Inquiry opened on 24 August 2010
Site visit made on 24 August 2010

by Richard Thomas **BA, Dip Arch, RIBA, IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gsi.gov.uk

Decision date:
15 October 2010

Appeal Ref: APP/A2525/A/10/2125075

Land north of Grange Farm, Tydd St Mary's Marsh, Wisbech, PE13 5QZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by RES UK & Ireland Limited against the decision of South Holland District Council.
- The application Ref. H21-0439-09, dated 15 June 2009, was refused by notice dated 16 April 2010.
- The development proposed is seven wind turbines to a maximum tip height of 127m, associated electricity transformers, access tracks, underground cabling, rotor assembly pads, crane hardstandings, anemometry masts, communications mast, control building and substation compound, for a period of 25 years.

Preliminary Matters

1. The Inquiry opened on 24 August and also sat on 25, 26, 27 and 31 August. I made two unaccompanied site visits to viewpoints identified in the area and an accompanied site visit on 24 August in accordance with an itinerary agreed by the parties.

Decision

2. I allow the appeal, and grant planning permission for seven wind turbines to a maximum tip height of 127m, associated electricity transformers, access tracks, underground cabling, rotor assembly pads, crane hardstandings, anemometry masts, communications mast, control building and substation compound, for a period of 25 years at land north of Grange Farm, Tydd St Mary's Marsh, Wisbech, PE13 5QZ in accordance with the terms of the application, Ref. H21-0439-09, dated 15 June 2009, and the plans submitted with it, subject to the conditions set out in the Schedule below.

Main issues

3. I consider that the main issues in this case are the effect of the proposed wind farm development upon:

   (a) the character and appearance of the area;

   (b) the living conditions of residents in the surrounding area;

   (c) designated local heritage assets;

   and whether any harm that may arise would be outweighed by the benefits of the renewable energy it would generate.

Reasoning

Policy Context

4. Following the revocation of the East Midlands Regional Plan (EMRP)[1], the development plan now consists of the saved policies of the South Holland District Local Plan (2006), two policies of which are referred to in the reasons for refusal. Policy SG1 is a general planning policy which indicates that planning permission will normally be granted for development providing that, amongst other things, the quality of life for residents is unimpaired or enhanced and South Holland's essential character and main environmental assets are not damaged.

5. Policy SG4 restricts development in the open countryside to that which is essential in the proposed location and cannot be reasonably accommodated within defined settlement limits. Proposals that would have an unacceptable impact on the landscape character of an area, either individually or cumulatively will only be permitted where the need for the development in that location outweighs its impact and no other solution exists to accommodate the proposed development.

6. The Council's *Wind Energy Supplementary Planning Guidance* (SPG) was prepared to support Local Plan policy E17 and was adopted in 2004. Policy E17 has not been saved and the SPG remains as the only Council policy document specifically addressing wind energy proposals in the district. It sets out criteria against which wind turbine proposals in the district can be considered, including landscape and visual impact, the effect on local amenity and quality of life and the cumulative impact of new development. It also includes a map indicating the relative suitability of areas for wind turbine development. Although the map and the methodology used to prepare it was criticised by the appellant as not being appropriate for current planning purposes, the reductive approach used in the *Strategic Landscape Capacity Study* to inform the SPG is not dissimilar to the site selection method used by the appellant.

7. Both identified constraining features, including heritage assets and high sensitivity receptors such as residential properties, which effectively reduce the development potential of adjacent land. However, a fundamental difference is the scale and form in which the information was conveyed by graphical means. The SPG's *Landscape Capacity Values Map* (LCVM) uses the 1km Ordnance Survey grid squares. Each such square bears no physical relationship to the underlying landscape and the map identifies squares which are considered suitable, by virtue of containing existing electricity generation or transmission infrastructure for example, yet which also contain houses.

8. In contrast, the appellant's method used GIS data to draw an 800m buffer zone around accurately identified house positions, and excluded other areas restricted by electricity transmission routes or with environmental designations or an aviation restriction. This approach produced a number of potential sites for wind turbine development that lay outside any of the identified restrictions. These potential sites were further reduced by their capacity to accommodate an economically viable wind farm, by the ease of access to the national grid, by

[1] Under s79(6) of the Local Democracy Economic Development and Construction Act 2009

land ownership, or by the site already being occupied by a wind farm. This systematic approach led the appellant to identify one of the few potential remaining sites within the district, prior to carrying out an in-depth environmental impact appraisal of the site in question.

9. Given the significant level of practical constraints on the siting of potential wind farms, the 1km grid square approach of the LCVM is of limited use as either an indication of capacity in the district or as a site selection guide for prospective developers. This is highlighted, for example, by the presence of existing transmission lines being used as an indicator of moderate suitability for wind turbine development on the LCVM, while they also form a significant physical constraint for any wind turbine developer. In view of these shortcomings, I attach limited weight to the designation of the grid squares within the LCVM. However, the SPG does form a starting point, inasmuch as its criteria, which are to be applied when considering each proposal on its individual merits, are relevant to my consideration of this proposal, notwithstanding the absence of any supporting Local Plan policy.

10. The high priority placed by Government on the achievement of sustainable sources of energy supply through the planning system is reflected in particular in PPS1 and its Supplement; and PPS22 and its Companion Guide. As the appellant argued, PPS22 sets out Government policy on Renewable Energy, which establishes the priority to be given to the promotion of renewable energy development, taking into account the wider benefits in environmental and economic terms, which are to be weighed in the balance with any adverse effects in the decision making process.

11. There is no dispute between the parties that the electricity output from the proposed development would contribute to the national objective of promoting renewable energy technologies. The benefits of developing the use of renewable resources as an increasing proportion of total energy consumption are reflected in the objectives of European Union and UK law and policy such as the UK Government Climate Change Programme, the Energy White Paper 2007, the Climate Change Act 2008 and the Renewable Energy Strategy.

12. The Renewable Energy Strategy (RES) 2009 represents the latest development of UK energy policy. The Government had been working towards a UK 2020 target of 20% of electricity coming from renewable resources, but this figure is raised in the RES. The UK has a binding target to meet 15% of its total energy consumption from renewable sources by 2020. The proportion of the electricity supply that will need to come from renewables in order to meet this target is projected in the RES to be 30% or more by 2020, some 29% of which is anticipated to be provided by onshore wind generation.

13. While the data used in the preparation of the EMRP indicated that the region had performed well in reaching earlier generation targets, these pre-dated the significantly more challenging targets set by the RES. In the light of the likely shortfall in renewable energy generation throughout the country and current Government planning guidance, I attach considerable weight to the benefits of the proposed development in terms of its contribution to meeting these national targets. While the individual contribution of 14MW that the proposed

development would make may be considered modest at a national scale, PPS22 states that the wider environmental and economic benefits of all renewable energy projects, whatever their scale, are material benefits that should be given significant weight, and that projects should not be rejected simply because the level of output is low.

Landscape Impact

14. It is common ground that the appeal site lies in the national landscape character area of The Fens (JCA46)[2] and within the 2a Settled Fens and Marshes regional[3] character area and The Settled Fens identified in the Council's *Strategic Landscape Capacity Study*. The site is typical of a fenland area with the boundaries of the large scale flat, low lying fields mainly defined by roads or drainage channels and larger watercourses. Although the prevailing flat landscape generally allows extensive vistas, I noted that that the mature trees lining many of the roads to the south and west of the appeal site significantly restricted views of the site from those quadrants, while the high banks of the canalised River Nene to the east had a similar effect. The height of the trees surrounding Tydd St Mary also serve to obscure the spire of the Grade 1 listed St Mary's Church. As a result, it only clearly seen, and thus prominent, from within the village itself and from a few selected viewpoints such as Hannath Hall in the south and Green Dyke Lane to the north-west, a situation which would not significantly change when the trees lose their leaves.

15. The landscape quality of The Fens JCA is assessed[4] as having a Low-Medium/Medium sensitivity to commercial scale wind farms. However, this is a generalised appraisal and the comments on the landscape sensitivity of this area state that ..*The strong influences of historic churches and cathedrals increases the sensitivity of the landscape to turbine development. Areas of increased sensitivity within this JCA include the modestly elevated "islands" within the fens which provide isolated high ground to avoid reducing their apparent scale*.

16. The appeal site demonstrates many of the landscape characteristics identified by the EERA study as being indicative of the potential suitability of areas considered suitable for wind farms. These include large scale simple landform and land cover and flat, large scale rectilinear fields. The presence of the settlements of Tydd St Mary and Tydd Gote some 1.5km to the south and west of the appeal site, together with the substantial bulk of the Sutton Bridge power station to the north east results in the appeal site sitting in a more visually 'cluttered' landscape when compared to the characteristic openness of many other parts of the fens. This relatively cluttered appearance is compounded by the presence of overhead transmission lines to the east and south, and also crossing the site itself.

17. As a result, I consider that the landscape surrounding the appeal site is not highly rural, as suggested by the Council's landscape evidence. However,

[2] *Countryside Character Volume 6: East of England*, The Countryside Agency, 1999
[3] *East Midlands Regional Landscape Character Area Assessment*, LDA Design, 2010
[4] *Placing Renewables in the East of England,* East of England Regional Assembly, 2008

neither is it as 'utilitarian' as suggested by the appellant. In my view it tends towards the low-medium end of the spectrum of sensitivity identified in the EERA report and as a result I consider it to be capable, in principle, of accommodating a wind farm development without a fundamental change in its character.

18. I do not agree with the Council's contention that the proposed development would dominate the local landscape character within a 5km radius of the appeal site. From what I saw there are many parts of the surrounding area from where the proposed turbines would not be visible at all, or merely be glimpsed between, through or over existing intervening woodlands and buildings. From those areas where the turbines would be visible, there would inevitably be some change in character, with the turbines becoming a dominant feature. But in most instances the turbines would be seen in the wider context of the existing pylons, power lines and power station. While the proposed turbines would result in an intensification of this visual clutter, they would not give rise to any fundamental change to the existing landscape character of land lying between 1km and 5km from the appeal site.

19. However, the proposed wind turbines would inevitably result in a significant change of landscape character in their immediate surroundings and extending up to 1km from the proposed development, becoming dominant features in a new wind turbine landscape character area. This magnitude of change cannot be considered to be protective of the essential character of the area and, since wind turbine development cannot be accommodated within defined settlement limits, I conclude that in this respect the proposed development would conflict with Policy SG4.

20. It would also change the character of the appeal site and immediate surroundings. However, the impact of the proposed wind farm would be mitigated to a degree by its open nature, which would allow long views through the site and thus retain appreciation of the scale and openness of the fen landscape beyond. In addition, due to the distance between the nearest turbines and Tydd St Mary and Tydd Gote the proposed development would not encroach on these settlements and thus would preserve their apparent scale in the landscape.

21. As a result, I conclude that the essential character of South Holland would not be significantly harmed by the proposed development and its main environmental assets would remain undamaged, thus conforming to Policy SG1. The degree of change to the character of its immediate surroundings would be limited, both in scale and in the limited period of time for which permission is being granted. Furthermore, I consider that any harm arising from this change would be offset by the significant benefits arising from the small but tangible contribution that the proposed development would make to national energy targets.

Cumulative Landscape Impact

22. The nearest windfarm site is situated at Gedney Marsh, some 10km away from the appeal site, whilst other existing or approved schemes all lie between 17km

and 20km away. Given these intervening distances and the lack of opportunity to view them either in combination or succession due to intervening vegetation or buildings in the surrounding landscape, the potential for any cumulative impact is therefore limited and the proposal is acceptable in this respect.

Visual Impact

23. A wide variety of visual receptors can reasonably be expected to be affected by the proposed development and the way that they would experience the proposed windfarm would be affected by the context and importance of the viewpoint, and by the expectations and occupation or activity of the receptor. Many residents in the surrounding area would be able to see the turbines from within their houses or from their gardens. I visited the locations of the houses identified in the ES and inquiry evidence as being most affected by the proposed development. All would be at least 800m from the nearest proposed turbine, apart from The Grange and Grange Farm cottages, which are in the ownership or control of owner of the appeal site.

24. Due to the orientation of the houses and the presence of intervening buildings or vegetation, some or all of the proposed turbines would be visible from within these houses or their gardens to varying degrees, and would be prominent features in such views. As a result of the magnitude of change to the views from the houses and the sensitivity of the residents as receptors, the impact of the turbines would be of major significance and, from what I saw the quality of views currently enjoyed by local residents would be eroded.

25. Motorists using nearby roads would see the proposed wind turbines at relatively close distance, from the raised banks of the Nene Outfall Cut, north of the North Level Main between Foul Anchor and Tydd Gote and along the A1101 Wisbech Road. However, the sensitivity of users of local roads would be medium due to the relatively short period of exposure. In addition, the magnitude of visual impact would also be medium, due to the mitigating effect of the proposed planting along the eastern boundary and the presence of the pylons and power station along the banks of the Nene, together with the intervening mature trees and hedgerows along the other local roads. In these circumstances, the visual impact of glimpsed views of the proposed turbines would be of moderate significance.

26. The sensitivity of motorists on the A17 Spalding to King's Lynn road would be low, their attention being more focussed on the surrounding traffic and achieving their destination. Consequently, the visual impact of interrupted views of the proposed turbines in the near distance would be of low/medium magnitude, resulting in minor/moderate significance.

27. Visitors to the area include those who are mainly concerned with the enjoyment of the outdoor environment and scenery, such as walkers, cyclists and equestrians. Others may include those attracted to indoor or cultural pursuits, yet who appreciate the character of the area through which they pass to reach them. I consider these to be high sensitivity receptors. The appeal site is effectively bounded on three sides by man-made drainage channels, each of which provides attractive recreational routes for nature lovers, casual and long-

distance walkers and riders; the South Holland Main Drain to the north, the North Level Main to the south and the Nene Outfall Cut to the east. The latter is part of the Nene Way, a designated National Trail that extends from Badby northwards to the Peter Scott Walk along the edge of The Wash.

28. Those approaching the appeal site along such routes would become aware of the increasingly industrialised character of the area in which the appeal site is located. Here multiple power lines from the Walpole Marsh Sub-station cross the Nene Trail, whilst the power station, Sutton Bridge and the docks are prominent in the near distance. Within 1km of the appeal site, the impact of the proposed turbines would be high. However, exposure to such an impact would grow and reduce gradually as the site is passed, and be relatively short lived in terms of the overall length and varied context of the recreational routes. Furthermore, due to the proposed planting along the eastern edge of the appeal site, together with the road level dropping beneath the embankment at its northern end, the visual impact of the proposed turbines upon users of the National Trail would be mitigated to a significant degree.

29. I consider that the visual impact upon people using those recreational facilities within a distance of around 5km of the appeal site will be of a medium-high magnitude, rising to high when within 1km of the turbines. I consider that the resulting effect would vary from moderate/major to major, especially upon the most sensitive receptors, such as recreational walkers on the Nene Way.

30. In summary, those visual receptors likely to experience a major effect would be local residents living within 1km of the site and visitors using the Nene Way or other routes in close proximity to the appeal site. Motorists on local roads, including the A1101 Wisbech Road would experience a moderate effect whilst those on the A17 would experience minor/moderate effects.

31. With respect to local residents, change of outlook alone is not necessarily unacceptable and no-one has the right to expect that the view from their homes will remain unchanged in perpetuity. However, notwithstanding that consideration, nowhere would any erosion of views be to such a degree as to give rise to a material objection in planning terms such that planning permission must necessarily be refused. Neither would the proposed turbines be of such size or proximity to the houses as to have an overbearing or dominating and oppressive impact. I therefore conclude that in respect of its impact on neighbouring residents, the proposed development would conform to Policy SG1.

32. The proposed development would result in less significant changes for road users, who would obtain glimpses and views of wind turbines from near the appeal site or see them as part of a wider landscape in longer views. Given the moderate scale of change and the short term transient nature of the experience, I consider that the proposed development would not have an unacceptable impact upon them.

33. Recreational visitors, especially those using the Nene Way and adjacent footpaths and bridleways would be likely to experience a more significant impact for a longer period. Some visitors may find the wind turbines to be an

interesting feature on their journey, whilst others may find them intrusive man-made objects in what they perceive to be a natural landscape. However, the wind turbines would be set in an expansive man-made landscape, defined by the straight lines of canalised rivers and drainage ditches surrounding regular shaped fields, and would join other distinctive features such as the pylons and power station. In such a location, I consider that the tall man-made wind turbines would not appear wholly incongruous and that South Holland's essential character and main environmental assets would not be damaged, and that in this respect the proposed development would not conflict with policy SG1.

Cumulative Visual Impact

34. I noted that it was possible to see glimpses of the turbine blades of the installation at Gedney Marsh from the elevated banks of the Nene, although they were not prominent and mostly obscured by intervening vegetation. I therefore consider that in the absence of the proposed Premier Foods turbines, there would be no cumulative visual impact arising from the proposed development.

Heritage Assets

35. While the spire of the Grade I listed St Mary's Church in Tydd St Mary is visible from outside the surrounding settlement, it is effectively obscured in most views by the surrounding trees. Consequently the listed building's setting mainly comprises the open core of the village to the west of the church, which provides a quintessential view of the church as the centrepiece surrounded by modestly scaled dwellings and public house. In views from this part of the village, the proposed turbines would be effectively screened by the trees surrounding the churchyard, although there might possibly be glimpses of blades through gaps in winter months. Notwithstanding such glimpses, I consider that the setting of the church would be preserved unharmed.

36. The conservation area is tightly drawn, but includes the open paddock between the churchyard and A1101 road, together with the village hall. I note that remnants of the former sea bank and 'Old Field' lie outside the designated conservation area. There is no conservation area appraisal or other documentation to indicate any other reason why this paddock was included within the conservation area, apart from it acting as a buffer between the road and the churchyard or to protect it from development that would detract from the setting of the church and surrounding churchyard.

37. It was argued that the setting of the Tydd St Mary Conservation Area and eastward views from within it would be harmed by the views from this paddock of the proposed turbines, which would be sited on the salt marshes historically farmed by the inhabitants of the settlement. The upper parts of the proposed turbines would be glimpsed from the footpath within this area and more clearly from the entrance to the village hall. However, I consider that any historic link is tenuous, and could apply equally well to any of the farmland surrounding the

settlement. As a consequence, I consider that the setting of the conservation area would not be harmed by views of the turbines from certain points within it.

38. The proposed turbines would be seen in certain views of the listed Pumping Station on the outskirts of Sutton Bridge. However, its setting is closely related to its functional link with the bridge itself and is effectively bounded by the surrounding road network. In such circumstances, the sight of other more distant infrastructure, including the power station and pylons would not harm its setting.

Other Matters

39. The Council raises no objection to the proposed development in terms of the impact of noise upon neighbouring occupiers, subject to conditions requiring compliance with established criteria. I heard of problems experienced by an interested party living in close proximity to a wind farm at Deeping St Nicholas, but have no reason to believe that the more comprehensive planning conditions applicable to this proposal would not be capable of addressing such problems, should they occur as a consequence of the proposed development.

40. It was argued that insufficient consideration had been given to the suitability of alternative sites for the proposed development. The proposal triggered the need for an Environmental Impact Assessment (EIA) and the planning application was accompanied by an Environmental Statement (ES) that deals with a wide range of matters. I am satisfied that the ES meets the requirements of the Regulations and I have taken account of it in determining this appeal.

41. Concern was raised by interested parties of the potentially harmful impact that the proposed development might have on local property prices. However, the planning system does not exist to protect the private interests of one person against the activities of another, and these objections do not override my conclusions on the main issues.

42. The local Member of Parliament suggested that in light of the present Coalition Government's intended reforms to enable planning decisions to be made at a local level, as expressed in a party manifesto and in parliamentary answers, significant weight should be given to local views. I also read many letters and heard evidence from a number of local residents who expressed diametrically opposing views on the impact of the proposed development and also on the need for and viability of wind farms in general. I have taken full and careful account of all the views expressed by interested parties on this proposal, which I have considered on its merits in the light of current adopted development plan policies, national planning policy guidance on renewable energy, wch remains in place post-election, and all other material considerations.

Conditions

43. I have had regard to the schedule of agreed conditions prepared by the parties and adopted them, subject to the amendments discussed at the inquiry. In order to allow sufficient time for the manufacture and installation of the turbines

I shall allow 4 years from the commencement of the development and, to limit the long-term effects of the development and in recognition of the temporary lifespan of the structures, shall limit the permission to 25 years. In order to minimise the impact of the proposed development on the surrounding area, I shall also require the removal of any non-functioning turbines within a reasonable period and the restoration of the site in an approved manner following the removal of any of the turbines.

44. So as to protect the amenity of the locality and its inhabitants, I shall require any construction to be carried out within restricted hours and in accordance with an agreed method statement and traffic management plan. For similar reasons I shall require the prior agreement of the colours and finish of the turbines, together with the underground installation of all on-site cabling, as well as requiring all turbines to rotate in the same direction and the prior approval of the appearance of the control building. I shall also require any aircraft warning lights to use infra-red illumination that would be invisible to the naked eye.

45. In the interest of the character and appearance of the surrounding area and in order to safeguard and enhance wildlife, I shall require the implementation and maintenance of an approved landscaping scheme, and the creation and monitoring of appropriate on-site habitats. To ensure the satisfactory investigation, retrieval and recording of any archaeological remains on site I shall require the implementation of an approved archaeological investigation scheme. So as to minimise the risk of flooding, I shall require the development to be carried out in accordance with an approved flood risk assessment.

46. In the interest of residential amenity I shall require the implementation of approved schemes to alleviate any TV or radio interference and to alleviate any incidence of shadow flicker at any residential properties. In the interest of highway safety I shall require the implementation of an approved improvement scheme to the access route to the appeal site prior to any work commencing on site, together with the maintenance of the route during the construction of the permitted development.

47. In the interests of the amenity of local residents, I shall require compliance with detailed noise limits and the investigation of any breaches, together with the implementation of approved mitigation measures in the event of any breach of such limits.

Conclusions

48. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Richard Thomas

Inspector

Schedule of Conditions

(*Including Notes on Noise Conditions)*

1. The development hereby permitted shall begin not later than four years from the date of this decision.
2. The planning permission is for a period not exceeding 25 years from the date that any part of the development is first connected to the electricity grid. The dates of (a) first connection to the grid and (b) of the full operation of all the turbines shall be notified in writing to the local planning authority within 28 days of each of these two events occurring.
3. The developer shall provide operational data for individual turbines to the planning authority on reasonable request. If any wind turbine hereby permitted fails to produce electricity for supply to the electricity grid for a continuous period of 12 months (unless such a cessation is due to the turbine being under repair or replacement) then a a scheme for the decommissioning and removal of that turbine and any ancillary equipment and structures relating solely to that turbine shall be submitted for approval in writing by the local planning authority within 3 months of the end of the cessation period. The scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1 metre below ground, and shall include management and timing of any works and a traffic management plan to address traffic issues during the decommissioning period. The scheme shall be fully implemented within 6 months of the approval of the scheme.
4. At the end of the 25 year period, the turbines hereby permitted shall be decommissioned and all related above ground structures shall be removed from the site. Not later than 12 months before the end of this permission, a scheme for the decommissioning and restoration of the site shall be submitted to the local planning authority for approval in writing. The scheme shall make provision for the removal of the wind turbines and their associated ancillary equipment to a depth of at least 1 metre below ground, and shall include management and timing of any works and a traffic management plan to address traffic issues during the decommissioning period. The approved scheme shall be fully implemented within 12 months of the expiry of this permission .

5. Development shall not be begun until a Construction Method Statement including details of all on-site construction works, post-construction reinstatement, drainage, mitigation, and other restoration, together with details of their timetabling has been submitted to and approved by the local planning authority and shall include measures to secure:

    i) Formation of the construction compound and access tracks and any areas of hardstanding;
    ii) Dust management;
    iii) Cleaning of site entrances and the adjacent public highway;
    iv) Pollution control, protection of water courses and ground water and subsoil, bunding of fuel storage areas, sewage disposal and discharge of foul drainage;

v) Temporary site illumination;
vi) Details of the methods to be adopted to reduce the effects of noise occurring during the construction period to the lowest practicable level and in accordance with BS5228;
vii) Disposal of surplus materials;
viii) The construction of the access into the site and the creation and maintenance of associated visibility splays;
ix) The construction of the crane pads;
x) The carrying out of foundation works;
xi) Method of excavating and backfilling cable trenches;
xii) The erection of the meteorological masts;
xiii) The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
xiv) Soils storage and handling;
xv) Post-construction restoration/reinstatement of the working areas.

The development shall be carried out in accordance with the approved Construction Method Statement.

6. Development shall not be begun until a Traffic Management Plan has been submitted to and agreed in writing by the local planning authority. The Traffic Management Plan shall include proposals for construction vehicle routing, including avoiding the use of Middle Road, the management of junctions to and crossings of the public highway and other public rights of way, the scheduling and timing of movements, details of escorts for abnormal loads, temporary warning signs and banksman/escort details. The development shall be carried out in accordance with the approved Traffic Management Plan.

7. The hours of operation of the construction phase of the development and any traffic movements to or from the site associated with the construction of the development hereby permitted shall be limited to between 0600 hours to 2000 hours Monday to Saturday and no work shall take place on Sundays or Bank Holidays or as otherwise previously agreed in writing by the local planning authority. Outside these hours, development at the site shall not be audible from the boundary of any noise-sensitive property and be limited to turbine erection, commissioning, maintenance, emergency works (provided that the developer retrospectively notifies the local planning authority of the emergency works within 24 hours), dust suppression and the testing of plant and equipment.

8. All cabling on the site between the wind turbines and the site sub-station shall be installed underground.

9. Prior to commencement of development, details of the external finish and colour of the wind turbines shall be submitted to and approved in writing by the local planning authority. Only wind turbines with the approved finish and colour shall be installed upon the development site.

10. The wind turbines shall all rotate in the same direction.

11. No aircraft warning devices using visible spectrum lighting shall be attached to any wind turbines.

12. Prior to the commencement of its construction, details of the external facing materials of the control building shall be submitted to and approved in

writing by the Local Planning Authority and development shall take place in accordance with the approved details.

13. No development shall take place until full details of landscaping works, tree and shrub planting have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, species and heights of planting and positions of all the trees, together with details of post-planting maintenance. All planting comprised in the approved details of landscaping shall be carried out in the first planting seasons following the commencement of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No development shall commence until a detailed scheme including a timetable for habitat creation and management as outlined in a Ecological Mitigation and Enhancement Strategy, has been submitted to and approved in writing by the local planning authority and shall be implemented as approved.

15. The site and surrounding area shall be subject to a programme of post construction bird and bat monitoring in order to show that the impacts of the development are as predicted in the Environmental Statement. The monitoring arrangements shall be agreed in writing by the Local Planning Authority and the results of surveys shall be submitted to the Local Planning Authority on a yearly basis, the first of which shall be received no later than 12 months from the first turbine becoming operational.

16. No development shall take place on the application site until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include timetabled provision for a nominated archaeologist to be given access to undertake a "watching brief" during the excavation of access tracks, hedgerow openings, turbine foundations and other operational areas of the development site during the construction phase. The scheme shall include provision for remains to be recorded, removed or left in situ and shall be implemented as approved.

17. No development shall take place on site until a flood risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved assessment.

18. No development shall take place on site until a scheme to secure the investigation and alleviation of any electro-magnetic interference to TV and radio reception caused by the operation of the turbines has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

19. Prior to the commissioning of the development hereby approved, a scheme to alleviate the incidence of shadow flicker at any affected property shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

20. No part of the development hereby permitted shall be commenced until a detailed scheme for the improvement to the junction of North Road with the A1101, Wisbech Road and upgrading of North Road and Long Road has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. For the avoidance of doubt, these works shall include, though not exclusively, the provision of appropriate visibility splays, kerbing, drainage, surface water disposal, protection of culverts and other highway structures, widening/strengthening/reconstitution of carriageways; the provision of passing places and the provision of advance warning signs and carriageway markings.

21. The applicants/developers of the wind farm shall, for the duration of the construction period, be responsible for ensuring that the A1101 junction, North Road and Long Road are maintained in good order and kept free of detritus.

22. The level of noise immissions from the combined effects of the wind turbines (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. Noise limits for dwellings which lawfully exist or have planning permission for construction at the date of this permission but are not listed in the Tables attached shall be those of the physically closest location listed in Tables 1 and 2 unless otherwise agreed with the Local Planning Authority. The coordinate locations to be used in determining the location of each of the dwellings listed in Tables 1 and 2 shall be those listed in Table 3.

Table 1: Between 23:00 and 07:00 hours (Rating Noise Level LA90, 10min dB):

Property	**Standardised Wind speed at 10m height, ms^{-1}**											
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
South Holland Lodge	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
The Grange Farmhouse	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Long House Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Gunthorpe Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Gibbons Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
87 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
94 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
92 Gibb Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Sluice Bungalow	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
1 Pumping Station Cott.	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
H11	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
31 Long Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
42 Long Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
H19	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Chestnut Farm Nursery	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Peterspoint Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
2 Acre Barn	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Pumping Station House	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
Sutton Bridge Farm	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
93 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
91 The Stables	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
154 Railway Lane	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0

89 Railway Lane	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
88 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
83 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
84 Peters Point Road	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0
2 Pumping Station Cott.	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0	43.0

Table 2: At all other times (Rating Noise Level $L_{A90,\ 10min}$ dB):

Property	**Standardised Wind speed at 10m height, ms^{-1}**											
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
South Holland Lodge	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
The Grange Farmhouse	41.3	41.3	41.3	41.7	42.6	43.7	45.2	47.0	49.0	50.1	50.1	50.1
Long House Farm	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
Gunthorpe Farm	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
Gibbons Farm	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
87 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
94 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
92 Gibb Farm	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
Sluice Bungalow	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
1 Pumping Station Cott.	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
H11	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
31 Long Road	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
42 Long Road	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
H19	41.3	41.3	41.3	41.7	42.6	43.7	45.2	47.0	49.0	50.1	50.1	50.1
Chestnut Farm Nursery	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
Peterspoint Farm	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
2 Acre Barn	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
Pumping Station House	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3
Sutton Bridge Farm	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
93 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
91 The Stables	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
154 Railway Lane	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
89 Railway Lane	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
88 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
83 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
84 Peters Point Road	41.5	41.8	42.1	42.3	42.7	43.3	44.2	45.5	47.3	47.3	47.3	47.3
2 Pumping Station Cott.	37.5	37.5	37.5	37.5	37.5	38.9	41.3	44.0	46.9	47.3	47.3	47.3

Table 3: Coordinate locations of the properties listed in Table 1 & 2.

House Name	British National Grid Co-ordinates	
	X / m	Y / m
South Holland Lodge	545494	319884
The Grange Farmhouse	545308	318789
Long House Farm	545958	318042
Gunthorpe Farm	547092	318290
Gibbons Farm	547504	319301
87 Peters Point Road	547312	320480
94 Peters Point Road	546333	320548
92 Gibb Farm	546625	320535
Sluice Bungalow	547683	320144
1 Pumping Station Cottage	546406	318021
House H11	546481	318034
31 Long Road	545442	318149
42 Long Road	545488	318112
House H19	545439	318855
Chestnut Farm Nursery	546894	320487
Peterspoint Farm	547525	320460
2 Acre Barn	545984	318112
Pumping Station House	546155	317985
Sutton Bridge Farm	546236	320591
93 Peters Point Road	546407	320536
91 The Stables	546646	320536
154 Railway Lane	547125	320530
89 Railway Lane	547173	320519
88 Peters Point Road	547331	320481
83 Peters Point Road	547680	320496
84 Peters Point Road	547694	320494
2 Pumping Station Cottage	546415	318023

23. Within 28 days from the receipt of a written request from the Local Planning Authority, following a complaint to it the wind farm operator shall, at its own expense, employ an independent consultant approved by the Local Planning Authority to assess the level of noise immissions from the wind farm at the complainant's property following the procedures described in the attached Guidance Notes

24. The wind farm operator shall provide to the Local Planning Authority the independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based, together with details of proposed mitigation measures and timescale for their implementation. Such information shall be provided within 3 months of the date of the written request of the Local Planning Authority unless otherwise extended in writing by the Local Planning Authority.

25. Wind speed, wind direction and power generation data for each wind turbine shall be continuously logged and provided to the local planning authority at

its request and in accordance with the attached Guidance Notes within 28 days of such request. Such data shall be retained for a period of not less than 12 months.

26. 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 (in connection with conditions 20 - 23) together with the arrangements for notifying and approving any subsequent change in the nominated representative. The nominated representative shall have responsibility for liaison with the Local Planning Authority in connection with any noise complaints made during the construction, operation and decommissioning of the wind farm.

27. The development hereby permitted shall take place strictly in accordance with the terms of the submitted application and the plans as set out below:

4.1 Turbine Layout with Micrositing
4.2 Infrastructure Layout
4.3 Typical Front and Side Elevations of a Wind Turbine
4.4 Typical Access Track Design
4.5 Typical Crane Hardstanding
4.6 Wind Turbine Piled Foundation
4.7 Typical Control Building & Substation Layout
4.8 Typical Control Building & Substation Elevation
4.9 Typical Construction Compound Layout
4.10 Typical Drainage Plan
4.11 Met Masts
4.12 Grid Connection Corridor
4.13 Gas Pipeline Protection Slab
4.14 Cross Section of Underground Cabling

NOISE GUIDANCE NOTES

These notes are to be read with and form part of Conditions 15 - 18. They further explain these conditions and specify the methods to be deployed in the assessment of complaints about noise emissions from the wind farm.

Reference to ETSU-R-97 refers to the publication entitled "The Assessment and Rating of Noise from Wind Farms" (1997) published by the Energy Technology Support Unit (ETSU) for the Department of Trade and Industry (DTI).

Note 1

a) Values of the $L_{A90,10min}$ noise statistic shall be measured at the complainant's property using a sound level meter of EN 60651/BS EN 60804 Type 1, or EN 61672 Class 1 quality (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response as specified in BS EN 60651/BS EN 60804 or BS EN 61672-1 (or the equivalent UK adopted standard in force at the time of the measurements). This shall be calibrated in accordance with the procedure specified in BS 4142: 1997 (or the equivalent relevant UK adopted standard in force at the time of the measurements). These measurements shall be made in such a way that the requirements of Note 3 shall also be satisfied.

b) The microphone should be mounted at 1.2 - 1.5 m above ground level, fitted with a two layer windshield (or suitable alternative approved in writing from the Local Planning Authority), and placed outside the complainant's dwelling. Measurements should be made in "free-field" conditions. To achieve this, the microphone should be placed at a location agreed with the Local Planning Authority and at least 3.5m away from the building facade or any reflecting surface except the ground.

c) The $L_{A90,10min}$ measurements shall be synchronised with measurements of the 10-minute arithmetic mean average wind speed, power generation and with operational data from the turbine control systems of the wind farm.

d) The wind farm operator shall continuously log arithmetic mean wind speed and arithmetic mean wind direction data in 10 minute periods from the hub height anemometer located on the site meteorological mast, unless otherwise agreed with the Local Planning Authority, to enable compliance with the conditions to be evaluated. Such data shall be 'standardised' to a reference height of 10 metres as described in ETSU-R-97 at page 120 using a reference roughness length of 0.05 metres. It is this standardised 10m height wind speed data which is correlated with the noise measurements of Note 2(a) in the manner described in Note 2(c).

Note 2

(a) The noise measurements shall be made so as to provide not less than 20 valid data points as defined in Note 2 paragraph (b). Such measurements shall provide valid data points for the range of wind speeds, wind directions, times of day and power generation requested by the Local Planning

Authority. In specifying such conditions the Local Planning Authority shall have regard to those conditions which were most likely to have prevailed during times when the complainant alleges there was disturbance due to noise. At the Local Planning Authority's request the wind farm operator shall provide within 28 days all of the data collected under condition 2 to the local planning authority

(b) Valid data points are those that remain after all periods during rainfall have been excluded. Rainfall shall be assessed by use of a rain gauge that shall log the occurrence of rainfall in each 10 minute period concurrent with the measurement periods set out in Note 1(c) and is situated in the vicinity of the sound level meter.

(c) A least squares, "best fit" curve of a maximum 2nd order polynomial or otherwise as may be agreed with the local planning authority shall be fitted between the standardised mean wind speed (as defined in Note 1 paragraph (d)) plotted against the measured $L_{A90,10min}$ noise levels. The noise level at each integer wind speed shall be derived from this best-fit curve.

Note 3

Where, in the opinion of the Local Planning Authority, noise immission at the location or locations where assessment measurements are being undertaken contain a tonal component, the following rating procedure shall be used.

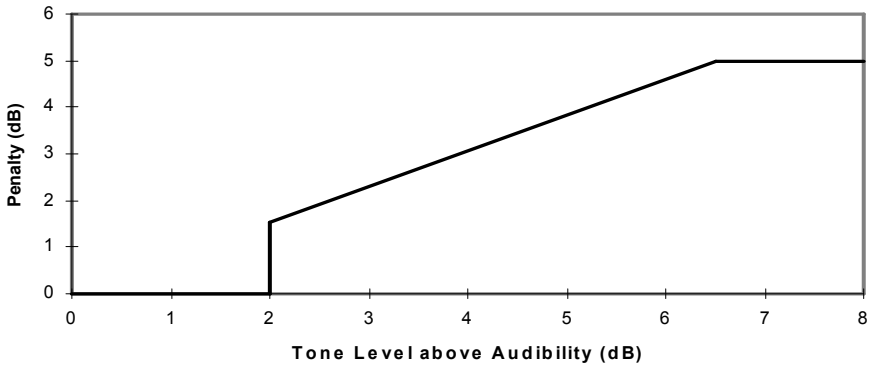
a) For each 10-minute interval for which $L_{A90,10min}$ data has been obtained as provided for in Note 1 & 2, a tonal assessment shall be performed on noise immissions during 2-minutes of each 10-minute period. The 2-minute periods should be regularly spaced at 10-minute intervals provided that uninterrupted clean data are available. Where clean data are not available, the first available uninterrupted clean 2 minute period out of the affected overall 10 minute period shall be selected. Any such deviations from standard procedure, as described in Section 2.1 on pages 104-109 of ETSU-R-97, shall be reported.

b) For each of the 2-minute samples the margin above or below the audibility criterion of the tone level difference, ΔL_{tm} (Delta L_{tm}), shall be calculated by comparison with the audibility criterion given in Section 2.1 on pages 104-109 of ETSU-R-97.

c) The margin above audibility shall be plotted against wind speed for each of the 2-minute samples. For samples for which the tones were below the audibility criterion or no tone was identified, substitute a value of zero audibility.

d) A linear regression shall then be performed to establish the margin above audibility at the assessed wind speed for each integer wind speed. If there is no apparent trend with wind speed then a simple arithmetic average shall be used.

e) The tonal penalty shall be derived from the margin above audibility of the tone according to the figure below. The rating levels at each wind speed shall be calculated as the arithmetic sum of the wind farm noise level, as determined from the best-fit curve described in Note 2, and the penalty for tonal noise.



Note 4

If the wind farm noise level (including the application of any tonal penalty as per Note 3) is above the limit set out in the conditions, measurements of the influence of background noise shall be made to determine whether or not there is a breach of condition. This may be achieved by repeating the steps in Note 2 with the wind farm switched off in order to determine the background noise, L3, at the assessed wind speed. The wind farm noise at this wind speed, L1, is then calculated as follows, where L2 is the measured wind farm noise level at the assessed wind speed with turbines running but without the addition of any tonal penalty:

$$L_1 = 10\log\left[10^{L_2/10} - 10^{L_3/10}\right]$$

The wind farm noise level is re-calculated by adding the tonal penalty (if any) to the wind farm noise.

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Jonathan Clay He called	Of Counsel, instructed by Head of Development Control, South Holland District Council
Philip Russel-Vick *DipLA, CMLI*	Enplan LLP
Martin Carpenter *BA(Hons), MRTPI*	Enplan LLP

FOR THE APPELLANT:

Patrick Robinson He called	Solicitor, Burgess Salmon LLP
Colin Goodrum *BSc(Hons), DipLA, CMLI*	LDA Design
David Stewart *MA(Cantab), DipTP, MRTPI*	David Stewart Associates

INTERESTED PERSONS:

John Hayes MP	Local Member of Parliament
Keith Hargreaves	Local resident
Jane Davies	Resident of Deeping St Nicholas
Eileen Faires	Local resident
Cllr Paul Espin	South Holland District Council & Wash Estuary Strategy Group
Cllr Chris Brewis	Lincolnshire County Council
Janet Blundell	Local resident
Shirley Giles	Local resident
Craig Jackson	Agent for John Hayes and local resident
Dr Jenny Cox	Local resident
George Bremor	Local resident
Darren Wiltshire	Local resident
Ashley Baxter	Local resident

INQUIRY DOCUMENTS
GENERAL

I	1	Statement of Common Ground
I	2	Statement of Common Ground: Landscaping & Visual Impact

APPELLANT DOCUMENTS

A	1	Report on Cultural Heritage Issues: Stephen Carter.
A	2	Details of obstruction warning lights.
A	3	*Annual Energy Statement*, DECC, 2010.
A	4	Email confirmation of height of 132kV towers.
A	5	Note in response to John Hayes MP by David Stewart.

COUNCIL DOCUMENTS

C 1 Replacement Table 2 for Mr Russell-Vick's proof.
C 2 Plan of Existing and Proposed Wind Turbines.

INTERESTED PARTY DOCUMENTS

P 1 Statement by Jane Davies.
P 2 Statement by Janet Blundell.
P 3 Statement by Cllr Chris Brewis.
P 4 Statement by Craig Jackson
P 5 Statement by Shirley Giles.
P 6 Statement by Eileen Faires.
P 7 Statement by John Hayes MP.
P 8 Notes submitted by Cllr Paul Espin regarding Wash Estuary Strategy Group.

Core Documents

Application and Appeal Documents

CD1 Planning Application dated 15 June 2009
CD2 Environmental Statement dated 16 June 2009:
- Volume 1: Non-Technical Statement
- Volume 2: Written Statement
- Volume 3: Figures

CD3 Planning Statement
CD4 Design and Access Statement
CD5 Officer's Report prepared for Committee meeting of 6 January 2010
CD6 Officer's Report prepared for Committee meeting of 2 March 2010
CD7 South Holland District Council's Decision Notice dated 16 April 2010
CD8 Planning Appeal form dated 19 March 2010
CD9 Grounds of Appeal dated 19 March 2010

Local and Regional Policy Documents

LRD1 East Midlands Regional Plan (adopted March 2009) with limited review (published March 2010)
LRD2 Reviewing Renewable Energy and Energy Efficiency Targets for the East Midlands, a report by Faber Maunsell, June 2009
LRD3 Saved policies of the South Holland District Local Plan (adopted 2006)
LRD4 South Holland District Council's Supplementary Planning Guidance on Wind Energy (adopted 2004) downloaded from SHDC website 23rd July2010
LRD5 Best Foot Forward East Midlands: Regional Targets and Scenarios forRenewable Energy (2006)
LRD6 East Midlands Regional Plan (adopted March 2009)
LRD7 Letter dated 6th July 2010 from the Chief Planner (Department of Communities and Local Government) to all Local Planning Authorities in England National Guidance and Legislation
NG1 The Energy Challenge: Energy Review Report 2006
NG2 UK Energy White Paper, May 2007
NG3 Energy Act 2008
NG4 EU Renewable Energy Directive
NG5 Renewable Energy Strategy 2009
NG6 Draft EN3 National Policy Statement on Renewables
NG7 Planning Policy Statement: Delivering Sustainable Development (PPS 1)
NG8 Planning Policy Statement: Planning and Climate Change, supplement to PPS 1
NG9 Planning Policy Statement: Planning for Sustainable Economic Growth (PPS 4)
NG10 Planning Policy Statement: Planning for the Historic Environment (PPS5)
NG11 Planning Policy Statement: Sustainable Development in Rural Areas (PPS7)

NG12 Planning Policy Statement: Renewable Energy (PPS 22)
NG13 Planning for Renewable Energy: A Companion Guide to PPS 22
NG14 Planning Policy Guidance: Planning and Noise (PPG 24)
NG15 Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
NG16 Circular 2/99 Environmental Impact Assessment
NG17 Circular 11/95: Use of Conditions in Planning Permissions
NG18 Wind Energy and the Historic Environment - English Heritage 2005

Appeal Decisions

Al	Withernwick	APP/E2001/A/05/2088796
A2	Keadby	GDBC/003/00025C/1 – GDBC/003/00025C/2
A3	Shooter's Bottom	APP/Q3305/A/05/1181087
A4	Den Brook	APP/Q1153/A/06/2017162 (both decisions)
A5	Fullabrook	GDBC/003/0024C (decision letter only)
A6	Carsington Pastures	APP/P1045/A/07/2054080
A7	Middlemoor (conclusions and decision letter only)	ELEC/2005/2004 — GDBC/001/602456
A8	Wandylaw	APPN2913/A/08/2062307 (decision letter only)
A9	Wadlow Farm	APP/W0530/A/07/2059471
Al0	Carsington Pastures (High Court decision)	[2009] EWHC 1729 Admin
A11	Hempnall	APP/L2630/A/08/2084443
Al2	Nutsgrove / Wrydecroft	APP/J0540/A/08/2083801 and APP/J0540/A/08/2090541
A13	Sober Hill (conclusions and decision letter only)	APP/E2001/N09/2101421
A14	Coronation Power (conclusions and decision letter only) (Crook Hill / Tormorden Moor / Reaps Moss)	APP/P4225/A/08/2065277 and others
A15	Swinford (conclusions and decision letter only)	APP/F2415/A/09/2096369
Al 6	Low Spinney	APP/F2415/A/09/2109745
A17	Deeping St Nicholas	APP/A2525/A/02/1099738
A18	Croft	APP/D2510/N04/1155199
A19	Roos	APP/E2001/A/09/2113076
A20	Kiln Pit Hill	APP/R2928/N08/2075105
A21	Bradwell (both decisions)	APP/X1545/A/06/2023805
A22	Sixpenny Wood	APP/E2001/N09/2101851
A23	Yelvertoft	APP/Y2810/A/10/2120332
A24	Bottesford	APP/N2430/A/09/2108595
A25	Goveton	APP/K1128/A/08/2072150
A26	Poplar Lane	APP/L3245/A/08/2088742
A27	Hempnall	APP/L2630/A/08/2084443
A28	Grove	APP/A3010/A/06/2017850
A29	Rhoscrowther	APPN6845/A/00/1050866
A30	Walland Marsh	GDBC/003/00001C
A31	Earls Hall	APP/P1560/A/08/2088548

Climate Change Documents

CCD1 Stern Review: Economic Impacts of Climate Change 2006 (executive summary only)
CCD2 Making space for renewable energy, Natural England, Nov 2009
CCD3 Natural England Climate Change Policy 2008
CCD4 Natural England Sustainable Energy Policy, June 2008
CCD5 Natural England Wind Energy Policy, March 2009
CCD6 Living with Climate Change in the East of England by East of England Sustainable

Development Round Table (summary report)

Landscape and Visual Documents

LVD1 Countryside Agency and SNH, 'Landscape Character Assessment - Guidance for England and Scotland', prepared by Swanwick C and LUC, revised 2002
LVD2 Landscape Institute and IEMA, 'Guidelines for Landscape and Visual Impacts Assessment' (revised 2002)
LVD3 Landscape Character Assessment Series: Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity' (Countryside Agency and Scottish Natural Heritage) (2004)
LVD4 Countryside Agency and Scottish Natural Heritage,'Landscape Character Assessment Series: Topic Paper 9 - Climate change and natural forces -the consequences for landscape character' (2003)
LVD5 Homer & Maclennan and Envision, ' Visual Analysis of Windfarms: Good Practice Guidance' (2007)
LVD6 University of Newcastle for SNH (2002) Visual Assessment of Wind Farms:Best Practice
LVD7 SNH "Siting and Designing Windfarms in the Landscape, version 1, December 2009
LVD8 European Landscape Convention, CETS No.176 (2000)
LVD9 Scottish Natural Heritage (2005) Cumulative Effects of Wind Farms
LVD10 Countryside Commission (1998) Countryside Character. Volume 6: East of England
LVD11 Placing Renewables within the East of England, by East of England Regional Assembly, Feb 2008
LVD12 East Midlands Regional Landscape Character Assessment by Natural England, April 2010
LVD13 Cambridgeshire Landscape Guidelines by Cambridgeshire County Council, 1991
LVD14 Strategic Landscape Capacity Study by South Holland District Council, 2003
LVD15 Wind Turbine Development: Landscape Assessment, Evaluation and Guidance for Breckland District Council and the Borough of King's Lynn & West Norfolk, June 2009
LVD16 Wind Turbine Development Guidance for Fenland District Council, June 2009
LVD17 Peterborough Landscape Strategy: Landscape Character Assessment for Peterborough for Peterborough City Council, May 2007
LVD18 Landscape Character Assessment of Boston Borough for Boston Borough Council, July 2009
LVD19 The Wash Estuary Management Plan, 2004