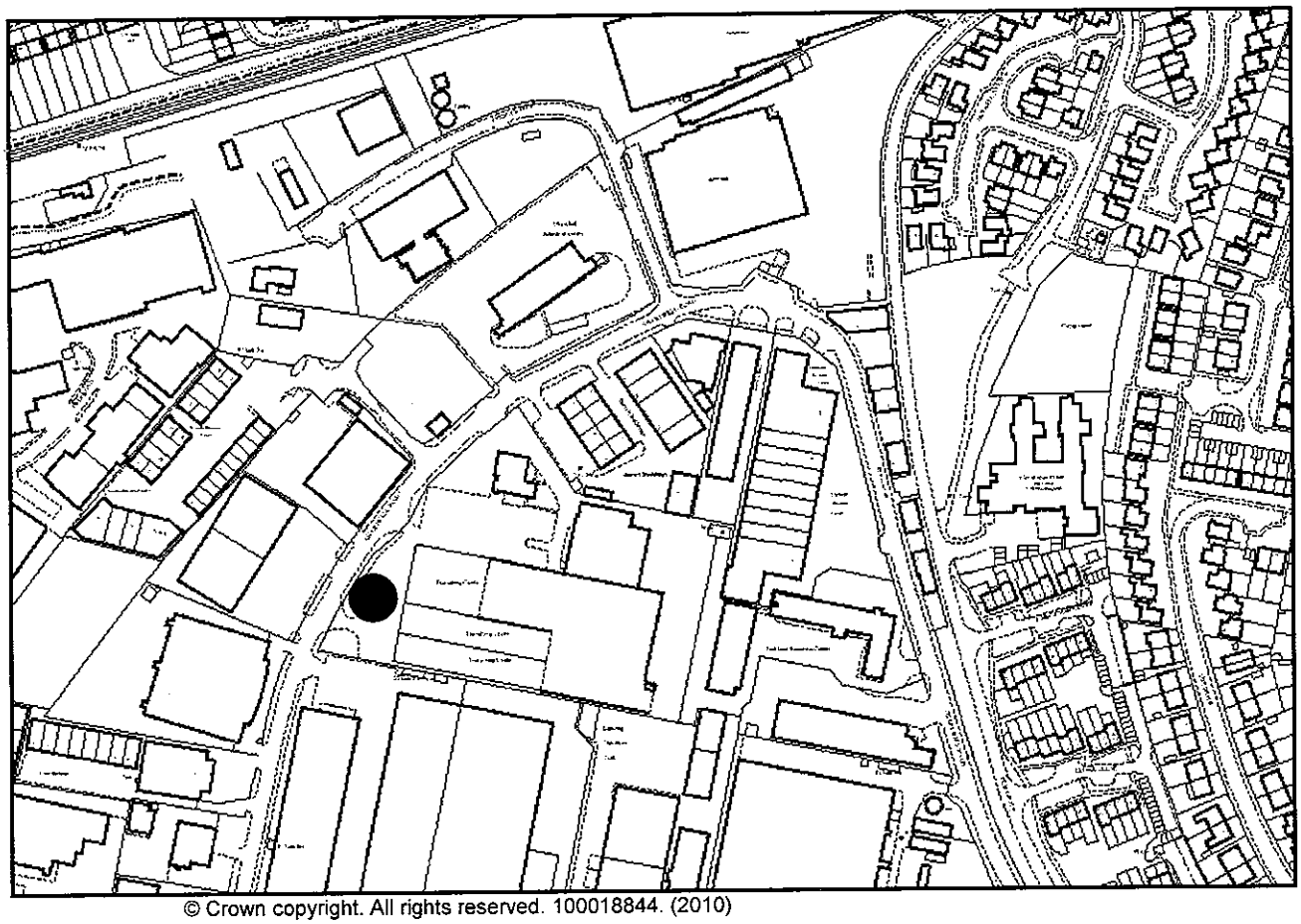
Application Number: ADC/0004/10 **Recommendation – APPROVE**

Site: **Graham Wood Structural Ltd, Chartwell Road Lancing BN15 8TY**

Proposal: **Single 10KW wind turbine on 30m high lattice tower (on site frontage)**



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The Application

It is proposed to site the wind turbine on the forecourt area of the industrial site of Graham Wood Structural Ltd, located on the east side of Chartwell Road within Lancing Business Park. It would be sited about 7m from the front boundary, about 15m north of the southern access.

The turbine will have three blades of 7m diameter. Overall, to the tip of the blade when at its highest, it will be 34m high. The tower and blades are to have a silver grey matt finish.

Graham Wood Structural Ltd, the applicants, wish to reduce their carbon emissions as well as using the turbine as a working demonstration for potential clients. The 'pay back' time for the carbon dioxide released during manufacture, construction and operation is about seven months. The turbine is expected to have a life span of over thirty years.

Consultations and Representations

Adur District Council: The Environmental Health Officer states that the sound power level measurements were carried out by a US government body and so should be taken as reliable.

Based upon this, the proposed turbine meets the UK ETSU standards and so it would be difficult to sustain an objection on noise grounds.

Lancing Parish Council: No objection, commenting that, although there were some minor concerns over the possible noise implications of the proposal, the noise evaluation study allays most of these concerns.

Third Parties: 18 letters/emails have been received from the residents of No's 6, 15, 19 & 21 West End Way; No's 3 (2 letters) & 5 The Triangle; No.2 Cedar Close; No.11 Bessborough Terrace; No's 9 & 29 (2 letters) Burnside Crescent; No.2 St Mark's Crescent (2 letters); No's 2 &18 Seamill Park Avenue, Worthing; and No.32 Stoney Lane, Shoreham-by-Sea. They raise the following objections:-

- Increased noise, particularly at weekends and evenings when noise from other operations in Chartwell Road has ceased; they already suffer noise from lorries and recycling and refuse plant and this will worsen the situation
- Ugly appearance and too tall and will be an eyesore
- Close to homes
- Set a precedent for further turbines
- Height of turbine could conflict with aircraft using Shoreham Airport
- Possible effect on communication systems and interference with TV reception, etc
- Impact on wildlife, especially birds
- No Environmental Impact Assessment has been carried out
- Would be better located out to sea
- Loss of quality of life
- Inadequate notification received from the Council
- Loss of property value (NB. not of itself a valid planning consideration)

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
PPS1 'Delivering Sustainable Development (ODPM 2005)
Supplement to PPS1: Planning and Climate Change (DCLG 2007)
PPS22 'Renewable Energy' (ODPM 2004) and Companion Guide (ODPM 2004)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The Climate Change Act 2008 introduced a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, plus a reduction in CO2 emissions of at least 26% by 2020. 10% of UK electricity generation should be from renewable sources by 2010. The supplement to PPS1 recognises the urgent need for action on climate change. Both PPS1 and PPS22 state that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material planning considerations that should be given significant weight in determining whether proposals should be granted planning permission. Planning authorities are advised not to require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location.

PPS22 positively encourages local planning authorities to support small scale renewable energy schemes such as wind turbines.

The Companion Guide to PPS22 states that small and medium scale wind projects can be included within urban sites particularly in cases where the power can be dedicated to on-site use.

In policy terms, therefore, the proposed turbine would make a valuable contribution to reducing carbon emissions and is acceptable in principle.

Visual impact

At 30m high the turbine will clearly have a visual impact upon the surrounding area. In the immediate vicinity of the site the character of the area is industrial and contains a number of large industrial buildings, gantries, lighting towers and a telecommunications mast. There is a tall line of conifers on the southern boundary of the site and further trees across part of the north-west boundary.

The mast would be a lattice tower rather than a solid pole which would give it more transparency when seen from a distance, although unattractive when viewed from the immediate vicinity. The proposed grey-coloured finish would help to soften its impact when seen against the sky. The three rotor blades have a diameter of 7 metres and the overall structure is comparatively small in relation to the much larger turbines seen in wind farms across the country which can reach heights of 60m-90m with rotor blades of up to 70m in diameter. The movement of the blades is unlikely to cause distraction to a significant extent.

It is considered that its siting within the Lancing Business Park, particularly on the site concerned, is acceptable and that it would not be out of place in this industrial setting or have a significantly harmful visual impact when viewed from the areas immediately surrounding the Business Park. The mast would be seen rising above the industrial and warehouse buildings and other structures but, at the distances involved, it is not considered that it would have an adverse visual impact great enough to justify refusal. The other buildings in the foreground would reduce its impact. It is considered that it would be difficult to find a less harmful location for a wind turbine in this area.

The nearest residential properties to the proposed turbine site are 255m away, to the north of the railway line in Hurstfield. Other dwellings are between 280m (Elm Grove to the east) and 330m away (The Triangle to the south). At these distances, the proposed mast is not considered to have a significant adverse effect on residential amenity. As stated in the previous section, the mast will be viewed with industrial buildings and other structures in the foreground rather than as an isolated feature in an open landscape. Whilst it will be tall and inevitably visible, it is not considered that its prominence in the skyline will adversely affect surrounding residents.

The structure and blades will not be large enough at the distances involved to cause any disruption to radio or television reception or to cause other problems such as 'shadow flicker'.

Noise impact

The application is accompanied by a Noise Assessment using data from the ETSU (Energy Technology Support Unit) document, "The Assessment and Rating of Noise from Windfarms" (1996). This states that if noise is limited to less than 35dB(A) up to wind speeds of 10m/s at 10m height then this condition alone would offer sufficient protection to residential amenity. The submitted Assessment shows noise at the nearest house, 255m away to the north, would be 33.1dB(A) and therefore within the acceptable limit. The Council's EHO advises that there is no sound case to dispute this conclusion.

Other Issues

The mast will not cause problems for aircraft using Shoreham Airport because of its distance from the runways. The applicants have confirmed that no aviation light is required for the top of the mast.

With regard to the impact on birds, research has shown that the number of bird strikes associated with turbines is low and the RSPB actually advocates the use of appropriately sited wind turbines,

away from nesting birds of conservation value or migrating birds. The current proposal is a significantly smaller model than those used in the research and is unlikely to result in harm to birdlife.

Recommendation

APPROVE for the reason:-

The proposed wind turbine will help to increase electricity generation from renewable sources without detracting from the local environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently comply with PPS1 and PPS22.

Subject to:-

1. C1Ci (Standard Time Limit)
2. Noise from the wind turbine hereby permitted shall not exceed $L_{A\ 90,\ 10\ min}$ 35dB up to wind speeds of 10m/s at 10m height as measured at the nearest dwelling.
3. No development shall commence until a sample of the proposed colours of the mast and blades has been submitted to and approved in writing by the local planning authority. The development shall be implemented and thereafter maintained as approved.
4. In the event of the turbine ceasing to generate electricity for a continuous period of 12 months, it shall be removed and the land restored to its former condition or to a condition to be agreed in writing with the local planning authority.
5. This permission relates to the following approved plans:
   Drawing No. 3758 Turbine Elevations date stamped received 4 February 2010
   OS Sitemap attached to Planning Statement date stamped received 4 February 2010.

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