PLANNING STATEMENT

INCLUDING DESIGN AND ACCESS STATEMENT

Erection of 1no. 50kW wind turbine including associated infrastructure, access track and ancillary kiosk, at land north of Lane End Farm, Bradnop, Leek, Staffs, ST13 7HA

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HALLMARK Green Power

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by the applicants, Hallmark Power Ltd. The land owner being Mr Mountford of Lane End Farm, Bradnop, Leek, Staffordshire, ST13 7HA. The Statement is in support of a full planning application to Staffordshire Moorlands District Council for the erection of 1no. 50kW wind turbine including access track and ancillary kiosk at land east of Lane End Farm, Bradnop. The proposed turbine co-ordinates are: E402687 N354503; Lat 53.087736, Long -1.9613278.

1.2 The Design & Access Statement has been prepared to inform and accompany the full planning application in line with Section 42 of the Planning and Compulsory Purchase Act 2004 and is structured in accordance with Section 3 of the CLG Circular 01/2006.

1.3 This proposal seeks to address and overcome the reasons for refusal of a previous application (ref: 13/00345/FUL) for 2 turbines. That application was refused on 5 June 2013 for the following reasons:

1) The proposal is for the erection of two three-bladed 50kW wind turbine each with a hub axis height of 24.6m and maximum height to blade tip when vertical of 34.2m above ground level along with control cabinets and c.400m x 3.5m wide access track. The applicant's estimated annual power output for these two turbine is that they will generate 435,000kWh per annum. The provision of this significant level of renewable energy is a positive material consideration worthy of weight in the determination of this application. A balance, however, must be struck between competing negative considerations. The site lies within upland farmed countryside which is designated as Special Landscape Area. In the Staffordshire Moorlands District Council's Landscape and Settlement Character Assessment the location is within the Gritstone Highland Fringe landscape character type where the stated planning guidelines include: to guard against impacts upon the skyline and wide open views and for new developments to reflect traditional local form and character and use colours and materials that minimise visual impacts. The proposal by reason of height and form would introduce incongruous, urbanising elements into an otherwise open rural green field hillside location and as such would constitute a visually highly intrusive form of development which would have a detrimental impact upon the openness and visual amenities, character and qualities of the Special Landscape Area, Settlement Character Area and setting of the Peak District National Park. It is recognised that a possible 435,000kWh of wind-generated electricity is strongly supported by national policy towards sustainable energy production. However in the prominence of the location of this proposal this is not judged sufficient to overcome the harm identified above and in particular the harm to the Special Landscape Area, Settlement Character Area and setting of the Peak District National Park. The harm would be compounded by the cumulative impacts that would result from the coupling in the landscape with the existing two nearby approved turbine. Accordingly, the proposal is considered to conflict with the requirements of saved policies N7, N8, N9, and B13 of the adopted Staffordshire Moorlands Local Plan; Policies SS1, SD2, SO2, SO8, SO9, DC1 and DC3 of the SMDC Core Strategy Development Plan (Revised Submission Document December 2011), the SMDC

Landscape and Settlement Character Assessment (2008/9) and the National Planning Policy Framework including the saved PPS.22 Companion Guide and is refused.

2) Circular 06/2005 confirms that it is essential that the presence or otherwise of protected species and the extent to which they may be affected by a proposal is established before planning permission is granted. It is considered that insufficient information has been provided to assess the potential harm to bats (European protected species) and birds. It needs to be established that there is not a population threat to these species from the development and / or that all reasonable measures have been taken to minimise the potential threats. Without this information the proposal is contrary to the NPPF and national advice in Circular 06/2005.

3) There is insufficient site-specific noise assessment information provided with this application. A project-specific site noise assessment is required in order to fully understand the future potential noise impacts of this development including cumulative impacts with existing turbine on the nearest noise sensitive properties. This would include those properties with a financial involvement in the development. Without this information the proposal is contrary to the NPPF and saved policy B13 of the adopted Staffordshire Moorlands Local Plan and policy DC1 of the SMDC Core Strategy Development Plan (Revised Submission Document December 2011).

1.4 To address the above reasons, the proposal has been amended to be for only 1 wind turbine, the access track has been reduced in length and its materials have been amended; the public footpath route does not need to be diverted; the necessary breeding bird survey, bat roost inspection and site specific noise impact assessments have been undertaken. In all the circumstances, the proposal has sought to address and overcome the previous reasons for refusal.

2. Environmental Impact Assessment (EIA)

2.1 Following the submission of a Screening Opinion Request to the Council, which advised that the initial 2 turbine proposal comprised EIA development, the Secretary of State was asked to provide a Screening Direction. The Screening Direction for 2 turbines was issued on 12 March 2013 and stated that the proposal was not EIA development within the meaning of the 2011 Regulations.

3. Site Location and Description

3.1 The application site is located within an agricultural land holding associated with Lane End Farm, located off the A523, approximately 3 km southeast of Leek. The proposal area is located between the A523 to the southwest and Blakelow Road / Morridge Top Road, to

the northeast. The application site itself is located within an existing agricultural pasture, with dry stone wall boundaries. The site is located within the open countryside, situated between the village of Bradnop (1.6km northwest) and Onecote (2.5km northeast). The site is in close proximity to the Peak District National Park, with the boundary being located along Blakelow Road, 700m northeast of the site. The general details of the location are shown on the submitted plans.

3.2 The surrounding area comprises the Gritstone Highland Fringe within the Dark Peak area. The millstone grit forms a deeply dissected plateau which supports upland grassland and small patches of remnant grassland. Stock rearing is the predominant land use, in medium to large sized walled fields of a regular pattern. There are few woodlands in the area in isolated cloughs. Settlement comprises mainly farmsteads in a dispersed pattern at low density, although some expanded hamlets exert an urban fringe influence. The site forms part of the landholding of Lane End Farm. Details of the full extent of the holding are shown on the submitted plan.

3.3 The application site itself comprises a rough grass pasture, surrounded by dry stone walls and mesh fencing. There are some roadside hedgerows and isolated trees and copses. The landowner's property, Lane End Farm, fronts the A523, some 650m southwest of the application site. The nearest residential properties outside the ownership of the landowner are located at Morridge Side Farm, approx 300m southwest of the proposal site, and Garstones Farm, approx 320m east of the site.

4. Physical Context

4.1 The planning application is for a single 50kw wind turbine, associated access track and ancillary kiosk. The turbine is a 3-blade model with a hub height of 24.6m and a blade diameter of 19.2m, giving a total maximum height above ground level of 34.2m. The kiosk measures 2m x 1.08m, height 2.37m. The turbine construction will require concrete foundations, 6m x 6m square, to a depth of 1.4m. Precise details of the construction of the kiosk and foundations are shown on the submitted plans.

4.2 Construction will be completed from temporary working and storage areas in the vicinity of the turbine site and do not form part of this application. The construction programme

should not exceed a period of 14 days. A new access track will be built linking the existing and permitted access tracks to the turbine positions. An existing field gate on the A523 gives access to an existing track. This is to be extended by a new track, part of which was permitted under Prior Notification (ref: 12/00552/PNOT_2). The new track (approx 270m long x 3.5m wide) will be constructed from gritstone and will allow access for maintenance over a 20 year period.

5. Assessment

5.1 The proposed location of the turbine was chosen to benefit from:-

- the on-site wind resource, with the NOABL Wind Speed at 25m measuring 7.0 m/s,
- the availability of space on site, with an adequate separation distance from residential properties, ecology issues and other interests of acknowledged importance,
- the ability of the surrounding landscape and built environment to have the capacity to absorb the development, in terms of visual and noise impact.

6. Social and Economic Context

6.1 The proposal will provide energy from a renewable source. The turbine will also act as a landmark for the area and will encourage people to think about green-issues such as renewable energy, recycling and energy saving measures. The proposal is of benefit to the environment whilst simultaneously reducing farming costs for the landowner. Although the turbine will provide a small contribution to climate change and renewable targets, the NPPF makes it clear that such benefits, whatever their scale, are material considerations that should be given significant weight in determining planning applications.

7. PLANNING POLICY

7.1 *National Planning Policy*

7.1.1 The NPPF, published March 2012, sets out core planning policies. These include support of the transition to a low carbon future in a changing climate, by encouraging the use of renewable resources, for example, by the development of renewable energy.

7.1.2 NPPF Para 93 states that *"planning plays a key role in … supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development".*

7.1.3 NPPF Para 97 states that to help increase the use and supply of renewable energy, local planning authorities should recognise the responsibility on all communities to contribute to generation from renewable sources. They should have a positive strategy to promote renewable energy; and to consider identifying suitable areas for renewable energy sources, where this would help secure the development of such sources.

7.1.4 NPPF Para 98 states that, *"when determining planning applications, local planning authorities should approve the application if its impacts are (or can be made) acceptable, unless material considerations indicate otherwise".*

7.1.5 Section38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that any determination made under the Planning Acts must be made in accordance with the development plan unless material considerations indicate otherwise.

7.1.6 In respect of the proposal outlined within the planning application, the development plan consists of the saved policies and the Staffordshire Moorlands Local Plan. The Staffordshire Moorlands Core Strategy is at an advanced state and therefore carries some weight.

7.2 *Planning practice guidance for renewable and low carbon energy*

7.2.1 This guidance was published in July 2013 and confirms the national principles that increasing the amount of energy from renewable technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses.

7.2.2 The guidance reiterates that the NPPF requires all communities have a responsibility to help increase the use and supply of green energy. The guidance clarifies that this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities. As with other types of

development, it is important that the planning concerns of local communities are properly heard in matters that directly affect them. However, the guidance states that community concerns should be addressed through local and neighbourhood plans, whilst the guidance also gives advice concerning how to identify suitable areas, criteria-based policies and buffer zones/separation distances.

7.3 *Regional Planning Guidance and the Staffordshire and Stoke-on-Trent Structure Plan*

7.3.1 The West Midlands Regional Spatial Strategy (formerly RPG 11) and the Staffordshire and Stoke-on-Trent Structure Plan have been revoked in 2013.

7.4 Staffordshire Moorlands Local Plan

7.4.1 The Staffordshire Moorlands Local Plan was adopted in 1998. The site is designated in the Local Plan as being located within a special landscape area. In this context, the following saved policies are relevant:

- N8 & N9 The Special Landscape Area
- B13 Design
- N11 The Peak District Local Plan

7.4.2 The site is located within the Council's Special Landscape Area. Saved policy N9 states that within this area the local planning authority will promote and require especially high standards of design for development. Additionally, the site's location in close proximity to the Peak District National Park means that Policy N11 is particularly relevant which states that in considering proposals for development on land conspicuous from the Peak National Park, the council will have regard to the need to ensure that the visual amenities of that land are not adversely affected to the detriment of the local plan.

7.4.3 The renewable energy policy has not been saved and it is considered that National policy guidance should be applied here, albeit as long as proposals accord with design principles given within policy B13 of the Local Plan. Saved Policy N8 states that in this area, permission will not be given for development which would materially detract from the high

quality of the landscape. Saved Policy N9 requires the promotion of high design standards within the special landscape area.

7.4.4 The reasons for refusal for the previous application referred to saved Policy N7. That policy relates to the Green Belt. For clarification, the application site is located 5kms outside the Green Belt and is highly unlikely to affect its openness and setting.

7.5. The Staffordshire Moorlands Core Strategy

7.5.1 The Staffordshire Moorlands Core Strategy is at an advanced stage of production. The Revised Submission Core Strategy was submitted to the Secretary of State in September 2012. The Council carried out consultations in June 2013, concerning further Main Modifications.

7.5.2 Draft Policy SS1 refers to Development Principles and states that *"the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands, in terms of delivering …development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions".*

7.5.3 The Core Strategy Spatial Objectives include:

- SO2: To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.
- SO8: To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.
- SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.

7.5.4 Design and Conservation policies include:

- Draft Policy DC1, which relates to Design Considerations and states that, *"All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD".*
- Draft Policy DC3 relates to Landscape and Settlement Setting, which states that *"the Council will protect and, where possible, enhance local landscape and the setting of settlements".*

7.5.5 Other relevant policies include Draft Policy SS6C, which seeks to enhance and conserve the quality of the countryside by ensuring renewable energy schemes are of an appropriate scale, type and location, whilst recognising and conserving the special quality of the landscape in the Peak District National Park. Draft Policy SD2 supports renewable energy schemes, including stand-alone schemes, having regard to the capacity and sensitivity of the landscape and the impact on Landscape Character, the Peak District National Park, designated sites, residential amenity and the historic environment. Draft Policy SD2 has been the subject of Modification, which is set out below.

7.5.6 The Main Modifications 2013 include the following:

- Policy SS1a: Presumption in Favour of Sustainable Development (New Policy) – MODIFICATION NUMBER M7. This new policy reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Planning applications that accord with policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no relevant policies, or policies are out of date the Council will also approve applications unless material considerations indicate otherwise.
- Policy SD2: Renewable and Low-Carbon Energy – MODIFICATION NUMBER M60. In order to improve clarity, the previous Policy SD2 has been sub-divided into two separate policies: the first Policy 'Renewable and Low-Carbon Energy' is the new SD2 Policy – this carries forward the Policy about stand-alone renewables from Part (1) of the original Policy. This is unchanged apart from the removal of the requirement for considering brownfield sites first. The second Policy (new "SD3") 'Carbon-Saving Measures in New Development' is a separate policy.

7.6 The Staffordshire and Stoke-on-Trent Planning for Landscape Change: An Introduction and Users Guide - Supplementary Planning Guidance (SPG)

7.6.1 The Planning for Landscape Change SPG was adopted in 2000 and identifies the unique character of different areas of the countryside. In the context of the above report, the application site is located within the Gritstone Highland Fringe (Warnock Land Character Type 22) and has a landscape character sub-type of farmland.

7.6.2 The visual character of this area comprises an upland landscape adjacent to the Peak highlands with a simple strong landform of uniformly rising ground to skyline ridges enabling long distance views. The sloping landform is dissected in places by small lateral stream valleys, but these have little influence on the large-scale openness of the area. The highland influence is very strongly evident in the presence of stone walls and buildings, and sparse vegetation cover. The gritstone walls are generally in poor condition and continuing to deteriorate, now being increasingly associated with additional fencing to maintain their stock proof quality. The strongly rectangular field pattern is clearly visible overlain on the rising landform, although localised areas of poorly maintained overgrown hedgerows soften the valley bottom with coalescence of shrubs and trees.

7.6.3 The characteristic landscape features of this area include a strong rectangular pattern of gritstone walls; conifer plantations; a large-scale upland landform with steep slopes; broadleaved woodlands and shelterbelts; stone farmsteads, upland pasture farming.

7.6.4 The SPG identifies factors which are critical to landscape character and quality. These are landscapes of generally high or very high quality, with few limiting factors. The most critical of these is the incipient decline in the condition of some of the characteristic landscape features, noted above. This landscape character type is very sensitive to the impacts of development and land use change.

7.7 Landscape and Settlement Character Assessment of Staffordshire Moorlands

7.7.1 The study, published in 2008, was commissioned by Staffordshire Moorlands District Council to input into the emerging Local Development Framework for the District, in particular the Core Strategy and the Site Specific Policies and Allocations Development Plan documents. The Council intend to use the study to assist it in identifying general areas and specific sites which are most appropriate for development. It will inform new planning policy and be used in the determination of planning applications.

7.7.2 The site lies within the Gritstone Highland Fringe Landscape Character Type. The gritstone highland fringe is mainly found in the South West Peak Joint Character Area (JCA) where it extends into the north east edge of the district. The Key Characteristics of this area are large scale, steeply sloping, smooth rolling upland landscape with plateaus and steep slopes and valleys; skyline ridges with long distance panoramic views; large rectangular fields enclosed in the main with gritstone walls, with some hedgerows; heathland areas encroached by sparse scrubby woodland; and conifer plantations and broadleaf woodland following narrow valleys.

7.7.3 Regarding the capabilities and sensitivities of the landscape to accommodate change, the Planning for Landscape Change SPG identifies this landscape character type as very sensitive to the impacts of development and land use change. The area to the east, within the South West Peak Joint Character Area (JCA), has been identified as generally high or very high quality landscapes, with few limiting factors to accommodate change. The most critical of which is 'the incipient decline in the condition of some of the characteristic landscape features'.

8 OTHER MATERIAL CONSIDERATIONS

8.1 Landscape

8.1.1 The landscape characteristics and sensitivities have been highlighted above in the two planning policy documents; The Staffordshire and Stoke-on-Trent Planning for Landscape

Change: An Introduction and Users Guide - Supplementary Planning Guidance (2000) and the Landscape and Settlement Character Assessment of Staffordshire Moorlands (2008).

8.2 Heritage assets

8.2.1 A review of the heritage records within the vicinity of the application site has revealed that there are several heritage assets in the vicinity of the site, including some minor features, such as milestones (one of which is a Scheduled Ancient Monument) along the A523.

8.2.2 There are also several Listed Buildings within the settlement of Bradnop, approx 2.5kms northwest of the site. These include Grade 2 Listed Stych Farmhouse, Buckeley Farmhouse, and School Cottages. Additionally, there are several Listed Buildings at Egg Well, to the south of the A523, including Grade 2 Listed entrance gate piers and a well, which is also a Scheduled Ancient Monument.

8.3 Ecology

8.3.1 There are no statutory ecological or nature designations specific to the site, which lies within the Gritstone Highland Fringe Natural Area. The site is close to several sites of ecological importance, the nearest of which is Combes Valley SSSI, located approximately 1.5km to the south west of the application site. This is a feature where Combes Brook has worn a steep valley through the carboniferous strata, the resulting deciduous woodland and acidic and non-acidic grassland supports breeding birds, beetles, moths and butterflies.

8.3.2 Combes Valley is also a local RSPB nature reserve. This reserve is described as *"a delightful oak woodland to walk through – especially in spring and early summer when lots of migrating birds come to breed at the reserve. Birds you may see on the steep valley sides include flycatchers, redstarts and wood warblers. There are a wide variety of butterflies to spot too. In winter, redwings, fieldfares and winter finches are regular visitors. There's a fascinating nature trail here so the reserve is a good place for people of all ages to get closer to nature, although the footpaths are steep in places".*

8.3.3 Further away, the Peak District Moors Phase 1, an extension of South Pennine Moors SPA/ SAC is located around 4.4km north and is notified for breeding merlin , peregrine, dunlin and short-eared owl.

8.4 Delivery Route

8.4.1 The proposed Endurance turbine will be delivered utilising standard HGVs and not abnormal load vehicles. The delivery route will be via the trunk road network to the A523 and directly onto the application site by way of the gated access close to Park House Farm, and then via existing and proposed tracks to the application site.

9 PLANNING EVALUATION

9.1 Planning Policy and the main determining issues

9.1.1 The NPPF supports the transition to a low carbon future in a changing climate, by encouraging the use of renewable resources and particularly by the development of renewable energy. The NPPF specifically states that to help increase the use and supply of renewable energy, local planning authorities should recognise the responsibility on all communities to contribute to generation from renewable sources and they should have a positive strategy to promote renewable energy.

9.1.2 The NPPF gives specific advice on the determination of planning applications, advising that local planning authorities should approve the application if its impacts are (or can be made) acceptable, unless material considerations indicate otherwise.

9.1.3 The newly published “Planning practice guidance for renewable and low carbon energy” confirms the national principles that increasing the amount of energy from renewable technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. The guidance reiterates that the NPPF requires all communities have a responsibility to help increase the use and supply of green energy.

9.1.4 The Staffordshire Moorlands Core Strategy is at an advanced stage of production. Modified Policy SS1a: Presumption in Favour of Sustainable Development reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF), requiring Councils to approve applications that accord with Core Strategy policies. Modified Policy SD2: Renewable and Low-Carbon Energy carries forward the Policy about stand-alone renewables from Part (1) of the original Policy. Draft Policy SD2 supports renewable energy schemes, including stand-alone schemes, having regard to certain criteria, including the capacity and sensitivity of the landscape. The Local Plan sets the landscape context of the application site, being located within a special landscape area. However, the Council have approved other turbines nearby, indicating that the principle of turbines in this landscape is acceptable. In the round, it is considered that planning policy encourages renewable energy developments, provided there is sufficient regard for other interests, particularly landscape quality.

9.1.5 It is acknowledged that planning applications for wind turbine development are a balancing exercise between the priorities and benefits of sustainable renewable energy and the consideration of environmental issues, such as landscape quality, heritage assets and residential amenity. However, it is considered that the national, regional and local planning policies give overriding support and promote the use of renewable resources, particularly the development of renewable energy.

9.1.6 The material planning issues to consider in the determination of this application include the following:-

- Visual / landscape impact, including the impact on the nearby Peak District National Park and any potential cumulative impact.
- The impact on any heritage assets.
- The effect on nature conservation issues.
- The impact on the amenity of residents, including amenity, noise nuisance and shadow flicker.
- Site accessibility and highway safety issues.

9.2 Addressing the Previous Reasons for Refusal

9.2.1 The previous application for 2 turbine was refused for the following main reasons;

- It was considered that the height and form of the proposed turbine would introduce incongruous, urbanising elements into an otherwise open rural green field hillside location, constituting a visually highly intrusive form of development.
- The proposal would have a detrimental impact upon the openness and visual amenities, character and qualities of the Special Landscape Area, Settlement Character Area and setting of the Peak District National Park.
- The harm would be compounded by the cumulative impacts that would result from the coupling in the landscape with the existing two nearby approved turbines.
- Insufficient information was provided to assess the potential harm to bats and birds.
- Insufficient site-specific noise assessment information was provided.

9.2.2 The approvals already granted for the turbines at Slate House and Garstones Farms mean that the Council have already accepted the principle of this *"visually highly intrusive"* form of development in such an *"open rural green field hillside location".* The Council have acknowledged that the impact of the approved turbine upon the *"openness and visual amenities, character and qualities of the [area]"* is acceptable in principle. It would therefore appear that it is the cumulative impact caused by the additional turbine which is the primary reason for refusing the previous application. Consideration of the cumulative impact is discussed below.

9.2.3 Although the reasons for refusal do not specifically refer to the visual impact of the proposed access track, the Officer's Committee report states that," *There is an additional impact created by the proposed third section of track way which would climb steeply up the field slope and be widely prominent along with the turbine. This would be visually highly intrusive and also, finished in Limestone, out of character with the Gritstone environment of the location".* It is proposed to address this concern by having a reduced length of access track to mitigate its visual impact, and by utilising imported gritstone, which would be laid as an unbound hardcore material and allowed to grow over, to maintain a natural agricultural feel to the field.

9.2.4 The additional information regarding the breeding bird survey, the bat roost inspection and the site-specific noise assessment has been submitted as part of this application.

9.3 Landscape Impact

9.3.1 A landscape and visual impact assessment (LVIA) of the wind farm has been undertaken by AAH Planning, involving a review of landscape character and designations, and evaluation of a range of viewpoints around the proposal site. Computer generated images of the wind farm were superimposed on photographs to create photomontages which give an accurate impression of the size, scale and location of the turbine. Furthermore, Zone of Theoretical Visibility (ZVT) maps have been prepared, to show the impact of surrounding land levels on the theoretical visibility of the proposed turbine.

9.3.2 An LVIA, ZTV and photomontages were submitted to support the previous 2-turbine application. Those documents have been revised primarily to address the impact of the proposed single turbine on the landscape character, taking into account the two nearby operational turbines at Garstones Farm and Slate House Farm.

9.4 Landscape impact on the setting of the Peak District National Park and the Special Landscape Area

9.4.1 The LVIA acknowledges that *"The introduction of the proposed turbine at the site would have a limited impact on the main features of interest within the landscape which contribute more significantly to the character, such as the rolling landform and steep valley sides. Whilst there would be a number of landscape characteristics which would be slightly or moderate adversely affected, with the effects slightly increased due to the cumulative impact with the existing turbines at Slate House Farm and Garstones Farm. Overall the impact on the local landscape character as a whole can be considered no more than moderate adverse. Furthermore, the effects of the proposed scheme would be localised to a relatively small area of the landscape close to the site, as described below, and would see a negligible impact on the setting of the Peak District National Park by comparison with the existing turbines".*

9.5 Impact on the landscape immediately surrounding the proposed site

9.5.1 The LVIA concludes that, *"in pure landscape character terms it is clear that there is scope for development within this area. The existing turbines at Slate House Farm and at Garstones Farm, helps to demonstrate the suitability of the site for this form of development, … the main features of interest within the landscape area which contribute more significantly to the character, such as the rolling landform and steep valley sides, would remain largely unaffected. Yet there would be a number of landscape characteristics which would be slightly or moderate adversely affected, with the effects increased where there would be a cumulative impact with the existing Slate House Farm and Garstones Farm turbines. Overall, the impact on landscape character as a whole can be considered moderate adverse, though the nature of the landform restricting longer distant views at lower levels does help to contain the associated effects".*

9.5.2 The existing operational turbines at Slate House Farm and Garstones Farm help to demonstrate the suitability of the site for this form of development, though this does also illustrate the need to consider the impact from a cumulative perspective. Nevertheless, the main features of interest within the landscape area which contribute more significantly to the character, such as the rolling landform and steep valley sides, would remain largely unaffected. Yet there would be a number of landscape characteristics which would be slightly or moderate adversely affected, with the effects increased where there would be a cumulative impact with the other turbine.

9.5.3 Overall, the LVIA considers the impact on landscape character as a whole, *"can be considered moderate adverse, though the nature of the landform restricting longer distant views at lower levels does help to contain the associated effects. In all cases the impact would be over the long term (5 + years) however the effects would, ultimately, also be reversible due to the life cycle of the turbine (approx 25 years), and thus any impact would not be permanent".*

9.5.4 The LVIA accepts, *"that there will be a degree of local visual impact. However, the proposed wind turbine will have an obvious and directly functional relationship with the nature of the local landscape, and the size of the development will respect the scale and composition of the landscape. Therefore the significant effects will be very localised and the*

proposed development will be acceptable in this location. The turbine will be of modern 3 blade design and will be painted an appropriate matt colour, to be specified by the Local Planning Authority. A matt colour reduces the distance over which the turbine is visible, especially in dull weather conditions or low light conditions".

9.6 Cumulative Impact

9.6.1 Cumulative effect must also be taken into consideration with any wind turbine proposal. A desktop search has confirmed that there are no significant wind farm schemes in the local area. The nearest commercial scale wind farm schemes being consented at Alveston, (25km west of the application site) and Carsington Pastures (22kms to the east).

9.6.2 Two 50kW turbines (tip height 34m) have been approved at Slate House Farm and Garstones Farm. These turbines are of a comparable size to the proposed turbine and have now been installed and are operational. Both turbines are located a minimum of 500m east of the application site.

9.6.3 It should, however, be noted that the Slate House Farm and Garstones Farm turbine are situated a significant distance up the escarpment from the application site, at over 40m higher, where any turbine development is likely to have increased visibility within the surrounding area and, notably, from the Morridge Top forming the boundary with the National Park.

9.6.4 The LVIA considers cumulative impact and concludes that, *"There would clearly be some cumulative effects resulting from the introduction of the proposed turbine in relation to the existing turbines at Slate House Farm and at Garstones Farm, with this combining simultaneous, successive and sequential effects taken largely from the network of footpaths to the west of the site and the public highway and country lanes towards the south. However, it is considered that the actual impact would be relatively low, with this helped by the small scale nature of all three turbines, with a reduced level of visibility of the proposed turbine in particular, and the uniformity in design and appearance thereby avoiding any visual confusion. In addition to this the photomontages have demonstrated that the proposed turbine would not be a prominent feature, which further reduces the significance of any cumulative impact".*

9.7 Heritage Impact

9.7.1 In terms of heritage assets, the LVIA has taken into account some of the more sensitive assets found close to the site, including some of the closest Grade II* listed buildings found at Sharpcliffe Hall, to the south west, and Finneylane Farm House, to the west.

9.7.2 The LVIA for the previous 2 turbine proposal assessed the potential impact of the turbine on heritage receptors, and stated that the, *"Vantage points … demonstrate the impact of the proposed development on the heritage receptors within the area. The wireframes and photomontages demonstrate that the proposed turbine would not be visible from the heritage receptors. This is due to the gradient of the land, the scale of the proposed turbine and the intervening landscape. This ensures that there would be no impact on the setting of the listed buildings and the significance of effect is assessed as being negligible".*

9.8 The effect on nature conservation issues.

9.8.1 There are no statutory ecological or nature designations specific to the site. The closest designated site, the Combes Valley SSSI, is located approximately 1.5km to the south west of the application site. Furthermore, the Peak District Moors Phase 1, an extension of South Pennine Moors SPA/ SAC is located around 4.4km north and is notified for specific breeding birds. However, due to the distance between the site and the SPA and the low quality habitat within and surrounding the survey area, it is considered highly unlikely that a single small turbine in this location would impact on any vulnerable species or the SPA.

9.8.2 Natural England has produced a Technical Information Note TIN051 in light of the Euro bats Agreement, entitled 'Bats and Onshore Wind Turbine'. This report summarises the potential impacts of wind energy developments on bats and TIN051 recommends that wind turbine are unlikely to affect bat populations where a 50m buffer is maintained from foraging habitat. For this proposal, the turbine has been positioned so as not to infringe the TIN051 buffer zone and to comply with the Natural England's guidance in relation to the hedgerows along the field boundaries.

9.8.3 Natural England has also produced Technical Information Note TIN069, entitled, "Assessing the effects of onshore wind farms on birds". This guidance identifies when and where a

detailed assessment of potential impacts on birds resulting from wind farm developments is likely to be required. However, this advice relates to wind farm developments, whereas the proposal is for a single small scale turbine. As set out above, it is considered that the turbine would be positioned far enough away from the designated sites so as to not directly impact on bird species.

9.8.4 The previous application for 2 turbines was accompanied by an initial assessment by EMEC Ecology and a review of that report by Avian Ecology. To support this application and to address the second reason for refusal, Avian Ecology have carried out further work, particularly relating to the likelihood of breeding birds and a bat roost inspection of two structures to the south of the site.

9.8.5 Regarding breeding birds, the Report concludes that, "*Overall, there may be minor negative impacts on commoner and widespread species, although these are unlikely to represent a threat to the integrity of any species at population level. No adverse impacts on populations of pertinent species, (following NE criteria), as none were recorded during the surveys, are anticipated. It is therefore concluded that a single turbine development at this location is unlikely to have a significant impact on ornithological interests".*

9.8.6 Regarding the bat roosts, the Report concludes that, *"The proposed development of a single small wind turbine does not require the destruction of any roost site and the turbine is located over 250m from any potential bat roost. Due to the distance of the proposed turbine from Town Field Farm, and the nature of the infrequently used transient roost, no impacts on any roosting bats are anticipated by the proposed development. Overall, based on the findings of the EMEC Ecology report (2013), and the bat roost inspection survey undertaken by Avian Ecology (2013), the site is considered to be low risk in line with BCT guidelines (2012). Whilst minor impacts on individual bats cannot be precluded, impacts on bat populations are considered highly unlikely to occur".*

9.8.7 Mitigation measures are recommended by both the ecology Reports. The practical measures are set out below. The applicants are content for these actions to be imposed by condition on any approval:

- Working areas shall be kept to a minimum and grassland areas disturbed during the working phase shall be re-instated upon completion.

- Should any trenches dug during works activities be left open over night, they shall be left with a sloping end or ramp to allow any badgers or other animal that may fall in to escape. Any pipes over 200mm in diameter shall be capped off at night to prevent animals entering.
- Any vegetation clearance, including grassland removal, shall be timed to avoid the bird breeding season, which runs from March to September (inclusive). Any work carried out during the breeding season, shall be preceded by a survey carried out by a qualified ecologist, to ensure that no active nests are affected. If active nests are found then work shall be delayed until all chicks had fledged.
- A precautionary pre-installation survey shall be undertaken to confirm that no badger setts have been constructed within or close to the proposed turbine.
- A watching brief shall be employed by site operatives during installation activities, to avoid risks of inadvertently killing or injuring reptiles that could potentially be present around the application site boundaries.
- Pollution prevention measures shall be implemented in line with Environment Agency guidelines (2007).

9.8.8 It is recognised that the proposed turbine may have an impact on nature conservation issues. However, it is considered that the proposed mitigation measures will ensure that any impact is kept to a minimum. On balance, the overall impact will not be materially adverse. Furthermore, it is considered that any adverse impact would not override the sustainable credentials of the renewable energy generation.

9.9 Public Amenity

9.9.1 The effects of the proposal upon enjoyment of the countryside by members of the public must be considered, including those using the lanes and public footpaths in the vicinity of the site. Of further concern is whether approval would have an adverse effect on the contribution made by tourism and recreation to the local economy.

9.9.2 Clearly the closer the receptor to the turbine, the greater the magnitude of impact that is likely to occur as the turbine would have stronger visual presence within the vista. In this particular case, the proposed turbine would have a strong impact along the local roads

used more regularly be local residents. However, the immediate vegetation aligning the surrounding main roads and the drop in levels from the National Park serves to preclude views of the turbine.

9.9.3 The nearest recreational receptors are a series of public footpaths around Morridge Side, the closest being a footpath which goes through the same field as the proposed turbine, routed southwest-northeast, and located in proximity to the turbine. The turbine would be located a minimum of 55m from the footpath, outside the fall-over distance and to avoid any oversailing by the blades. There are also public footpaths to the southwest of the A523. Furthermore, the site will be visible from a number of footpaths around Ipstones Edge, 2.5kms south of the application site.

9.9.4 The LVIA assesses the impact on the proposed turbine on recreational receptors in the surrounding area, and states that, *"Vantage Point 1 shows the proposed views from the picnic area on the B5053. This vantage point has wide open views of the locality and also demonstrates the agricultural features of the landscape. The turbine would be visible from this location, however it is not an isolated feature on the landscape and would be viewed in relation to telegraph poles, vegetation and the existing turbines".*

9.9.5 Vantage Point 4 demonstrates the impact of the proposed development from the footpath leading from Morridge Top Road past Slate Mill Farm, approx 700m east of the proposal site. The LVIA assesses view from this position and states that*, "This vantage point demonstrates the wide open views and agricultural nature of the area. The undulating land is also a key feature from this location. The most prominent features from this location are the turbines at Slate House Farm and Garstones Farm. The proposed turbine would be viewed in relation to these turbines, but would be set further down the valley side and would not be skylined. The turbines would be viewed together and their similar scale and appearance ensures that they are able to complement each other without having a significant cumulative effects".*

9.9.6 The surrounding landscape is highly valued for recreation and tourism alike and it could be argued that the proposal would diminish its attractiveness to a proportion of those visitors using the area because of its beauty and tranquillity and this could have a significant

impact on the local economy where tourism makes a major contribution. However, there are a number of isolated vertical structures (existing wind turbines, electricity pylons and telecom masts), already situated in the surrounding area. Furthermore, it is considered that recreational users are likely to be more attracted to sites and walks within the National Park. It is considered that any additional deterrence to usage of the area or impact on the amenity of those utilising the area will be marginal in these circumstances and any potential economic harm must be weighed in the balance against the benefits of the turbine proposal.

9.10 Flood Risk

9.10.1 The site is located in an area identified by the Environment Agency as being outside of the designated High risk Flood Zones 2 and 3a.

9.11 Aviation/radar interference

9.11.1 Research has been carried out using the MOD, NATS, Met Office and DECC databases. The research indicates that the application site is outside the consultation zone for Manchester Airport. The nearest small airfield is at Tatenhill, near Burton-on-Trent, approx 18kms away. The nearest RAF bases are at RAF Waddington and RAF Cottesmore, both approx 95kms away. The site appears to fall outside the MOD radar coverage zone for 40m tip turbine. The site does not lie within an RAF low-fly area. The site lies outside any MET Office radar consultation zone.

9.11.2 The site lies on the fringes of the NATS radar consultation zone for 40m tip turbine but there were no objections made to the previous 2 turbine application. It is therefore not considered that the proposed turbine would have a detrimental impact on air safety.

9.12 Television and radio interference

9.12.1 The BBC Online Windfarms Tool provides information for the guidance of Wind Farm developers. However, it must be appreciated that the results of any inquiries represent a very crude estimate of populations that may suffer interference from wind farms built at

the locations specified. Furthermore, the information relates to wind farms, which may comprise a significant number of very large turbines.

9.12.2 The BBC Online Windfarms Tool reveals that turbine located on the application site may affect 24 homes for which there is no alternative off-air service. In addition, it may affect up to 2189 homes for which there may be an alternative off-air service. The transmitters likely to be affected are at Leek, Lichfield Ch 5 and Ipstones Edge.

9.12.3 However, it must be noted that this proposal is for a single medium scale turbine and not for a large wind farm. There will be no properties within the "interference shadow" of the proposed turbine and many properties will already benefit from digital or satellite reception. In the circumstances, it is considered highly unlikely that any properties will be adversely affected through television interference. Furthermore, an Ofcom search has revealed no fixed telecom links in the vicinity of the application site.

9.13 Residential Impact

9.13.1 Visual Amenity

9.13.2 There are few isolated residential properties around the proposed turbine site. The nearest residential properties outside the ownership of the landowner are located at Morridge Side Farm, approx 350m southwest of the proposal site, and Garstones Farm, approx 320m east of the site.

9.13.3 The turbine would be positioned a significant distance from larger concentrations of residential properties at Bradnop and Onecote, a minimum of 1.6kms from the application site. However, the surrounding topography and the presence of existing pockets of vegetation in the vicinity would likely cause obscuration and serve to screen views of the proposed turbine.

9.13.4 The LVIA submitted to support the 2 turbine proposal assessed the potential impact of the turbine on residential receptors and stated that, *"Various vantage points have been chosen to reflect the impact from the residential receptors. In particular vantage points 2, 3, 4, 7, 10 and 11. These vantage points have been assessed as having a significance of effect*

ranging from negligible to slight adverse. The slim nature of the proposed turbine and their proposed location, ensures that the turbine are not easily visible from residential properties. The gradient of the land also provides further mitigation and the mature vegetation in the area ensures that the turbine would not be an isolated feature on the landscape. Vantage point 3 perhaps shows the most significant impact of the proposed development and from here only one of the turbines would be visible. The mature vegetation provides screening of the turbine and ensures that they are not isolated features on the landscape".

9.13.5 It is accepted that some properties would be subject to visual impact from the proposed turbine, albeit only through certain windows, none would have their outlook so affected in the round that living conditions for their occupants would be unacceptably degraded. It is accepted that some views would be changed but it is considered that those changes do not necessarily equate to harm. None of the properties would be so close, or with such direct views towards the site, that the turbine could reasonably be seen as oppressive or overbearing.

9.13.6 Shadow-flicker impact

9.13.7 With respect to potential shadow-flicker nuisance, the PPS22 Companion Guide (2004) and BERR (2007) advise that shadow flicker only occurs within 10 x rotor diameters of a turbine. Furthermore, only properties within 130° either side of north, relative to the turbine, can be affected at UK latitudes, as turbine do not cast long shadows on their southern side. For the proposed turbine, with 19m diameter blades, there are no occupied properties within the shadow-flicker zone.

9.13.8 Noise Nuisance

9.13.9 The main guidance on turbine noise comes from ETSU-R-97: "The Assessment and Rating of Noise from Wind Farms". This document comprises the recommendations of the Working Group on Noise from Wind Turbine set up in 1993 by the Department of Trade and Industry. During the day, the suggested noise limits are 5dB(A) above the prevailing background, or if this would give a limit below 35 dB LA90, an absolute limit is set between 35 and 40 dB LA90 , depending on the number of dwellings affected, duration of the noise

and economic factors. At night the recommended noise limit outside a residence would be is 43 dB LA90 or 5dB (A) above the prevailing background, whichever is the greater.

9.13.10 In response to the third reason for refusal, a site-specific noise assessment has been carried out by Dragonfly Acoustic Consultants. The assessment concludes that, *"For Noise Sensitive Receptor '1' (ie. Morridge Side Farm) the calculated turbine noise levels are within the daytime and below the night time noise criteria recommended by ETSU. For Noise Sensitive Receptor '2' (ie. Weatherworth Farm) the calculated turbine noise levels are below the daytime and below the night time noise criteria recommended by ETSU. For Noise Sensitive Receptor '3' (ie. Garstones) the calculated turbine noise levels are above the daytime and below the night time noise criteria recommended by ETSU".*

9.13.11 The Report considers cumulative noise impact and clarifies the findings regarding Noise Sensitive Receptor 3 (ie. Garstones), as the property is financially interested for one of the existing turbines. The Report states that, *"It is considered that any noise from the proposed turbine will be completely masked at NSR3 by noise from 'Existing Turbine 1 [ie.at Garstones]'".*

9.13.12 For Noise Sensitive Receptor '4' (ie. Slate House Farm) the property is also financially interested for one of the existing turbines. The *"contribution from the proposed turbine and 'Existing Turbine 1' only serve to increase the overall noise level at this location by 0.4dB. The proposed turbine is 16.9dB quieter than 'Existing Turbine 2' [ie. at Slate House Farm] and if 'Existing Turbine 1' were to be removed in the future then the proposed turbine is less than 35dB singularly and, in conjunction with 'Existing Turbine 1', would have calculated noise levels below the daytime and below the night time noise criteria recommended by ETSU".*

9.13.13 In conclusion the acoustic report states that, *"it is therefore considered that the predicted noise levels from the proposed turbine will satisfy all of the noise limits specified by ETSU".*

9.14 Highway safety/ site access

9.14.1 Public concern relating to highway issues focuses on the impact of the turbine on motorists and other users on the local highway network. The LVIA confirms that users of the A523

(which has the greatest level of local traffic activity) running in a west-east direction to the south of the site would see the greatest level of effects, though the orientation in relation to the site along with some vegetation aligning the roadside means that only intermittent views would be achieved. Obtainable views from the closest local roads to the east and north are less likely as a result of the topography which includes the steep escarpment on which the site is located, which would entirely screen the turbine from the majority of viewpoints.

9.14.2 The proximity of the turbine to the main road network is unlikely to cause distraction to motorists from the movement of the blades and any associated moving shadows. It is considered that there is no evidence of increasing risk to motorists associated with other established wind turbine in the area.

9.14.3 The proposed Endurance turbine will be delivered utilising standard HGVs and not abnormal load vehicles. The delivery route will be via the trunk road network to the A523 and directly onto the application site by way of the gated access close to Park House Farm, and then via existing tracks to the application site. No objections were raised by the highway authority to the previous 2 turbine proposal. It is considered that this route will not cause any overriding concern over public safety or amenity.

10. DESIGN & ACCESS STATEMENT

10.1 Design Rationale

10.1.1 The proposed location of the turbine was chosen to benefit from:-

- the on-site wind resource, with the NOABL Wind Speed at 25m measuring 7.0 m/s,
- the availability of space on site, with an adequate separation distance from residential properties, heritage assets, ecology issues and other interests of acknowledged importance,
- the ability of the surrounding landscape and built environment to have the capacity to absorb the development, in terms of visual and noise impact.

10.2 Involvement

10.2.1 Following the submission of a Screening Opinion Request to the Council, which advised that the proposal comprised EIA development, the Secretary of State was asked to provide a Screening Direction. The Screening Direction was issued on 12 March 2013 and confirmed that the proposal did not constitute EIA development.

10.2.2 Local residents and Parish Councils were consulted with respect to the initial 2 turbine proposal. There was one objection from a local resident and an objection from Bradnop Parish Council.

10.3 Use

10.3.1 The proposed single 50kW turbine will generate renewable electricity which will be exported to the local grid. The profitability of the scheme will make an appropriate contribution towards the land owner's farm business running costs. The turbine is expected to produce approx. 217,000 kWh of electricity per year.

10.4 Amount

10.4.1 The single 50kW turbine consists of a 3-blade model with a hub height of 24.6m and a blade diameter of 19.2m, giving a total maximum height above ground level of 34.2m. The turbine construction will require concrete foundations, 6m x 6m square, to a depth of 1.4m. An ancillary kiosk will be provided, measuring 2m x 1.08m, height 2.37m. In addition, a new access track will be built linking the existing and permitted access tracks to the turbine positions. An existing field gate on the A523 gives access to an existing track. This is to be extended by a new track, part of which was permitted under Prior Notification (ref: 12/00552/PNOT_2). The new track (approx 272m long x 3.5m wide) will be constructed from imported gritstone hardcore.

10.4.2 Approximately 300m of underground cabling will connect the turbine to an existing 11kV, 3-phase electricity supply which crosses the owner's land, to the southeast of the turbine position. A temporary crane construction area and plant/equipment storage area will be

utilised only during the construction phase and will be returned to agricultural use immediately after. The footprint of the entire development, including access track and foundations, will be approx 0.12 ha.

10.5 Layout

10.5.1 The proposed turbine will be located in a field with a southwest-facing slope towards the north eastern extent of the land owner's holding. The chosen location will be relatively central to the field, with no surrounding buildings and minimal vegetation. This means it will be exposed to maximum wind. The location also maximises the distance away from ecology habitats and houses, so that amenity is not affected.

10.6 Scale

10.6.1 The planning application is for a single 50kW turbine comprising 3-blade model with a hub height of 24.6m and a blade diameter of 19.2m, giving a total maximum height above ground level of 34.2m. The ancillary kiosk measures 2m x 1.08m, height 2.37m. The turbine construction will require concrete foundations, 6m x 6m square, to a depth of 1.4m. The proposed turbine is of a medium size and have been located away from residential properties, shielded by local topography and vegetation, such that its planned scale would not have an adverse impact on the existing rural character of the local area.

10.7 Landscaping

10.7.1 After the foundation has been built, soil that had previously been excavated will be replaced around and over the foundation. The area will then be able to be farmed right up to the turbine. Surplus soil will be taken away and used elsewhere on the farmholding. The access track will remain for the life of the project, and will be allowed to grow-over, to give a rural feel but maintain the correct structural capability. This will allow maintenance vehicles to access the site and for its use by decommissioning vehicles/cranes in due course. After decommissioning the track will be removed and the land returned to agricultural use. The temporary crane construction area and plant/equipment storage area

will be utilised only during the construction phase and will be returned to agricultural use immediately after.

10.8 Appearance

10.8.1 The three-bladed turbine will be painted off-white, with a non-reflective finish. The ancillary kiosk will be painted green. The access track, constructed of 40mm imported limestone hardcore, will remain for the life of the project, and will be allowed to grow-over, to give a rural feel but maintain the correct structural capability.

10.9 ACCESS

10.10 Vehicular and transport links

10.10.1 The proposed Endurance turbine will be delivered utilising standard HGVs and not abnormal load vehicles. The delivery route will be via the trunk road network to the A523 and directly onto the application site by way of the gated access close to Park House Farm, and then via existing, permitted and proposed tracks to the application site.

10.10.2 The existing field access from the A523 will be used to give access to the site. A new access track across the fields will be built from imported gritstone hardcore. This will allow access to the temporary crane construction area and plant/equipment storage area. Construction traffic will be managed onto the site so that there are no conflicts with existing traffic during the most intensive stages of construction.

10.11 Inclusive access

10.11.1 This is not relevant to this application as the turbine is a private installation, and the only access required during the years of turbine operation will be for maintenance staff.

11 CONCLUSIONS

11.1 The NPPF supports the transition to a low carbon future in a changing climate, by encouraging the use of renewable resources and particularly by the development of renewable energy. The NPPF specifically states that to help increase the use and supply of renewable energy, local planning authorities should recognise the responsibility on all communities to contribute to generation from renewable sources and they should have a positive strategy to promote renewable energy. The newly published "Planning practice guidance for renewable and low carbon energy" reiterates that the NPPF requires all communities have a responsibility to help increase the use and supply of green energy.

11.2 The Staffordshire Moorlands Core Strategy is at an advanced stage of production. Policy SD2 supports renewable energy schemes, including stand-alone schemes. In terms of saved Staffordshire Moorlands Local Plan Policies, which deal with renewable energy and wind turbines, it can be demonstrated that the benefits of renewable energy production would outweigh any adverse environmental impacts and that there are no unacceptable problems in terms of relationships with neighbouring uses. Any harm to the immediate or wider landscape would be generally limited in nature and extent.

11.3 It is acknowledged that the turbine proposal will have certain conflicts with development plan policy, for example relating to impact on the setting of the Peak District National Park, the Special Landscape Area, on landscape elsewhere and on the ecological features in the locality. However, it is considered that those conflicts are limited in nature and extent and are outweighed by the benefits of the renewable energy that would be supplied. That contribution may be modest in relation to the challenging targets set in regional policy and Government targets, but it is only by a succession of such individual proposals, of varying scales, that targets can be achieved. On balance, it is considered that the benefits of the development outweigh those contrary to it and that planning permission should be granted.