

Appendix 2: Savills pre-application consultation letter (dated 7th April) and table of addresses

7th April 2014

savills

The Occupier
«House_Name» «Address_Line_1»
«Address_Line_2»
«City»
«Postcode»

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Priors Walk
East Borough
Wimborne BH21 1PB
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Dear Sir / Madam

PRE-APPLICATION CONSULTATION

ERECTION OF A SINGLE WIND TURBINE (78M TO BLADE TIP) AND ANCILLARY WORKS

LAND AT GREENWAY BANK (EAST OF BEMERSLEY ROAD), BEMERSLEY GREEN, KNYPERSLEY

NGR: 388873E, 354525N.

On behalf of EDP (a renewable energy company) and the landowner, Mr Bailey, we write to notify you of a potential wind energy development at the above site. We enclose relevant proposal plan details and set out the following background information which we hope you will find useful. We would welcome any comments, queries or suggestions you may have, prior to a planning application being submitted to Staffordshire Moorlands District Council (SMDC).

Background

The Government's Renewables Obligation mechanism (RO) is creating significant demand for renewable generation and the market has reacted by bringing forward renewable energy proposals, such as this site at Greenway Bank. Suppliers are incentivised to source a specific and annually increasing percentage of the electricity that they supply from renewable sources. The RO started at 3% in 2002 and is increasing each year, for example the target for 2015 is 15.4%.

Land at Greenway Bank has been considered suitable to accommodate a single wind turbine with a generation capacity of 500kW, it is estimated that enough electricity could be generated to supply the equivalent of approximately 447 households, based on a 30% capacity factor and annual average consumption of 4,700 kilowatt hours (kWh)¹. This could potentially displace the equivalent of up to approximately 904² tonnes of CO₂ emissions per year from conventional forms of electricity generation³. This would not only provide a carbon offset for the farm but would also contribute to the region's supply of renewable energy.

The proposed development

The proposal is for a single wind turbine with a hub height of 50m and an overall height (to blade tip) of 78m. We enclose the following information:

- Site location plan. Identifies the proposed turbine position and means of access outlined in red.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Adventis Plc. Chartered Surveyors. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD





Why this site?

In the local area, to the north and east, there are blocks of woodlands set within an undulating rural landscape (significantly a higher ridgeline exists beyond the development site) which would help in minimising the visual prominence of the turbine. To the south, north-west and the west the landscape is generally flatter albeit the urban edge of the Potteries conurbation is clearly visible. There are relatively few neighbouring properties / farms within direct line-of sight. Access to the site would be gained via an existing farm track access (to be extended in part) off Bemersley Road. Key considerations which have influenced the selection of this site are:

- The site's sufficient wind speed;
- Adequate separation distances exist from nearest residences;
- An undulating landscape;
- No aviation restrictions;
- A number of man made features are clearly visible within the landscape; and
- A suitable grid connection point is nearby.

Planning application

A planning application will be made to SMDC, who will undertake their own statutory consultation as part of the planning process. We will prepare and submit a planning application, with accompanying information, to address relevant planning considerations including:

- Planning, Design and Access Statement
- Landscape and visual impacts. This will include visualisations to show how the wind turbine will appear from a variety of locations;
- Communications and aviation;
- Noise;
- Ecology and ornithology (including surveys);
- Shadow flicker; and
- Cultural heritage.

If you have any questions or observations, then please do not hesitate to contact me prior to the 25th April.

We look forward to your response.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Holdcroft", written over a horizontal line.

Phil Holdcroft
Associate Director
Savills Planning

Enc: R Salter

CC: Plans as listed above

¹ Based on 'medium' UK domestic electricity consumption of 4,700 kWh/pa as used by OFGEM.

² Derived using a carbon dioxide offset ratio of 430g carbon dioxide per kWh of wind generation. It should be noted that future changes in the power generating mix and fuel costs in the UK over life of the wind turbines means this figure may change over time.

³ Based on 'average' UK domestic electricity consumption of 4,414 kWh/pa, as used by DECC. Derived using a carbon dioxide offset ratio of 430g carbon dioxide per kWh of wind generation. Note that future changes in the power generating mix and fuel costs in the UK over the operating life of the wind turbines means that this figure may alter.

House Name/ No	Address Line 1	Address Line 2	City	Postcode
	560 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	575 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	583 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	585 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	587 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	589 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	591 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	593 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	595 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	588 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	590 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	592 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	594 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	596 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	598 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	600 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	602 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	601 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	605 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	597 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
	599 Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
Bemersley Farm	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QT
The Household Waste Site	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QU
Greenway Bank Farm	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QX
Keeper's Cottage	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QX
Gardener's Cottage	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QX
Bank Top	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QX
The Oaklands	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QY
1 Ivy Cottages	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QY
2 Ivy Cottages	Greenway Bank	Brindley Ford	STOKE-ON-TRENT	ST8 7QY
Poolside Cottage	Judgefield Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UG
Pool Dam Cottage	Judgefield Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UG
Judgefield Farm	Judgefield Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UG
Knypersley Mill Farm	Judgefield Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UG
Knypersley Mill	Judgefield Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UG
Tongue Lane Farm	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UQ
Tongue Lane Cottage	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UQ
Trent Rise	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UH
1 Ivy Cottages	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UH
2 Ivy Cottages	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UH
3 Ivy Cottages	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UH
Chapel House	Tongue Lane	Brown Edge	STOKE-ON-TRENT	ST6 8UH
	30 Ridgeway		STOKE-ON-TRENT	ST6 8UJ
	32		STOKE-ON-TRENT	ST6 8UJ
	34		STOKE-ON-TRENT	ST6 8UJ
A C C Plastics (321)	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	323 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	325 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	327 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	329 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	331 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	333 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	335 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	337 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	339 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	341 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	343 Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL

	345	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	347	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	349	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	351	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	353	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	357	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	360	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	359	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	361	Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
Ridgeway Hall Farm		Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
Yew Tree Farm		Bemersley Road	Brown Edge	STOKE-ON-TRENT	ST6 8UL
	470	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	473	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	475	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	477	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	479	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	481	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	483	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	485	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	487	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
487A		Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	505	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	507	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
	509	Bemersley Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QS
The Bungalow		Peck Mill Lane	Brindley Ford	STOKE-ON-TRENT	ST8 7QR
High View		Peck Mill Lane	Brindley Ford	STOKE-ON-TRENT	ST8 7QR
1A		Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	1	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
1B		Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	3	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	5	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	7	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	9	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	11	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	13	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	14	Finch Street	Brindley Ford	STOKE-ON-TRENT	ST8 7QQ
	1	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	3	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	5	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	7	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	9	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	11	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	13	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	15	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	17	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	19	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	21	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	23	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	25	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	27	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	29	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	31	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	33	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	2	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	4	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	6	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	8	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	10	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE

	12	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	14	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	16	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	18	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	20	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	22	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	24	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	26	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	28	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	30	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	32	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
	34	Barmouth Grove	Brindley Ford	STOKE-ON-TRENT	ST8 7QE
Brindley Ford Methodist Church		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	18	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	20	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	22	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	2	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	4	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	6	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	8	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	10	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	12	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	14	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
	16	Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
African House		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Chris Connelly Guitar Tutor, Unit 2, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Cornfield Engineering, Annexe 1, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Digital Ceramic Systems, Unit B4, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Easylinks Trading Ltd, Annexe 3, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
K&S Studios, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Large Photo Prints, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
PLFO Printing Service, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
S&G Precision Engineering, Unit B6, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Star Print & Design, Unit B2, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Taylor Textiles, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD
Weighing Control UK, Unit B10, Old School Buildings		Outclough Road	Brindley Ford	STOKE-ON-TRENT	ST8 7QD