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21 JUNE 2016

To: All Councillors

As a Member or Substitute of the **Planning Committee**, please treat this as your summons to attend a meeting on **Wednesday 29 June 2016 at 6.00pm in Council Chamber, Town Hall, Matlock DE4 3NN**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sandra Lamb', written in a cursive style.

Sandra Lamb
Head of Corporate Services

AGENDA

SITE VISITS The Committee is advised a coach will leave the **Town Hall at 2:00pm prompt**. A schedule detailing the sites to be visited is attached to the agenda.

1. APOLOGIES/SUBSTITUTES

Please advise the Committee Team on 01629 761133 or e-mail committee@derbyshiredales.gov.uk of any apologies for absence and substitute arrangements.

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Planning Committee – 14 June 2016

3. INTERESTS

Councillors are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those Interests are matters that relate to money or that which can be valued in money, affecting the Councillor, her/his partner, extended family and close friends. Interests that become apparent at a later stage in the proceedings may be declared at that time.

4. APPLICATIONS FOR DETERMINATION

Please note that for the following items, references to financial, legal and environmental considerations and equal opportunities and disability issues will be embodied within the text of the report, where applicable.

PUBLIC PARTICIPATION

To provide members of the public **WHO HAVE GIVEN PRIOR NOTICE** (by no later than 12 Noon on the working day prior to the meeting) with the opportunity to express views, ask questions or submit petitions relating to planning applications under consideration. Representations will be invited immediately before the relevant item of business/planning application is discussed. Details of the Council's Scheme are reproduced overleaf. To register to speak on-line, please click here www.derbyshiredales.gov.uk/attendameeting. Alternatively email committee@derbyshiredales.gov.uk or telephone 01629 761133.

Page No.

4.1 APPLICATION NO. 14/00224/FUL (Site Visit)

5 - 99

Alternative scheme of 3 wind turbines with height to blade tip of up to 100m (hub height 59m) and associated substation building, new and upgraded access track from Manystones Lane and B5056, hardstandings, temporary compounds and associated works – to be considered as part of public inquiry appeal proceedings (appeal reference APP/P1045/W/15/3130874) into the refusal of application 14/00224/FUL

4.2 APPLICATION NO. 15/00370/FUL (Site Visit)

100 - 133

Erection of wind turbine 77 meters to blade tip (50m to hub), with associated access track, crane hardstanding, electrical cabinets and cable run

Members of the Committee

Councillors Garry Purdy (Chairman), Tony Millward BEM (Vice Chairman),

Jason Atkin, Sue Bull, Sue Burfoot, Albert Catt, Tom Donnelly, Graham Elliott, Richard FitzHerbert, Chris Furness, Neil Horton, Jean Monks, Tony Morley, Mike Ratcliffe, Lewis Rose OBE, Peter Slack and Jo Wild.

Substitute Members

Deborah Botham, Jennifer Bower, Richard Bright, Martin Burfoot, Phil Chell, Ann Elliott, Helen Froggatt, Alyson Hill, Angus Jenkins, Vicky Massey, Joyce Pawley, Mark Salt, Andrew Shirley, Andrew Statham, Jacquie Stevens and John Tibenham.

PUBLIC PARTICIPATION

Members of the public may make a statement, petition or ask questions relating to planning applications or other agenda items in the non-exempt section of an agenda at meetings of the Planning Committee. The following procedure applies.

- a) Public Participation will be limited to one hour per meeting, with the discretion to extend exercised by the Committee Chairman (in consultation) in advance of the meeting. On line information points will make that clear in advance of registration to speak.
- b) Anyone wishing to make representations at a meeting must notify the Committee Section before Midday on the working day prior to the relevant meeting. At this time they will be asked to indicate to which item of business their representation relates, whether they are supporting or opposing the proposal and whether they are representing a town or parish council, a local resident or interested party.

- c) Those who indicate that they wish to make representations will be advised of the time that they need to arrive at the meeting venue so that the Committee Clerk can organise the representations and explain the procedure.
- d) Where more than 2 people are making similar representations, the Committee Administrator will seek to minimise duplication, for instance, by establishing if those present are willing to nominate a single spokesperson or otherwise co-operate in the presentation of their representations.
- e) Representations will only be allowed in respect of applications or items which are scheduled for debate at the relevant Committee meeting,
- f) Those making representations will be invited to do so in the following order, after the case officer has introduced any new information received following publication of the agenda and immediately before the relevant item of business is discussed. The following time limits will apply:

Town and Parish Councils	3 minutes
Objectors	3 minutes
Ward Members	5 minutes
Supporters	3 minutes
Agent or Applicant	5 minutes

- g) After the presentation it will be for the Chairman to decide whether any points need further elaboration or whether any questions which have been raised need to be dealt with by Officers
- j) The relevant Committee Chairman shall exercise discretion during the meeting to rule out immediately any comments by participants that are not directed to genuine planning considerations.

SITE VISITS

Members will leave the Town Hall, Matlock at **2.00pm** prompt for the following site visits:

2.20pm APPLICATION NO. 14/00224/FUL 5 - 99

LAND AT MANYSTONES LANE, BRASSINGTON

At request of Officers to allow Members to fully appreciate the impact on the landscape character.

2.45pm APPLICATION NO. 15/00370/FUL 100 - 133

HOBEN INTERNATIONAL LIMITED, BRASSINGTON WORKS, MANYSTONES LANE, BRASSINGTON.

At request of Officers to allow Members to fully appreciate the impact on the landscape character.

From this point the bus will visit various viewpoints to assess the schemes including Ible, Bonsall and Aldwark returning at approximately 5.00pm.

5.00pm RETURN TO THE TOWN HALL

COMMITTEE SITE MEETING PROCEDURE

The purpose of the site meeting is to enable the Committee Members to appraise the application site. The site visit is not a public meeting. No new drawings, letters of representation or other documents may be introduced at the site meeting. The procedure will be as follows:

1. A coach carrying Members of the Committee and a Planning Officer will arrive at the site as close as possible to the given time and Members will alight (weather permitting)
2. A representative of the Town/Parish Council and the applicant (or representative can attend.
3. The Chairman will ascertain who is present and address them to explain the purpose of the meeting and sequence of events.
4. The Planning Officer will give the reason for the site visit and point out site features.
5. Those present will be allowed to point out site features.
6. Those present will be allowed to give factual responses to questions from Members on site features.
7. The site meeting will be made with all those attending remaining together as a single group at all times.
8. The Chairman will terminate the meeting and Members will depart.
9. All persons attending are requested to refrain from smoking during site visits.

APPLICATION NUMBER		14/00224/FUL	
SITE ADDRESS:		Land At Manystones Lane Brassington Derbyshire	
DESCRIPTION OF DEVELOPMENT		Alternative scheme of 3 wind turbines with height to blade tip of up to 100m (hub height 59m) and associated substation building, new and upgraded access track from Manystones Lane and B5056, hardstandings, temporary compounds and associated works – to be considered as part of public inquiry appeal proceedings (appeal reference APP/P1045/W/15/3130874) into the refusal of application 14/00224/FUL	
CASE OFFICER	Mr. Jon Bradbury	APPLICANT	Griffe Grange Wind Farm Limited
PARISH/TOWN	Brassington and Carsington and Hopton	AGENT	Cunnane Town Planning LLP
WARD MEMBER(S)	Councillor Rose	DETERMINATION TARGET	Not applicable but view needed to feed into Council's appeal case
REASON FOR DETERMINATION BY COMMITTEE	The Committee determined application 14/00224/FUL for a 5 turbine scheme. A 3 turbine scheme is proposed as part of the appeal proceedings and a committee resolution as to what their planning view would be on this revised scheme is required.	REASON FOR SITE VISIT (IF APPLICABLE)	At request of officers to ensure members fully appreciate the impact of the 3 turbine proposal

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Background and Relationship to Appeal • Policy Framework • Visual / Landscape Impact Incorporating Impact on the National Park and Cumulative Impacts • Impact on Heritage Assets Individually and Cumulatively • Impact on Amenity of Nearby Residents • The Noise Impact • The Effect on Nature Conservation and Fauna

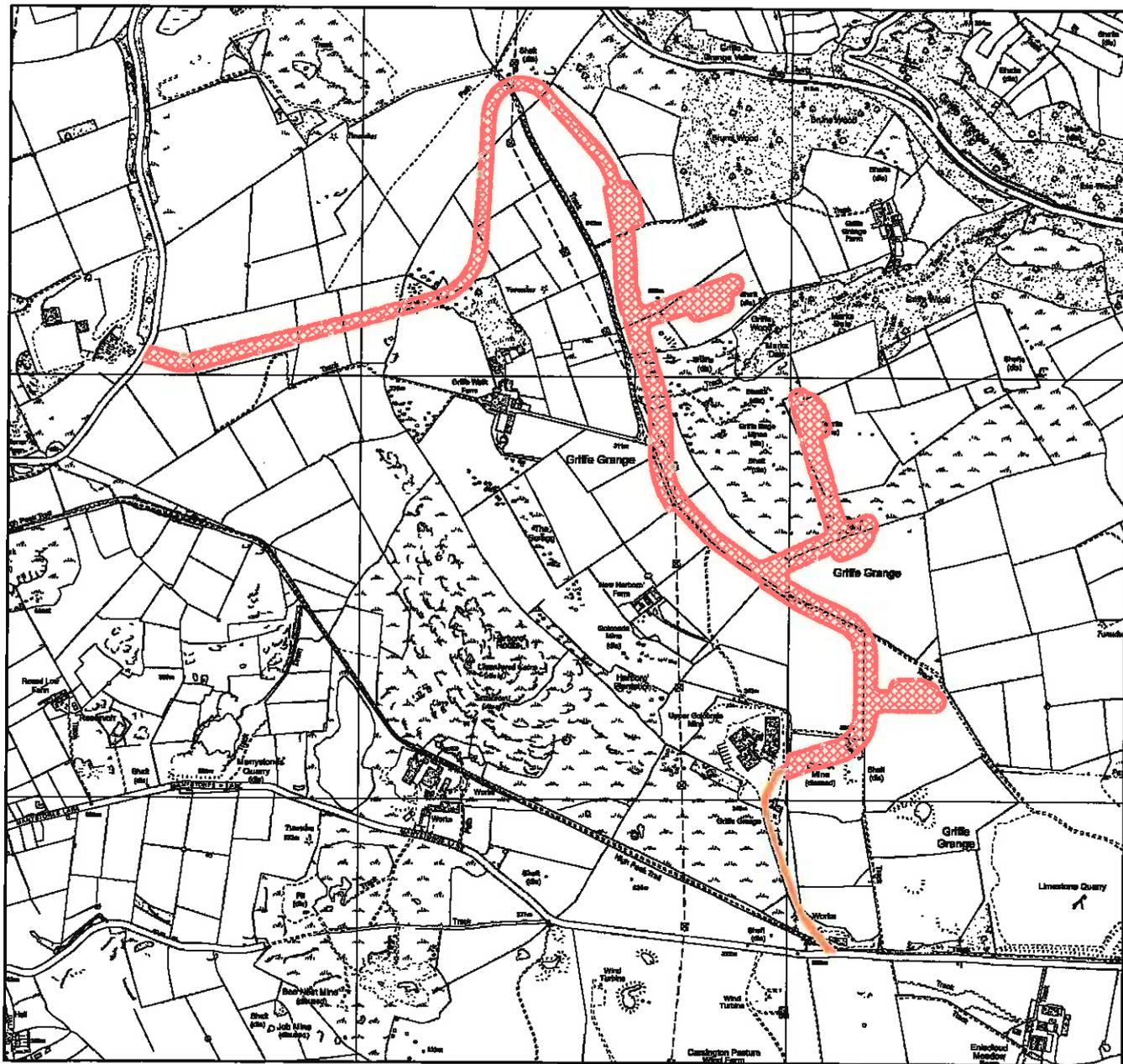
- The Impact on Users of the Countryside and Consequences for the Local Economy
- The Quality of the Environmental Impact Assessment
- Other Issues

RECOMMENDATION

Committee resolve that had they been asked to consider the planning merits an alternative development of 3 turbines that they would have been minded to refuse it for the reasons stated.

Land at Manystones Lane, Brassington

14/00224/FUL



Derbyshire Dales DC

1:15,000

Date: 21/06/2016

100019785

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website :www.derbyshiredales.gov.uk*

1. INTRODUCTION

- 1.1 Application 14/00224/FUL for a wind farm of 5 turbines was considered by and refused by Committee in February 2015. That decision is the subject of an appeal which is due to be heard by Public Inquiry in October. As part of their appeal submission the appellants are seeking to promote an alternative scheme of 3 turbines. Initially the Council raised concerns with the appellants and Planning Inspectorate about the tabling of such a substantially different scheme which required full and fresh appraisal for its planning merits.
- 1.2 The decision as to whether or not to allow the consideration of an amended proposal as part of appeal proceedings lies with the appointed Inspector. The appointed Inspector in this case has confirmed in writing that they are willing to consider an alternative scheme and that they want the evidence to the Inquiry to focus on the amended scheme. In making this judgement they have also indicated that the amended scheme of 3 should be the subject of fresh consultation and publicity in order that the Council are able to present a fully considered case and to ensure that the public, or other parties, are not disadvantaged. The Council have consequently had to advertise and consult on this alternative scheme of 3 turbines as if it were a fresh planning application to ensure as much as is feasible that the views of the public, consultees and interested parties can feed into the balanced appraisal of the revised proposal.
- 1.3 The report below assesses the planning merits of the alternative scheme and will provide the basis of the Council's case to go forward to the Public Inquiry. As will be apparent to the reader not all consultees have responded. To ensure that their views are still considered the section of the original report covering consultee responses and representations is appended to this report.

2. THE SITE AND SURROUNDINGS

- 2.1 The proposed wind farm would be located along the eastern flank of the broad limestone dale, Griffe Grange, which includes the historic 'Portway' route between Bakewell and Wirksworth and which is located between high ground at Harboro Rocks to the south and Griffe Grange Valley to the north, along which the A5012 Via Gellia road runs. The Sibelco (formerly Viaton) works lie to the south west on the brow of the hill and Harboro Rocks, with its scheduled ancient monument is located to the west of this and forms the local high point in the landscape at 379m.
- 2.2 The land slopes down generally from this high point to the north, but Griffe Grange itself forms a shallow bowl of a dale in which New Harboro Farm and Griffe Walk Farm are located with higher ground to the east and west. The landscape is fairly typical of the limestone plateau with farmland being utilised predominantly for grazing. The landscape has an open character with only isolated pockets of woodland on the higher ground. The steep sided Griffe Grange Valley to the north and north east is wooded.
- 2.3 The locality has a history of lead mining and old mine workings associated with Griffe Bage Mines occupy part of the eastern flank of the dale. In addition to this the wider locality has industrial premises at Hoben Minerals to the south of Harboro Rocks and Sibelco to the south and quarries exist at Ryder Point to the south east and Longcliffe north west of the site.
- 2.4 The boundary of the Peak District National Park is the valley bottom of Griffe Grange Valley and at its closest point is approximately 660m from the northernmost turbine. The land to the north of Griffe Grange Valley rises steeply and the settlement of Ible lies above

the wooded valley on the lower slopes of Bonsall Moor within the National Park with open views to the south.

- 2.5 Griffie Grange Valley immediately to the north of the site is a site of Special Scientific Interest and in addition to Harboro Rocks the heritage assets in the immediate locality comprise of the Grade II Listed Griffie Walk Farm and the scheduled monument of Moot Low immediately to the north west. The wider landscape is rich in both mining history and hilltop prehistoric monuments such as Minninglow Hill and Stanton Moor which are visible over long distances.
- 2.6 The locality has important footpath and bridleway routes with the Limestone Way crossing the site to the west of the proposed turbines before climbing across Bonsall Moor to the north and the High Peak Trail / Midshires Way running east / west to the south of Harboro Rocks.
- 2.7 To the south of the High Peak Trail and Manystones Lane is the operational wind farm of four 100m turbines on Carsington Pastures. Two further turbines at Ryder Point are also in situ and operational and a further turbine to the south east of Sibelco works is constructed but not yet operational. The application site is crossed by a line of pylons running north / south. The application incorporates land stretching to the west to incorporate a vehicular access to the B5056 Longcliffe to Via Gellia Road and also includes the access route running south from the Sibelco works to Manystones Lane.
- 2.8 Although the application lies within Brassington and Carsington and Hopton parishes, these villages lie tucked under the limestone escarpment to the south and it is the settlements of Ible to the north, Bonsall to the north east and Aldwark to the north west who will experience the clearest views of the turbines.

3. THE APPLICATION

- 3.1 An alternative scheme is being promoted as part of the appeal process for the erection of 3 wind turbines. The turbines would have a height to blade tip of up to 100m (hub height 59m) and associated substation building, new and upgraded access track from Manystones Lane and B5056, hardstandings, temporary compounds and associated works.
- 3.2 The 3 wind turbines would be erected in a line running south south east to north north west along the eastern flank of Griffie Grange. The southernmost of the turbines (T5) would be located approximately 350m to the north east of the Sibelco works and approximately 350m above sea level, 40m to the west of an existing access track and footpath.
- 3.3. Overall, from T3 to T5 the line of 3 turbines covers a distance of approximately 750m. Moving north turbine T4 would be approximately 400m away from T5 and at an altitude of 340m. Turbine T3 is shown approximately 325m to the north of T4 and approximately 300m above sea level.
- 3.4 The turbines would be served by newly created access tracks. A new access track would be created running north east from the existing track serving Sibelco which would then run north along the line of a footpath to meet the existing footpath and access track which runs centrally north west to south east through Griffie Grange. A spur access road would cut across open land to the location of turbine 5 and its associated hard standing.
- 3.5 Turbines T4 and T3 would be serviced from a common new access track which would run north east from the existing track to T4 before turning north to service T3 where it terminates. Some cut and fill will be necessary to create the access tracks and hard standing proposed alongside the turbines.

- 3.6 Just to the south of the existing access which serves Griffie Walk Farm a new access route is to be created running north parallel with the existing track. This track continues north west to cross the existing track 50m to the south of the Limestone Way route. The track then heads due south before turning west to the south of Griffie Walk Farm and crossing open farmland to meet the B5056 opposite Curzon Lodge. This western section of the roadway is shown to involve significant localised excavation but is indicated to be a temporary means of access in order to deliver the main turbine components to site. It is suggested that the land will be reinstated to its existing profile once this is completed.
- 3.7 To the north of the route of this temporary access a new substation is to be constructed. A site compound for the project is positioned immediately to the east of the Sibelco Works.
- 3.8 The turbine detail submitted indicates a turbine with an overall height marginally under 100m with 3 blades rotating from a hub height of 59m. The turbine blades are 41m in length from the centre of the hub giving an overall blade diameter of 82m.
- 3.9 The nacelle at hub height is approximately 6.5m deep. The base of the turbine tower will be 4m wide and taper to 3m where it meets the nacelle. The blades have a maximum width of 3m where they meet the nacelle. The blades have a maximum width of 3m and taper at the ends. Each turbine would be erected by crane sitting alongside on a hard standing area of approximately 50m x 25m dimensions. The application includes an indicative drawing of the proposed substation building. This would have a main footprint of 5m x 4.95m x 5.85m and be 3.4m to eaves with a ridged roof at 5.2m. It would have an additional monopitch element of lesser height at 3.26m with a footprint of 1.65m x 1.65m. A radio antenna with a height of 6m would be attached to its side wall.
- 3.10 The applicants suggest that the overall energy output will be up to 7.5MW but the actual choice of turbine has not been finalised. The turbines would have a variable speed of between 3.5 and 25 revolutions per minute dependant on wind speed.
- 3.11 The applicants have submitted Further Environmental Information along with the submission of the alternative 3 turbine scheme. The Written Statement, appendices and figures have been made available for public inspection and comment. The FEI provides additional and updated information where this is necessary to assess the likely significant effects of the scheme as a result of removing turbines 1 and 2 from the scheme.
- 3.12 The applicants conclusions on each of the topic areas of the FEI can be summarised as follows:-

3.13 The Proposed Development

The developer does not consider that the Council's reasons for refusal were soundly made, but has decided to reduce the scheme to 3 turbines for a number of reasons including:-

- The developer's landscape architect in reviewing the scheme and reflecting on member comment that it might work concluded that a scheme of 3 would be even more acceptable. The 2 turbines closest to the residents in Ible and the National Park boundary have therefore been removed.
- As a responsible developer taking on board resident opinion and Councillor views have taken the view that a layout closely tied to the existing turbines by removal of the 2 northerly turbines would be a further improvement on the original scheme.

3.14 Planning and Energy Policy

There remains a clear presumption in favour of the principle of renewable energy development, particularly in relation to the content of the National Planning Policy Framework.

The benefits of the scheme include significant additional renewable capacity for the District which is acknowledged to have a poor performance in this regard. This benefit is significant.

Other benefits include the displacement of CO₂ emissions, the creation of employment and the introduction of significant investment into the regional economy.

Current Development Plan Policies CS5 and CS6 encourage renewable energy.

The contribution of the scheme to meeting Government objectives of tackling climate change is still to be given significant weight.

The scheme will be viewed as an extension to the existing relatively small wind farm. The locality is a working landscape with quarries and power lines.

3.15 Landscape and Visual Impact Assessment

- In relation to landscape and cumulative landscape effects there would be a significant effect on a small area of 'Plateau Pastures' / 'Limestone Hill and Slopes' within the Griffe Grange Plateau. This is a landscape character of relatively lower sensitivity.
- In relation to visual and cumulative effects within the Griffe Grange Plateau there would be a significant effect on the views from public rights of way, including the Limestone Way and access land at Harboro Rocks. This area has low levels of tranquillity. Beyond the Griffe Grange Plateau's significant or clear, open views would be from limited sections of PROW's including long distance routes in an incidental and generally unassuming manner with approximate separation of 2.5km.
- In relation to residential visual amenity none of the residential properties within 1.5km of the proposed turbines would be affected in terms of their living standards or residential visual amenity.
- The FEI concludes that there would be no significant landscape or cumulative landscape effects on designated landscapes including the other areas of landscape character within the Derwent Valley Mills World Heritage Site, The National Park, Special Landscape Areas or registered parks and gardens or their respective settings. There would be no significant impact on other areas of landscape character beyond Griffe Grange Plateau, Landscape characteristics and qualities such as tranquillity or particular landscape elements or features.
- The potential for significant visual effects to the east south and west would be limited by intervening topography and experienced in the context of other developments including Grangemill Quarry, Carsington Pastures, Brassington Moor and Ryder Point Quarries which are generally more prominent in the view. Quarry extensions are currently underway. Areas of scenic quality and recreational value close to the National Park at Brassington, Carsington Water, Middleton Moor, Middleton Top and Alport Heights would not be significantly affected. Equally there would be no significant effects on the visual amenity and character of settlements including the nearest settlements.

3.16. Socio-Economic Impact

The revised wind farm will have no detrimental socio-economic impact at the local or regional level. The revision of 5 turbines to 3 turbines will mean that the wind farm will have a slightly smaller positive effect on the economy and employment than the original 5 turbine scheme.

3.17 Ecology

There are no additional ecological impacts. Ecological impacts are predicted to be less as turbine T2 has been deleted and this lay between Griffie Grange and Griffie Walk Farm close to Griffie Wood which has potential as a bat flight corridor. The highest proportion of bat flights were recorded in this locality and removing T2 removes the potential ecological impact on bats.

3.18 Historic Environment

Direct effects of the proposed wind farm on the historic environment will be limited to the loss of a small proportion of remains relating to the historic (post medieval) working of lead within the development site. This can be recorded to minimise the impact. Small sections of drystone walls will also be affected by the development but this will have a negligible impact on their heritage significance. Archaeological finds could be present in the area but the potential for these is small. Monitoring and recording will allow any interest to be identified. No EIA significant effects are predicted.

There are a number of nationally designated monuments and buildings in the area as well as a number of Conservation Areas. Affects have been assessed within 5km. There will be some level of effect on views relevant to setting although the magnitude of impact is seen in the context of changes wrought on the landscape during this time especially as a result of lead mining activity. Given that a wind farm is a visually permeable development it will not change the capacity to understand and appreciate the landscapes historical meaning and significance and, therefore, will not fundamentally reduce its overall value. Moreover such effects are entirely reversible after 25 years which is a short period of time in view of the longevity of buildings and particularly monuments. No EIA significant effects have been identified.

3.19 Soils and Water

No additional impacts to soils or water will result. The ground conditions and water quality assessment in the original ES can be viewed as the worst case scenario.

3.20 Noise and Vibration

The removal of the 2 northern turbines means that predicted noise levels at each of the nearest neighbours would not be higher than that predicted for the original ES. The original ES remains valid for this scheme.

3.21 Existing Infrastructure and Aviation

There will be no additional impacts and the findings of the original ES remain valid.

3.22 Traffic and Transportation

The revised scheme reduces the potential for traffic as less material will need importing. Therefore, the impacts are reduced and the traffic effects are not EIA significant.

3.23 Shadow Flicker

The removal of turbines T1 and T2 reduces the potential for shadow flicker to dwellings in Ible. Further description and analysis of the applicant's case is made in "The Issues" section of this report and reflects on the assessment undertaken by landscape and heritage professionals on the Council's behalf.

4. **PLANNING POLICY AND LEGISLATIVE FRAMEWORK**

4.1 Adopted Derbyshire Dales Local Plan (2005)

- SF3: Development Conspicuous From The Peak National Park
- SF4: Development In The Countryside
- SF5: Design And Appearance of Development
- NBE1: Sites Of International Importance For Nature Conservation
- NBE2: Sites Of National Importance For Nature Conservation
- NBE3: Other Sites Of Importance For Nature Conservation
- NBE4: Protecting Features Or Areas Of Importance To Wild Flora And Fauna
- NBE5: Development Affecting Species Protected by Law Or Are Nationally Rare
- NBE7: Features Important In The Landscape
- NBE8: Landscape Character
- NBE16: Development Affecting A Listed Building
- NBE21: Development Affecting A Conservation Area
- NBE24: Archaeological Sites And Heritage Features
- NBE25: Derwent Valley Mills World Heritage Site
- TR1: Access Requirements And The Impact Of New Development
- CS5: Renewable Energy Installations
- CS6: Wind Turbine Generator Development
- L9: Safeguarding Public Rights of Way
- L10: Leisure Routes and Trails

4.2 National Planning Policy Framework (2012)

Paragraphs 7, 11, 12, 14, 17, 19, 20, 75, 93, 97, 98, 109, 113, 115, 116, 118, 119, 120, 121, 123, 128, 129, 132, 133, 134, 139, 214, 215

4.3 Other Material Considerations:

Planning Practice Guidance – Renewable and Low Carbon Energy
Landscape Sensitivity Assessment for Renewable in the Peak Sub Region July 2009
Landscape Character of the Derbyshire Dales : Supplementary Guidance to the Local Plan
National Policy Statement for Energy (EN-1)
National Policy Statement for Renewable Energy Infrastructure (EN-3)
Written Ministerial Statement of 18th June 2015 from Greg Clark – Secretary of State for Communities and Local Government on new considerations to be applied to proposed wind energy development

5. **RELEVANT PLANNING HISTORY**

- 5.1 14/00224/FUL: Erection of 5 wind turbines with height to blade tip of up to 100 m (hub height 59 m) and associated substation building, new and upgraded access tracks from Manystones Lane and B5056, hardstandings, temporary compounds and associated works

Refused for the following reasons:-

1. The proposed wind turbines, by reason of their scale and location, would be a visually dominant and pervasive addition to the countryside in this sensitive landscape, close to the Peak District National Park boundary. This landscape is incapable of visually absorbing them such that they would result in significant harm to the character and appearance of the host landscape and this harm would be compounded by their cumulative impact with the 7 consented turbines to the south. Moreover, the turbines would, as an individual group, dominate the immediate setting of the Peak District National Park thereby harming its landscape character and special qualities. The harm to the setting of the National Park would be compounded by the adverse cumulative impact that would be caused by the influence of the wider grouping of turbines that would result. As such, the proposal conflicts with Policies SF3, SF4, NBE8, CS5 and CS6 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.
2. The proposed turbines, as an individual scheme and cumulatively with already consented turbines, would have a significant adverse impact on the setting of a number of heritage assets. The listed building Griffie Walk Farmhouse, scheduled ancient monuments at Moot Low, Minninglow and Harboro Rocks and Bonsall Conservation Area would all suffer significant harm to their settings. As such, the proposal conflicts with Policies NBE16, NBE21 and NBE24 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.
3. The proposed turbines, by reason of their scale and positioning in close proximity to residential properties in Ible, many of whom would have direct and uninterrupted views from their houses and gardens of the turbines, would have a dominant, overbearing and oppressive impact on these properties thereby seriously undermining the residential amenity of their occupants. As such, the proposal is contrary to Policies CS5 and CS6 of the Adopted Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.

The previously consented turbines granted at Sibelco (1 turbine) and Ryder Point (2 turbines) have now been constructed bringing the baseline of turbines in the landscape to seven.

In parallel with this proposal an application for a single turbine 77m to blade tip (50m to hub) on land adjoining Hoben minerals is also to be considered by Planning Committee.

6. CONSULTATION RESPONSES

6.1 Brassington Parish Council:
Object.

6.2 Carsington and Hopton Parish Council:
Object.

Do not agree with the Visual Impact Assessment. The argument that the existing turbines mitigates the impact of a further 3 turbine seems specious. The applicants state that the proposed turbines are designed to appear as part of a unified group rather than a standalone development. However, the percentage increase of the overall wind turbine installation would be very significant and detrimental. There is no basis for an argument that because a landscape has been judged able to sustain the installation of a certain number of units that it can be assumed that it can sustain more. The other turbines were all agreed to have significant adverse impacts and the last application was agreed on a fine balance. This application is not within this balance and the existing consents do not imply that it can be absorbed in the view.

The visual impact on Derbyshire Dales and the Peak Park is significant and adverse. Do not accept that the Peak Park should be assessed as a single receptor as this would infer that no development would ever cross a threshold as individual development would have negligible impact on the Park as a whole. Agree with the Peak District National Park Authority that the development will affect the setting of a number of designated and non-designated heritage assets within the Park. The level of harm to the Park is far greater than the earlier consented schemes. The historic landscape would suffer a high level of harm.

The removal of the 2 closest turbines to Ible offers some mitigation but the development remains unacceptable for its impact upon dwellings which would be extremely significant and adverse. Residents already suffer from last 3 erected turbines. The combination of visual impact and shadow flicker means that the impact is overbearing and living conditions would be unsatisfactory. Noise may be experienced by Ible residents given clear sightlines as is the case in Carsington. This could further contribute to poor living conditions.

It is noted that the applicants have liaised with the community and a high value fund would be made available if development goes ahead. However, people's enthusiasm for seeing community projects funded should not be confused with support as the vast majority of our local community are against the scheme.

6.3 Peak District National Park Authority:

Object to the revised proposals for three wind turbines (100m to blade tip, 59m hub height) for the following reasons:

- By virtue of their design and siting, and size and scale, the three turbines at Griffie Grange would have a significant adverse visual impact on the landscape character of the National Park, substantially detract from the enjoyment of its special qualities, and result in harm to its cultural heritage.
- The harm caused by these three turbines in isolation would be further exacerbated by their cumulative effects combined with the presence of seven other operational turbines within the local area as the increasing spread and number of turbines would significantly increase their influence and result in increased harm to the character and appearance of the landscape and the setting of the National Park.
- The revised proposals would therefore conflict with the statutory purposes of the National Park's designation and conflict with national planning policies in the Framework.
- The proposals constitute the erection of a new wind farm in close proximity to the boundary of the National Park rather than the erection of additional turbines on an existing wind farm. Therefore, the proposals would have a much more substantial and a much more significant adverse visual impact on the landscape setting of the National Park than the individual operational turbines at Ryder Point and the former Viaton works, and a much more substantial and much more significant adverse visual impact on the landscape setting of the National Park than the existing wind farm at Carsington Pastures.
- The members of the Authority's Planning Committee also stressed their view that it is wholly inappropriate to characterise the landscape setting of Griffie Grange as a landscape with wind farms.

The full report to the Peak District National Park Authority Committee is appended to this report for completeness.

6.4 Historic England:

Despite the reduction in turbine numbers the issues around impacts upon the significance of Moot Low scheduled monument (and its undesignated companion 'Moot Low 2') and the impacts upon historic landscape character of the Griffie Grange Valley, including the Portway and Harboro Rocks, remain substantively as discussed in previous advice given on 30th May 2014 and 30th September 2014.

That previous advice concluded that the introduction of the turbines would dramatically alter and dominate the experience of this historic landscape. As very large moving structures it was considered that the turbines would become such a strong presence that the experience of the scale and fine grain of human shaping of this little landscape in which the prehistoric barrows were conceived, re-understood would be harmed.

The advice concluded that if the Local Planning Authority is not convinced that the harm to the significance of designated heritage assets is offset by public benefits and supported by clear and convincing justifications as to why this specific important piece of historic landscape needs to be impacted, then it should reasonably be refused in line with the National Planning Policy Framework.

6.5 Natural England:

In relation to the impact on the Peak District Dales Special Area of Conservation raise no objection.

In relation to the impact on the Via Gellia Woodlands Site of Special Scientific Interest raise no objection.

In relation to landscape – make no comment. Advise consultation with the Peak District National Park Authority. Observe that the site lies in close proximity to the boundary of the Peak District National Park Authority. Therefore, the advice of their landscape specialists should be sought to establish if the development would impact significantly on the purposes of the National Park designation.

6.6 Derbyshire Wildlife Trust:

No comments received – refer to comments on earlier scheme in Appendix 2.

6.7 Environment Agency:

No objections subject to conditions.

6.8 Development Control Archaeologist:

1. Direct (on-site) impacts: undesignated heritage assets and historic landscape

Although wind farms are often said to have a 'small footprint', the cumulative impact of turbine bases, access roads and tracks, cable trenches, substation buildings, compounds, spreading of arisings etc, can be extensive. The proposed site layout plan also shows significant areas of cut and fill associated with construction of the access track. Widening of existing tracks/gateways etc can lead to the removal of historic field boundaries and a loss of significance to historic landscape.

Griffie Grange is a topographically distinct landscape bounded by the ridgeline between Harboro Rocks and Moot Low to the south and the Griffie Grange Valley/Via Gellia to the north. The historic landscape encompasses more than four thousand years of human interaction with landscape. Prehistoric barrows are sited on or close to topographically prominent locations at Moot Low (Scheduled Monument, HER 2464) , Round Low (HER 8324), Harboro Rocks (Scheduled Monument, HER 2451, HER 2453), and Griffie Walk

(HER 3420) with close views over probable settlement areas (e.g. HER 2425) and longer views to other contemporary monuments. The Portway (HER 99027) – a probable Roman road – forms an important structuring element and long-standing route through the landscape with its bounding drystone walls. The proximity of the Portway may well have influenced the re-use of Moot Low as a place of assembly during the early medieval period. Griffie Grange Farm is likely to represent the site of a medieval grange associated with Dale Abbey, and the surrounding landscape reflects the gradual enclosure of open ‘sheep-walk’ from this time on, through the post-medieval period, the creation of Griffie Walk farmstead in the 18th century, to the Brassington Enclosure Act in 1808. Historic lead mining remains – for example at Griffie Bage (HER 8377) and Griffie Grange (HER 8356) reflect the long-standing symbiosis between upland agriculture and the extractive industries. Griffie Bage may represent a rare site type within the Peak District orefield (see comments from Peak District Mines Historical Society on the original application).

The historic landscape at Griffie Grange remains relatively unaltered by the existing turbines at Carsington Pastures/Ryder Point/Viaton, which – where visible – are located at the horizon, on or beyond the topographic ridgeline between Harboro Rocks and Moot Low. While there are modern features in this landscape, the key views across it contain little in the way of modern intrusion (see e.g. Figures 8.4 from Moot Low and 8.5 from Griffie Walk). This ‘cultural landscape’ is therefore considered as a whole to be an undesignated heritage asset sensu NPPF, alongside the numerous individual heritage assets within it. The legibility of the historic landscape also forms an important part of the historic context and setting of the designated assets within it, and makes a key contribution to their significance.

In preparation for the previous planning application for 5 turbines, the applicant carried out archaeological evaluation comprising test pitting within proposed turbine locations and proposed areas of cut along the access track route, and three evaluation trenches. These did not identify any dense areas of lithic or pottery scatter, although some low density scatters worthy of further investigation were identified in a number of locations along the access track and in the vicinity of the southernmost two turbines (4 and 5). This moderate potential for prehistoric archaeology could be adequately treated through planning conditions as per previous comments on the original scheme.

There is however a lack of information in the application with regard to the ground-level impacts of the development to the lead mining remains at Griffie Bage (HER 8377), to the Roman/medieval route of the Portway (HER 99027) and to the historic landscape as a whole (in particular to drystone wall boundaries). It is clear that the Griffie Bage complex would lose a significant area to the access track at turbine 3, but the significance of these remains has not been fully established or mapped in the light of the comments from PDMHS and the level of harm arising is not therefore established. It is clear that there will be impacts to the Portway and other historic landscape features from the creation of access tracks through the historic landscape, with the widening of the existing track and gateways necessitating some loss of historic walling, and areas of cut and fill to create a new trackway. The extent of these impacts is not however clearly specified (see e.g. Figure 5.1b) in terms of loss of field boundaries and resurfacing along the line of the Portway.

The application does not therefore meet the requirements of NPPF para 128 with regard to Griffie Bage (HER 8377), the Portway (HER 99027) or the undesignated historic landscape as a whole, in that heritage significance and/or impacts have not been fully established.

Despite this lack of information, it is clear that the historic landscape as a whole is likely to experience a high level of harm from the proposed development, through loss of legibility. Figure 5.1b shows that the key structuring line of the Portway will be confused and obscured in the landscape by the intersecting access trackway and areas of cut and fill;

field boundaries are likely to be lost (though to an unknown extent) and key sightlines between prehistoric monuments will also be interrupted by the proposed turbines (see below). Depending on the extent of loss of historic field boundaries the harm to historic landscape could approach substantial harm (sensu NPPF).

2. Impacts to the setting of designated heritage assets

The proposed development will impact upon the setting of designated heritage assets both within the immediate Griffie Grange/Griffie Walk historic landscape, and at a wider remove. The levels of harm arising have been rather downplayed in the applicant's Environmental Statement.

Moot Low barrow (Scheduled Monument): Key contributions are made to the significance of Moot Low by aspects of its setting: the sense of elevation and dominance afforded by its topographic location; a visual relationship with the line of the Portway which is important to the 'afterlife' of the monument as a place of assembly in the pre-conquest period; visual relationships with other prehistoric monuments including Round Low and the Middleton Moor bowl barrow; the immediate relationship with what was probably an associated settlement area at HER 2425 immediately to the east. Given the encroachment of quarry infrastructure to north and west, the open views to the east are doubly important in preserving a sense of historic context to this monument. The existing turbines at Carsington Pastures, Viaton and Ryder Point are almost invisible from this viewpoint.

A wireframe illustrating turbine views from this location is provided at Fig 8.4. This suggests that the sense of topographic dominance and elevation at Moot Low will be eroded by the scale and dominance of the turbine group; the turbines will introduce a dominant and competing element interrupting visual relationships and lines of sight – particularly those to the east towards Middleton Moor and Round Low; visual relationships with the Portway and with the Griffie Grange 'cultural landscape' as a whole will be disrupted by the introduction of moving 'industrial' elements on an unprecedented scale, and by ground level impacts (not shown in the visualisation) where there will be a cut and fill operation at close remove and where the line of the Portway will be obscured by the proposed access track. The visual impacts of the turbines alone amount to less than substantial harm (sensu NPPF paras 132-4), but the currently unspecified ground level impacts could elevate this towards 'substantial harm'.

Griffie Walk farmhouse (Grade II Listed Building): The significance of the listed farmhouse draws on aspects of its setting, notably the post-medieval agricultural landscape resulting from the gradual enclosure of open 'sheep walk', with areas of contemporary mining and quarrying, and – more broadly – the 'cultural landscape' allowing these post-medieval developments to be read in their topographical and temporal context. Views from the farmhouse are constrained topographically and by tree planting; the key southern elevation seems designed, in a modest way, to see and be seen from the south-east; the line of the Portway running up towards Round Low, and the Griffie Bage lead mines, are important contemporary relationships in this view (see Fig 8.5). Modern elements (Sibelco, existing turbines) are seen at the horizon or (electricity poles, pylons) as relatively insubstantial elements.

The proposed turbines (Fig 8.5) would be visible in these key views to the south-east from Griffie Walk, introducing a discordant 'industrial' element of unprecedented scale into a landscape which currently expresses a balance between agriculture and the historic extractive industries, and competing with visual relationships in this direction with contemporary landscape features. The visual impact of the turbines alone amount to less than substantial harm (sensu NPPF paras 132-4), but ground level impacts (loss of historic field boundaries and obscuring the line of the Portway) could elevate this towards 'substantial harm'.

Harboro Cave (Scheduled Monument): The setting of the scheduled cave includes the associated undesignated assets at Harboro Rocks (the chambered cairn – HER 2451, and the Iron Age settlement site – HER 2453, which are both contemporary with stages in the cave’s occupation). All these assets reference and draw upon the landscape dominance of Harboro Rocks.

Although the scheduled cave is on the southern side of the rocks, with no direct views of the proposed development, it is experienced in the context of the other undesignated assets and the rocks as a whole, typically in the context of a climb to the summit trig point via the footpath and the Neolithic chambered cairn. There are existing detractors to the setting of the cave – Hoben Works and associated processing noise, and the existing turbines at Carsington Pastures, Viaton and Ryder Point. However, views to the north across Griffe Grange and the Peak District beyond preserve that sense of lofty isolation which contributes to the experience of the heritage assets. This would be harmed by the proposed turbines, cumulatively with the existing turbines eroding a sense of the landscape dominance of Harboro Rocks. The level of harm is certainly tempered by the lack of direct views from the monument itself and because of this would fall at the lower end of less than substantial harm.

Minninglow Hill (Scheduled Monument): The significance of the Scheduled chambered cairn and bowl barrows on Minninglow Hill draws on a sense of ancient tranquillity and spirituality, elevated above and far removed from the modern world. The tree-planting around the summit currently creates a sense of enclosure to the prehistoric monuments, but there are also far-reaching views across a landscape in which there are relatively few modern elements. The existing turbines (Carsington Pastures, Viaton, Ryder Point) are clearly visible as jarring modern elements in views from the southern part of the hill, and the proposed turbines (Viewpoint 10) would extend the length of this turbine group by 60-70%, extending the field of view in which turbines are visible. Because the proposed turbines would be closer to Minninglow than the existing group they would also appear slightly taller and the impact of blade movement would be increased. These observations may also be considered to apply to the scheduled Rockhurst Long Barrow and Bowl Barrow, on the western shoulders of the high ground around the summit of Minninglow.

Minninglow Hill is an iconic Peak District landmark which is widely visible and recognisable; the prehistoric monuments were clearly placed for visual dominance as well as sightlines to other monuments and dominant areas of high ground. Part of the significance of the monument also derives from this landmark character, and will experience harms from the proliferation of dominant and competitive elements in views to the hill. The original application included a viewpoint from Cardlemere Lane to illustrate this, and I note the viewpoint from the Parsley Hay area identified by the Peak District National Park Authority in their comments on this original scheme, which also highlights that harms in views to Minninglow may arise at some considerable distance (and see below in reference to Arbor Low).

This increased level of harm in views both to and from Minninglow Hill represents less than substantial harm to its significance. Similar conclusions may be drawn in relation to the Rockhurst barrows.

Middleton Moor bowl barrows (Scheduled Monument): The extremely elevated bowl barrow at the western edge of Middleton Moor enjoys clear lines of sight to the west across the proposal site to Minninglow Hill, in which Round Low and Moot Low are also discernible. The monument will experience less than substantial harm to significance through the disruption of these westward views to contemporary monuments.

Bonsall Leys (Scheduled Monument): The significance of historic lead mining sites in the White Peak draws on their historic landscape setting in an upland limestone context,

where the historic environment reflects a balance between the rural economy and the extractive industries. From the Bonsall Leys complex this sense of historic landscape context is gained almost exclusively in views south-west across the Griffe Grange Valley, towards the proposal site and Middleton Moor. Wind turbines introduce a modern industrial element of unprecedented character and scale into these views and distract from this sense of historic landscape context, as demonstrated by the existing turbines at Ryder Point and Viaton (Carsington Pastures being largely hidden by the topography). The proposed turbines would magnify these harms (Viewpoint 6) appearing up to twice the height of the existing turbines and with correspondingly greater distraction from blade movement. They are also located within the historic landscape, rather than at the horizon, and the hitherto unspecified ground-level impacts of the scheme could further harm the legibility of the historic landscape in these views. This monument will therefore experience less than substantial harm to significance through the disruption of these historic context views to the south-west.

Bonsall Conservation Area: The settlement of Bonsall is intrinsically linked to its landscape context as an agricultural and former mining community. These factors have shaped the built heritage within the village and the form and character of the wider landscape. The experience of the village's wider landscape context is therefore a key part of the significance of the Conservation Area. This is gained in relatively few locations within the Conservation Area, where the landform allows longer views above the village and its containing dales. The scarcity of these contextual longer views enhances the relative importance and contribution of each particular viewpoint. The longer views from the Uppertown area, proceeding southward along The Bank, and east of The Hollies on Bell Lane are identified as 'important views' in the Bonsall (Peak Park) Conservation Area Appraisal. These are partially illustrated in Viewpoint 8.6 from the junction of Uppertown Lane/Bell Lane which shows the existing turbines, although the proposed group is hidden behind a building. These will however become visible a short distance to the south towards The Bank, and will presumably also be visible along Bell Lane. Further turbine views are possible from the eastern end of Church Street, though somewhat mitigated by vegetation and the intervening landform. The effect of the additional turbines will be to roughly double the length of the turbine group as viewed from Bonsall, and to increase the sense of crowding/blade motion in 'important' long views. This will cause less than substantial harm to the significance of the Conservation Area.

Aldwark Conservation Area: Like Bonsall, the rural setting of Aldwark Conservation Area is an important contributor to its significance. While views within the village are relatively constrained by the built form and the topography, the proposed turbines would be seen in views when leaving the village to the south. Viewpoint 4 is located a little way outside the Conservation Area to the south, from a more elevated viewpoint, and probably represents a worst case view. An appreciation of the rural context in this direction is already harmed by the existing turbines and views across Grangemill Quarry; the proposed turbines would magnify the level of harm to a certain extent, lengthening the group by about 50% and appearing closer to the observer. Cumulatively with the existing turbines this will cause less than substantial harm (lower end) to the significance of the Conservation Area.

Other assets and unintended consequences: Because of the topographic situation of the proposed turbines, the viewshed of the development would cover a wide area, pitched particularly to the north and west across the Peak District. In many cases distance is a mitigating factor on impacts to heritage significance. The application documents – for the original and revised proposals – have considered heritage assets within 5km, but also acknowledge that some particularly sensitive features 'may potentially be subject to significant adverse effects at greater distances'. The tables in each application however only include assets within 5km, and it is unclear whether any assessment has been carried out with regard to sensitive assets at greater distance, and if so, what conclusions were drawn.

Although my own assessment has been limited by available time and resource, I note that there is turbine visibility from the southern and central part of Stanton Moor (Scheduled Monument, at c6.4km), and – certainly of the existing turbines - from Arbor Low (Scheduled Monument, at 11.8km) in (almost certainly intentional) views to Minninglow Hill. These harmful effects in views from Arbor Low to Minninglow are an illustration of the law of unintended consequences with regard to the previous wind turbine developments: because of the landscape dominance of turbines there may be unassessed impacts far beyond those envisaged or identified at the time of application. These examples, and the comments from the Peak District National Park Authority's archaeologist, suggest that there may be harmful impacts to heritage assets beyond the 5km study area. Turbine views do not automatically equal harm to heritage assets, but an assessment of significance and impact is needed for particularly sensitive assets, and – for example where key views are disrupted or an asset's significance draws on long and undisturbed horizons - then harm may be considered to arise beyond 5km. This is another sense in which the application is deficient against the heritage information requirements at NPPF para 128.

3. Conclusions and recommendations

There is a lack of information with regard to ground-level impacts of the scheme to designated and undesignated heritage assets within close proximity, and with regard to particularly sensitive assets beyond 5km.

Nonetheless, it is clear that the proposals will involve material harms to the significance of numerous designated and undesignated heritage assets within the footprint and viewshed of the proposed scheme. For the most part these harms fall into the bracket of 'less than substantial harm' sensu NPPF, although the closer assets – in particular Griffie Walk farmhouse, the Moot Low barrow, and the undesignated historic landscape as a whole – are likely to experience a higher degree of harm which might be elevated towards 'substantial harm' sensu NPPF if the ground-level elements of the development cause substantial disruption to the legibility of the historic landscape.

Although two turbines have been removed from the original scheme I feel overall that the level of harm to heritage assets remains at a similar order of magnitude. Some lessening of harm is occasioned in the closer assets where for example the original Turbines 1 and 2 were closest to the heritage asset. This is the case with Moot Low, for example, where the nearest turbine is now at 1.2km as opposed to 610m in the previous scheme, but not (e.g.) for Griffie Walk, where Turbines 1 and 2 were always likely to be screened by the adjacent plantation. Despite some shifts in emphasis, the essence of the harm to significance is unchanged: that the proposed turbines will disrupt key long- and short-range views, and that the scheme as a whole will cause considerable harm to the legibility of the historic landscape (per se and as a contributor to the setting of the designated assets).

Because of the number of assets involved the environmental significance of these impacts is magnified by the cumulative effect of a large number of 'less than substantial' harms to heritage assets across a wide area.

NPPF para 132 requires that any harm to designated heritage assets requires 'clear and convincing justification'; para 134 requires that such harms (where less than substantial) are shown to be outweighed by public benefits. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local authority must, in determining the application, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

While this is a matter of planning balance, and properly a matter for the local planning authority, I advise that harms to heritage assets weigh strongly against the proposed

scheme, and that the level of justification and outweighing public benefit required to be demonstrated by the applicant is considerable, and – because of the cumulative effect discussed above - approaching the ‘exceptional’ level required in cases of substantial harms.

6.9 Ministry of Defence Safeguarding:

No objection but request that in the interests of air safety the development should be fitted with MOD accredited aviation safety lighting.

6.10 National Air Traffic System:

No comments received – refer to comments on earlier scheme in Appendix 2.

6.11 The Ramblers:

No objection to the modified application provided due consideration is given to existing rights of way with the general recommendation that the foot of the turbine should be 1½ times the height of the turbine from the Right of Way.

6.12 Peak and Northern Footpaths Society:

The network of rights of way well used by walkers across, near and even some distance from the application site, is such that the installation of anymore turbines in the area can only have a detrimental effect on the enjoyment of walkers. This would be due to the severe adverse visual effects of turbines as well as noise and possibly physical obstruction of paths by new accesses and associated works.

6.13 Derbyshire County Council:

No comments received – refer to comments on earlier scheme in Appendix 2.

6.14 Local Highway Authority:

No comments received – refer to comments on earlier scheme in Appendix 2.

6.15 Environmental Health:

No comments received – refer to comments on earlier scheme in Appendix 2.

7. REPRESENTATIONS RECEIVED

7.1 Representations against from the National Trust, CPRE (Friends of the Peak District), CPRE Derbyshire and Peak District Mines Historical Society and in addition 14 individual letters from members of the public.

7.2 A total of 21 letters of support which predominantly follow a standard format and wording.

The National Trust

The National Trust welcomes the removal of turbines 1 and 2 which would be closest to the National Park boundary and settlements. The impacts of the proposal would accordingly be lessened. However, remain concerned about the progressive encroachment of large scale wind turbines on this part of the National Park boundary with associated significant impacts on the landscape of Derbyshire Dales and setting of the National Park.

Note the objections of Peak District National Park Authority and Friends of the Peak District. Having viewed the Peak District National Park Authority committee report support the views and analysis contained within it. The views of these key stakeholders will be important in taking account of the Ministerial Statement of 18th June 2015 which stated:

“Where a valid planning application for a wind energy development has already been submitted to a Local Planning Authority and the Development Plan does not identify

suitable sites, the following transitional provision applies. In such instances, Local Planning Authorities can find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing”.

CPRE (Friends of the Peak District)

Object – recognise that the 3 turbine scheme would reduce visual impact of the development somewhat, particularly from closely adjacent areas (a key concern previously). Nonetheless still believe that the remaining 3 turbines would still have an unacceptable and overbearing effect on both local amenity (particularly the hamlet of Ible) and on visitor (recreational) amenity in adjacent parts of the Peak District National Park Authority.

In particular would highlight impact on Bonsall Moor including views from popular local footpaths including the Limestone Way. Updated viewpoints 1b (Ible) and 6 (Limestone Way at Bonsall Mines) illustrate this where the additional turbines form a distinct addition to the viewshed on the north side of the Harboro ridge. Views from Viewpoint 4 (south of Aldwark) and 10 (Minninglow) both in the National Park, are also of concern. These substantiate our view that the reduced scheme still has a significant detrimental impact on the context and setting of the Peak District National Park Authority, contrary to local and national policy.

Have previously raised concern with the Inspectorate that the limited 5km ZTV means that wider impacts cannot be fully assessed. The material for the 5 turbine scheme suggested longer views were likely. It is assumed that these will occur with the 3 turbine scheme as they are the most elevated.

Cumulative Visual Impacts – It is noted that the latest photomontages do not include the 3 turbines now installed at Ryder Point and Viaton. These have added significantly to the visual impact on the National Park and exceed the landscape capacity in the viewshed of the south-eastern White Peak limestone plateau. Three further turbines would be a further detriment and we reject the argument that ‘the damage is already done’. The 3 turbines would not be seen as an holistic and complementary addition. It will instead lead as a large and overbearing single wind farm that would not have been permitted as a single development.

It is noted that in the Ryder Point report it was concluded that “the number of turbines visible from the National Park has reached a point where any additional turbines are very likely to have adverse cumulative impacts” and “serious doubts exist as to whether this landscape has the capacity to absorb further turbines without cumulative impacts that seriously undermines the setting and valued characteristics of the National Park”. This assessment underscores the unacceptable additional impact of the Griffe Grange scheme.

This is the view of the Peak District National Park Authority and is further emphasised by the photomontages submitted with the Hoben Minerals single turbine application. There is insufficient capacity in this landscape to absorb further turbines of the scale proposed at Griffe Grange and Hoben.

Overall Planning Balance – It is recognised that renewable energy at an appropriate scale brings benefits in terms of low carbon energy and income diversification. However, notwithstanding the need for the UK to meet carbon reduction targets in this case the harm to one of the finest national landscapes outweigh the benefits. In coming to this conclusion the significant reduction in energy yield without corresponding diminution of adverse landscape impacts has been important. Ask the Council to maintain objection to the scheme.

CPRE Derbyshire

The local landscape is essentially open / upland in character. Wind turbines are clearly prominent and alien within this landscape context being highly visible with a material impact on the Peak District National Park. The presence of Limestone quarries does not mean this is a low quality or industrial landscape. Quarrying is a key part of White Peak Heritage and historic landscape.

Cumulative impact would result from an expanded wind turbine area. The fact that turbines have already been approved does not degrade the area and does not create an "open season" for further development. The 3 turbines would exacerbate medium / far scale landscape impacts of this "cluster". Reducing from 5 to 3 does not make it more acceptable. The turbines viewed from Bonsall are on the opposite side of the hill to the existing and are therefore highly visible from the Park. Only the top half of existing turbines are visible though they are still an eyesore.

The proposal conflicts with Local Plan Policy. It will in relation to countryside protection adversely impact on tourism. The Government is rethinking its approach to wind energy and only a small proportion of renewable energy can fit with grid demands.

The Council are asked to maintain their opposition.

Peak District Mines Historical Society

Raised concerns in relation to the original application and those concerns remain. The concerns can be summarised as follows:-

Lack of characterisation and investigation of surface mining remains, particularly those around the base of turbine 4 – there has been no specialist investigation of the areas affected to accurately characterise and assess the significance of the mining remains. Those around turbine 4 are potentially those of working a rare type of lead ore. Despite approaches to AMEC and the comments of Steve Baker the further works to the mining remains have been largely ignored. Errors were made in the initial assessment of archaeology and any mining archaeology discovered during construction is unlikely to be properly understood and recorded.

Lack of consideration or investigation of underground remains - have repeatedly raised concern over the complete absence of work on possible underground remains. This work would need to occur before heavy construction vehicles are introduced as mine workings would be destabilised making them unsafe to survey and record.

Impact on the setting of nearby scheduled lead mining sites - disagree that the impact on the setting of the surrounding scheduled lead mining sites is low. The landscape is a complex interplay between extractive industry and agriculture. Wind turbines would be a jarring addition to this scene. Carsington Pastures turbines have radically altered that mining landscape and had the mines been scheduled before permission was granted EH would have been unlikely to support.

The conduct of the appeal gives the impression of partiality towards the appellants through consideration of an alteration to the refused scheme without it going through the normal planning process. All comments on the original application should receive full consideration.

The 14 public letters of objection make the following points:-

1. The impact of the recently erected Ryder Point and Viaton turbines was seriously underestimated. The outlook from several properties in Ible is totally dominated by these along with many other views.
2. The impact on properties in Ible is particularly severe as most have a south / south east aspect. It could be argued that some, in particular Woodside Cottage, now fail the "lavender test". The addition of 3 turbines would make several properties substantially undesirable to live in.
3. The promotion of the reduced scheme serves to confuse the entire process and may not stand up to judicial review. Many whom objected to the 5 turbine scheme will be unaware of the need to comment further.
4. The assertion that removing turbines 1 and 2 from the scheme means that there is no impact on the hamlet is wholly untrue.
5. From living with Viaton and Ryder Point it is clear that the photomontages do not accurately reflect the impacts as the field of view of the montages is too wide, the montages don't convey movement, montages don't convey the arc of the blade and the montages don't accurately reflect elevation. In addition the existing turbines result in flicker / flash when the sun is low in the sky which is unpleasant to look at.
6. The turbines are at an elevated position relative to the village of Ible making them overbearing which counteracts greater separation.
7. The positioning above the horizon increases visual impact.
8. The addition of 3 further turbines will have a dramatic additional negative cumulative effect.
9. The scheme does not have the community backing suggested by the applicant. Some have supported it because of the community fund but many people object to the addition of 3 more turbines. This level of public opposition should lead to the scheme being rejected based on ministerial advice.
10. The existing 6 turbines visible from Ible are a blot on the landscape and spoil the natural beauty of the Peak Park.
11. The proposed turbines will be visible from base to tip making them much more conspicuous and the access roads will also be conspicuous in views from Ible.
12. Flicker will result in winter sunsets.
13. Wildlife will be adversely affected.
14. The Planning Inspectorate should fully consider the representations made on the scheme of 5 turbines.
15. The existing 7 turbines in the landscape read as a single cluster. The Ryder Point turbines were approved on a "fine balance" and it was considered that the landscape had reached saturation at this point.

16. The proposed turbines are significantly closer to the National Park boundary than previously approved schemes and have no natural screening and their impact is consequently much greater.
17. The impact on the National Park and its landscape is a significant adverse impact and the Peak District National Park Authority has understandably objected.
18. The landscape and environs of Ible will suffer significant additional harm from the turbines.
19. None of the Parish Councils in the locality support the scheme. Brassington have now withdrawn their support despite the promise to provide funds to construct a sports pavilion.
20. The application fails the requirements of the Ministerial Statement as it does not have the backing of the community.
21. Properties such as Brunswood Farm and Sycamore House are considered to be so adversely affected by the turbines as to fail the "lavender test".
22. The consultation with the public by the wind farm operator linked approval to financial rewards for local villages. The offer of monies to fund a sports pavilion in Brassington has no relevance to the consideration of the planning merits.
23. The recently erected Ryder Point turbines are hugely intrusive and this reinforces the view that we have enough turbines in the area. The limit has been reached.
24. The applicant's suggestion that the landscape is industrialised is strongly disputed. There are nationally important rock formations in a pastoral landscape traversed by trails and footpaths.
25. The applicant's suggest that trail and footpath users only experience the turbines for a short period of time is misleading. Many users of Rights of Way travel significant distances across the landscape and will experience the turbines for extended periods.
26. The development will impose itself as the nationally important landscape of the Peak District National Park.
27. The applicant's suggestion that the turbines extend an existing wind farm is misleading. The community would not have supported a 10 turbine wind farm and any visual association is loose and the additional 3 turbines cause significant additional harm.
28. The local community will suffer significant traffic disruption during the construction process.
29. Tourism will be affected across the Peak District to the detriment of the local economy.
30. The scale of the turbines is out of scale with the local landscape.
31. Most of the economic benefit of developing wind farms goes out of the area and region and the community does not benefit.
32. The amenity of ramblers and cyclists will be adversely affected.

33. There are numerous examples of wind farms being legitimately turned down and rejected on appeal for landscape reasons.
34. Griffe Grange Wind Farm Limited is an investment company which is a subsidiary of a London based company. As such it has no interest in the Peak District apart from making money out of it.
35. Peoples appreciation of the landscape relates to the scale of its features. People experience localised landscapes within these gently sloping hills. The dramatic scale of the turbines at 100m is grossly out of proportion to the visible surroundings and as such totally unacceptable.
36. The proposal lies in close proximity to Minninglow a Neolithic burial cairn which is the largest and most prominent cairn in the Peak District. The existing turbines diminish its setting and this impact will increase this impact in views from it and in views where it is seen in its landscape context. You have no impression of any industrialisation of the landscape at Minninglow and therefore the turbines on the skyline have a dramatic impact.
37. The turbines will be widely visible across the Peak District National Park.
38. The noise from the turbines, particularly low frequency noise is harmful to health.
39. Legislation in other countries requires turbines to be at least 2km from properties. These turbines are much closer.
40. The introduction of additional turbines will devalue property.
41. The turbines are a danger to ramblers.
42. Ducks and Geese flying to and from Carsington Reservoir are likely to collide with the turbine blades.
43. 200 wind farms would be required to replace a power station which they can never do in reality because of the variable wind resource.
44. Wind farms at sea are far more efficient.
45. The proposal is not part of the Local Plan.
46. Local Councils have been approached with substantial financial offers ahead of considering the planning merits and this has tainted their judgement.
47. Allowing these turbines would make it a simple process to secure permission for more in the future with additional cumulative impact.
48. The existing turbines are visible over wide distances with views from places such as Turnditch and travelling from Buxton on the A517 at Newhaven.
49. The limit for turbines in this landscape has been reached.
50. Since the original application was determined several other turbines in the locality have been refused and dismissed on appeal. Pikehall Farm and Slipperlow Farm turbines proposals were to be sited within the Peak District National Park nearby in the same landscape and are clearly relevant to any assessment of sensitivity.

51. Appeals at Whitehouse Farm and Triangle Farm just outside the Peak District National Park have also been dismissed.
52. A further site visit is required to fully assess both the impact of existing and proposed turbines.
53. The turbines should be viewed as you approach Aldwark and from Ible. Assessment should also be made on the impact of Minninglow Hill which figured prominently in the assessment of the turbine at Slipperlow Farm.
54. The existence of the Ryder Point and Viaton turbines in views from Ible makes it clear how conspicuous the proposed turbines will be. The turbines would not read as a cohesive group and would be dominant and discordant in their conflicting movement.
55. The benefits of the 3 turbine scheme economic and in terms of renewable energy are substantially reduced.
56. It is assumed that the community payment would be reduced for a lesser scheme.
57. The reduction of the scheme to 3 substantially reduces the benefits without the same level of reduction in harm and therefore a 3 turbine scheme is less acceptable.
58. The introduction of turbines into this locality has had a significant adverse impact on the sense of tranquillity.
59. The nature of topography in the SE of the Park means that the turbines will be much more widely visible than suggested by the applicants.
60. The visual impact of quarrying set below ridge tops and pylons is much less intrusive than turbines.
61. The development would undermine 3 National Park valued character sites of:
 - (a) Natural beauty, landscape character and diversity;
 - (b) Sense of wildness and remoteness;
 - (c) The flow of landscape character across the boundary providing a valued setting for the National Park.
62. Planning policy requires that wind farm developments should have the backing of local communities. Given this development was refused in early 2015 shows that the development fails policy.

The 21 letters of support make the following keypoints:-

1. Renewable energy is important to reduce our reliance on fossil fuels.
2. The wind farm is capable of generating electricity to power 4,000 homes.
3. The development will benefit the local community economically. The project is a £10 million project with £2.32 million retained regionally and £560,000 locally.
4. A community benefit fund would be created with £37,500 annually over the lifetime of the project.

5. The company has entered into a partnership with Anthony Gell School to encourage pupils into higher education.
6. The project will increase the security of our energy supply.
7. Wind farms are one of the most sustainable forms of renewable energy generating 40 times the energy returns of construction, much better than solar or nuclear.
8. Modern turbines are benign and elegant and can be removed and recycled.
9. The output is predictable in short to medium term and the grid can cope with this variability.
10. This is one of the few good sites outside the Peak District National Park.
11. Transition Wirksworth – strongly supports the scheme.
12. The landscape is bleak and unattractive and turbines cannot make it less attractive.
13. The turbines will improve the area and prove attractive to tourists.
14. The objection from the Ramblers is not a consensus view.
15. Climate change is a bigger threat to the Peak District National Park than these turbines and without transition to a low carbon future the landscape of the Peak District National Park will dramatically change.
16. The locality is industrial and lends itself to wind turbines.

8. OFFICER APPRAISAL

8.1 Introduction

This application presents a rare set of circumstances. The Council previously determined to refuse application 14/00224/FUL for 5 turbines with associated infrastructure. The level of public interest in that application was considerable and the public and consultees played a full role in the application process.

8.2 The applicants have appealed that refusal of 5 turbines, but in the process presented an amended scheme for 3 turbines. It clearly cannot be assumed that a 3 turbine scheme has the same advantages and disadvantages and in the Council's view such a significantly different scheme should have been the subject of a fresh application which would then allow for full public engagement without qualification. However, ultimately it is for the appeal inspector to decide if tabled amendments can be considered. In this instance the Inspector has decided that the appeal can proceed on the basis of the 3 turbine alternative scheme and that interested parties need not be disadvantaged provided the amended scheme is properly publicised.

8.3 In light of this, and to ensure that the amended scheme is fully and fairly considered, the alternative scheme has been the subject of full consultation with statutory consultees, the scheme has been advertised and people / bodies who previously commented on the scheme have been notified and invited to provide further comment. On the face of it this should ensure that no party are prejudiced by the submission of the alternative scheme as part of the appeal proceedings. However, it is apparent from the public and consultee comment that there is sometimes reluctance to repeat previously made comments. In the circumstances, and to ensure that all of the issues are properly appraised, where consultees have not commented further, it is assumed that the lesser scheme does not

raise new issues and their earlier comments stand. To ensure that Committee can ultimately have proper regard to consultee views, the earlier Committee report is, therefore, appended for information.

- 8.4 As explained at the start of this report the alternative scheme is being presented to Committee to establish how Committee would have determined the reduced proposal. Committee members need to look at the scheme of 3 afresh and go through a balancing exercise in appraising its advantages and disadvantages setting aside the conclusions they came to on the earlier scheme of 5. The Officer report seeks to advise them in that process. The rest of the Officer appraisal is broken down into topic areas before bringing the report to a conclusion with a planning balance exercise.

Policy Framework and Material Considerations

- 8.5 Assessing a complex and contentious application such as this requires a structured and considered approach. It is logical to first identify all of the elements of the Development Plan that apply and view these in conjunction with the guidance given in the National Planning Policy Framework and Planning Practice Guidance which reflects the Government stance on planning incorporating the key objective of promoting sustainability encompassing energy policy. Reasoned assessment should then factor in any other material considerations that are relevant in seeking to weigh the planning issues and reach a balanced judgement.
- 8.6 A significant material consideration which carries weight in the assessment of this application is the granting on appeal of a scheme for 4 turbines, constructed and operating at Carsington Pastures. Further turbines have subsequently been constructed to serve the Viaton Works (now Sibelco) and at Ryder Point to create grouping of 7 in the landscape.
- 8.7 Irrespective of the Local Planning Authority and National Park Authority opposition to the Carsington Pastures scheme and the harm that may result from these, and the subsequent additional harm that has resulted from the construction on the Viaton and Ryder Point turbines, the approved turbines within the landscape on adjacent land provide an important part of the baseline for how landscape impacts are assessed and sensitivities analysed and also feeds into the assessment of any noise impact.
- 8.8 Whilst there remains a healthy national debate on the direction of energy policy and the merits of onshore wind reflected in the public comments, this planning application is not the forum for challenging Government energy policy which remains generally supportive of wind energy as part of the renewable energy mix.
- 8.9 Public comments have highlighted the Ministerial Statement made by the Secretary of State for Communities and Local Government made on 18th June 2015. This has been incorporated into Planning Practice Guidance. In relation to this guidance the appeal scheme is covered by the transitional provisions which in relation to the public having final say on wind farm application states:-

“Where a valid planning application for a wind energy development has already been submitted to a Local Planning Authority and the Development Plan does not identify suitable sites, the following transitional provision applies. In such instances, Local Planning Authorities can find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing”.

It is made clear that the judgement as to whether a proposal has the backing of the affected local community is a planning judgement for the Local Planning Authority. Where

it is judged that the community do not back a scheme appeal inspectors have generally weighed this in the balance as counting against a scheme without using it as a basis for making a decision which is ultimately a judgement on the planning merits of a scheme.

- 8.10 The Development Plan currently comprises solely the Derbyshire Dales Local Plan (2005).

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out Government guidance on the full range of planning issues.

Paragraphs 214 and 215 of the NPPF explained the relationship between local plans adopted after 2004 and the guidance in the NPPF. Full weight was given to local plan policies for 12 months following publication of the framework (up to March 2013).

- 8.11 Paragraph 215 now applies as it deals with the situation after the initial 12 month period and states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given). The degree of conformity of Local Plan policies with the framework is discussed below but first it is relevant to assess the thrust of current Government guidance on the continued development of renewable energy.

- 8.12 At the time Carsington Pastures was determined, there was a clear spatial component to the delivery of national energy targets on renewable energy as the Structure Plan and Regional Plan included target figures for delivery. However, indicative targets no longer form part of the Development Plan. Even though spatial targets no longer exist the thrust of national energy policy and national planning policy in relation to renewables, notwithstanding the June 2015 Statement of Greg Clark, has not significantly altered and there remains strong support in principle for renewable energy proposals subject to their benefits outweighing the harm caused.

- 8.13 Paragraph 97 of the National Planning Policy Framework sets out the general approach that is expected of Local Planning Authorities and of relevance to this applications states:-

“To help increase the use and supply of renewable and low carbon energy Local Planning Authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:-

- have a positive strategy to promote energy from renewable and low carbon sources,
- design their policies to maximise renewable and low carbon energy development whilst ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts,”

- 8.14 The National Planning Policy Framework further states in Paragraph 98 in relation to determining planning applications that Local Planning Authorities should:-

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable”

- 8.15 Having provided a brief overview from the National Planning Policy Framework as to how renewable energy projects are to be assessed it is pertinent to return to the Development Plan and in so doing assess the relevant policies that apply to assessing this application and consider their conformity with the National Planning Policy Framework, as their

degree of consistency is then directly reflected in the weight to be attributed to them in decision making.

- 8.16 Policy CS6 of the Local Plan is the most directly relevant Local Plan policy as it deals specifically with wind turbines. Whilst its negative wording is not consistent with the National Planning Policy Framework, which in paragraph 14 places emphasis on approving development unless adverse impact would significantly and demonstrably outweigh the benefits, it is considered to remain relevant and generally consistent with the National Planning Policy Framework in highlighting those other planning considerations that Local Planning Authorities need to weigh in the balance in reaching a judgement on their acceptability or not of wind turbines. The policy requires the decision maker to consider impact on the immediate or wider landscape and problems in terms of the relationship between the proposal and neighbouring uses and the provision of safe access without permanent damage to the immediate and wider environment.
- 8.17 Policy CS5 concerns wider Renewable Energy Installations and is more in tune with the positive wording of the National Planning Policy Framework and continues as such to carry substantial weight in the assessment of this scheme.
- 8.18 Policy SF3 of the Local Plan is directly relevant as it seeks to protect the National Park from development that may adversely affect the purpose of the National Park or be harmful to its valued characteristics. Whilst the National Planning Policy Framework does not deal specifically with the setting of National Parks the emphasis on the protection of their landscape in paragraph 115 of the National Planning Policy Framework reiterates previous Government guidance and in this context the protection of their landscape from major development on the boundaries whose impacts spill into the National Park remains consistent with the National Planning Policy Framework and Government Policy.
- 8.19 Policy NBE8 of the Local Plan seeks to protect landscape character and appearance. Whilst the negative wording is at variance with the tone of the National Planning Policy Framework the aim of the policy broadly aligns with the objectives of Paragraph 109 of the National Planning Policy Framework such that the policy retains significant weight.
- 8.20 Policies NBE16, NBE21 and NBE24 of the Local Plan seek to safeguard listed buildings and their settings, Conservation Areas and their settings and scheduled monuments or other important archaeology and its setting. The requirements of these policies generally accord with the guidance in the NPPF and they retain weight in the decision-making process.
- 8.21 The site lies close to Via Gellia Woods, which is defined as a Special Area of Conservation and Site of Special Scientific Interest. These European and National Ecological designations are covered by Policies NBE1 and NBE2 of the Local Plan. Their emphasis on protecting these areas from harm resulting from development is considered consistent with paragraphs 118 of the NPPF.
- 8.22 The other policies listed in the policies section of the report are not assessed in detail but will be referred to as relevant in the analysis that follows.
- 8.23 Whilst the Local Plan as the Development Plan is supported by the overarching NPPF and the Planning Practice Guidance, on the one hand it also has supplementary guidance and background papers that aid in the analysis of this application.
- 8.24 The Peak Sub-Region Climate Change Study July 2009 in particular is a significant material consideration. However, the designations on landscape sensitivity with this site assessed as highly sensitive to large turbines cannot be viewed in isolation from the

Inspector's decision on Carsington Pastures and subsequent Viaton and Ryder Point approvals which help define the baseline for this application.

- 8.25 As mentioned earlier in the introductory section the wider environmental benefits of renewable energy projects have been acknowledged as a material consideration in the assessment of planning applications.
- 8.26 The weight to be given to them, however, has not been specified and is in the hands of the decision maker. The fact that a scheme is providing a relatively modest contribution to overall energy production targets is not something that should count against it and, likewise, a very significant contribution to meeting energy targets is not a basis for setting aside proper assessment against development plan policies and relevant guidance in reaching a balanced judgement.
- 8.27 The site selection process can be a relevant consideration for wind farms as the development is subject to Environmental Impact Assessment. Notwithstanding the commercial forces that influence wind farm proposals it remains a relevant consideration to examine the degree to which an applicant has considered alternative proposals to minimise adverse impact arising individually and cumulatively.
- 8.28 It is also relevant in considering EIA development to address the degree to which the EIA submitted complies with the regulations in terms of identifying those aspects of the environment likely to be significantly affected, the description of the significant effects on the environment, direct, individual and cumulative, a description of the measures envisaged in order to prevent / avoid, reduce, remedy or offset those affects, and the data required to identify and assess the main effect. Should the EIA, in its totality be deficient in survey information or adopt a significantly flawed methodology, in analysing the impact, it would not be a reliable or sound document on which to base a planning decision.
- 8.29 From this assessment of the Development Plan and other material considerations, the comments of consultees and the public, a number of key issues arise around which the consideration of the merits of this scheme are logically discussed. These key issues are as follows:-
- (i) Visual / landscape impact incorporating impact on the National Park and cumulative impacts
 - (ii) The impact on heritage assets individually and cumulatively
 - (iii) The impact on the amenity of nearby residents
 - (iv) The noise impact
 - (v) The effects on nature conservation and fauna
 - (vi) The impact on users of the countryside and consequences for the local economy
 - (vii) The quality of the Environmental Impact Assessment

The analysis of the major effects of the development are then fed into the assessment of the planning balance.

i) Visual / Landscape Impact Incorporating Impact on the National Park and Cumulative impacts

- 8.30 The applicants as part of the original Environmental Impact Assessment submitted a Landscape and Visual Assessment. This has been revisited in the Further Environmental Information to analyse the impacts of the 3 turbines alternative. It is worth recounting the summary of this piece of work below before discussing landscape impact. Both the original scheme and this alternative scheme of 3 turbines have been subject to

substantial objection from consultees and the public in regard to landscape impacts and in particular those impacts on the National Park.

- 8.31 Having regard to the difference of opinions expressed and based on the experience of having dealt with the complexities of assessing the landscape impacts of wind turbines in previous applications independent landscape consultants with considerable experience in this specialist area were appointed to aid in the review of the original submitted Landscape and Visual Assessment and provide an independent view on the impacts. These same landscape consultants have done a further freestanding analysis of the FEI and provided an independent view on the impacts.
- 8.32 The Further Environmental Information was not the subject of discussion or agreement with the appellants. This is reflected in the revised landscape and visual impact assessment which is much more limited in its breadth than the original work undertaken and is open to some criticism for the quality of images produced and range of viewpoints covered. Notwithstanding this Council Officers and consultants have been able to analyse the impacts through a combination of considering this FEI, the original submission and their own analysis on site, which is now aided by the construction of the Viaton and Ryder Point turbines.
- 8.33 The applicant's summary of the landscape and visual impact assessment component of the FEI is as follows:

1. Landscape and Cumulative Landscape Effects:
There would be a significant effect on a small area of 'Plateau Pastures' / 'Limestone Hill and Slopes' within the Griffie Grange Plateau. This is a landscape character of relatively lower sensitivity compared to surrounding areas which includes wind turbines, quarry activities and industrial influences as part of its character.
2. Visual and Cumulative Visual Effects:
Within the Griffie Grange Plateau there would be a significant effect on the views from public rights of way (PRoW) including part of the Limestone Way and the summit of the Harboro Rocks access land. This area has low levels of tranquillity due to background noise from the quarries and other industries.

Beyond the Griffie Grange Plateau, significant or clear, open views of the proposed turbines would be experienced from limited sections of PRoW including long distance routes in an incidental and generally unassuming manner within approximately 2.5km distance from the proposed turbines.

3. Residential Visual Amenity Assessment:
None of the residential properties within 1.5km of the proposed turbines would be affected in terms of their living standards or residential visual amenity.
4. The FEI concludes that there would be no significant landscape or cumulative landscape effects on designated landscapes including the other areas of landscape character within the Derwent Valley Mills World Heritage Site, the National Park, Special Landscape Areas, or registered parks and gardens or their respective setting. Equally there would be no significant effects on other areas of landscape character, beyond the Griffie Grange Plateau, landscape characteristics and qualities such as tranquillity or particular landscape elements or features.
5. The potential for significant visual effects to the east, south and west would be limited by intervening topography and experienced in the context of other developments including Grangemill Quarry, Carsington Pastures Wind Farm and Brassington Moor and Ryder Point Quarries which would generally appear more prominently in the

view. In addition, further quarry extensions are ongoing to the north-west at Grangemill Quarry and Brassington Moor Quarry and in the south-east at Ryder Point Quarry. Areas of scenic quality and recreational value close to the boundary of the National Park at Brassington, Carsington Water, Middleton Moor, Middleton Top and Alport Heights National Trust land would not be significantly affected. Equally, there would be no significant effects on the visual amenity and character of settlements, including the nearest settlements at Ible, Grangemill, Aldwark, Longcliffe, Brassington, Carsington, Middleton or Bonsall (also a Conservation Area) and / or associated tourist destinations.

- 8.34 The revised landscape and visual impact assessment in the FEI obviously involves a comprehensive analysis of effects to underpin these conclusions but it is not practical within the body of a planning report to cover all of this information in detail. Needless to say the Council's consultant and the Landscape Officer of the Peak District National Park have fully reviewed the submitted documentation and, where appropriate, individual areas of contention are reflected in their analysis.
- 8.35 The independent consultant appointed by the Council has re-visited the site and a range of sensitive viewpoints in conjunction with the case officer to assess the alternative scheme and has fully reviewed the landscape and visual assessment in the FEI. The consultant has the advantage of advising the Council on the Viaton proposal, Ryder Point turbines and the original scheme and is consequently very familiar with the landscape context and its sensitivities. A summary of their conclusions on the landscape and visual assessment undertaken and the landscape impacts makes the following key points:-

Baseline conditions with regard to wind turbines

1. Central to the consideration of the current application for a three turbine wind farm on the edge of the Peak District National Park (PDNP) is the presence in the landscape of existing turbines – a four turbine wind farm at Carsington Pastures a single turbine at the Viaton Works and two at Ryder Point Quarry. These schemes are within 2km of the PDNP boundary but all three of the Griffie Grange turbines are closer to the PDNP than any of the existing turbines. (See FEI Figure 5.1A).
2. The Carsington Pastures scheme was refused by DDDC but allowed at appeal (2008) the two other schemes were recommended for approval by the case officer. I undertook the review of the landscape and visual impacts of the Viaton turbines for Liz Lake Associates and the Ryder Point turbines for Gillespies LLP. For both Viaton and Ryder Point it was considered that the increase in landscape and visual harm (as the result of one additional turbine and subsequently two additional turbines) did not constitute a significantly additional adverse impact so as to recommend the sites were unsuitable. However, it was recognised that there would be loss to the special qualities of the landscape. At the time of the Ryder Point application it was considered that it was likely that the capacity of the area for wind turbines had been reached, particularly in light of the proximity to the PDNP.

Methodology

3. The importance of considering cumulative effects is identified in the Planning Practice Guidance (PPG). Paragraph 005. GLVIA3 lists a number of types of cumulative effects that may need to be considered including:
 - 'The effects of an extension to an existing development or the positioning of a new development such that it extends or intensifies the landscape and / or visual effects of the first development;

- The 'filling' of an area with either the same or different types of development over time, such that it may be judged to have substantially altered the landscape resource and views or visual amenity;
4. The FEI LVIA does consider cumulative impacts however it adopts two positions that undermine the purpose of CLVIA as set out in GLVIA. Namely that;
 - the presence of the existing turbines reduces the sensitivity of the landscape; and
 - there is potential to improve the current situation by adding more turbines.
 5. The photomontages which have been redone for the FEI in order to comply with the 2014 SNH Guidance have not included A3 single frame images as recommended in that guidance. The turbines are not always clearly visible due to use of non-photographic paper for the photomontages provided in March 2016. This has exacerbated the generally acknowledged problem with representing turbines on the skyline.

Landscape Effects

6. The FEI makes a number of statements about the landscape in which the turbines would be located that I consider to be a misrepresentation of that landscape. These include the statements that there is almost continuous background industrial noise and that the area has a developed typology.
7. The Griffe Grange plateau, a topographically distinct area, is separated from much of the local industrial influences, including the existing wind turbines, by the area of higher ground that includes Harboro Rocks. The landscape is representative of the key physical characteristics for the Plateau Pastures LCT and has a strong sense of place in which extensive views of land within the PDNP play an important part. It is an area that attracts visitors.
8. Due to the misreading of the landscape baseline the FEI underestimates both the susceptibility of the landscape surrounding the site and its value. I consider that the landscape of the Griffe Grange Plateau has high sensitivity to wind turbine development.
This is due to:
 - The existing character of the landscape;
 - The proximity of the PDNP; and
 - The presence of existing turbines which gives rise to the potential for cumulative effects.
9. All three turbines are within 1.5km of the boundary of the PDNP with Turbine 3 only 700m distant. Vps 1 & 6 illustrate how the turbines would be located within land that forms the setting of the PDNP. They would be intrusive in these views from the PDNP and would have a significant adverse effect on the setting of the PDNP and the sense of tranquillity and remoteness.
10. A Secretary of State (SoS) decision letter in 2014 considered that even minor harm to an AONB would conflict with the duty to conserve and enhance its natural beauty and that minor harm should be afforded moderate weight in the planning balance. The harm to the PDNP is in places major.
11. I do not consider that the three turbine scheme has removed any of the site specific factors that were noted as making the five turbine application particularly harmful to the landscape.

- all three turbines are still closer to the PDNP than any of the existing turbines;
- the turbines are still located in the topographically distinct Griffie Grange
- the turbines are still not located within an industrial complex
- the turbines are still located on the PDNP side of an area of higher ground that separates the PDNP from most industrial / quarrying activity

12. I consider that the capacity of the area for wind turbines has been reached and that the addition of the proposed turbine will increase the degree of harm by:

- extending the array, particularly where the existing skyline is uncluttered
- intensifying the presence of turbine development; and
- making it more likely that the presence of the existing turbines will be noticed.

13. The omission of Turbines 1 & 2 has removed the overbearing effect on residential amenity that the five turbine scheme caused.

Conclusion

14. The reduction from five turbines to three would lessen the impact of the Griffie Grange turbines but would not change any of the site specific factors that were noted as making the five turbine application particularly harmful to the landscape. The omission of Turbines 1 & 2 would not significantly change the fact that the turbines would:

- be located within the setting of the PDNP,
- be closer and appear larger than any of the existing turbines
- extend the array of turbines on a prominent skyline
- intensify the landscape and visual effects of the existing turbines; and
- increase the likelihood that the presence of the turbines will be noticed

15. The three Griffie Grange turbines would further erode the sense of tranquillity and remoteness in the landscape of the PDNP and do further harm to its scenic beauty contrary to Paragraph 115 of the NPPF.

8.36 The appellants have concluded the following in relation to the impact on the Peak District National Park – The LVIA presented with the FEI concludes that there would be no significant effects on landscape character within the Peak District National Park Authority as the development appears intermittently in a narrow field of view where it is visually associated with existing turbines. It is suggested that where visible the development appears well composed and integrated with the existing group and a single development that can be accommodated in the Peak District National Park landscape setting. It is further stated that the development would not be significant in terms of introducing new key characterising influence or additional wind farm group and the scale of development would remain proportionate and appropriate to the receiving landscape. Therefore, they conclude that there would be no significant effects on the Peak District National Park in terms of statutory duties, valued characteristics, special qualities or integrity.

8.37 These conclusions for 100m turbines coming within 700m of a National Park boundary where they would dominate the immediate setting and be visible of over extensive areas from within the National Park are hard to rationalise. Whilst it is accepted that only a portion of the Park is affected at close quarters conversely it is also hard to conceive of any development that would affect the whole of the Park and Inspectors have refused applications for wind turbine development that affects only part of National Parks and their setting including the Matlock Moor wind farm which was significantly further away from the Park boundary. Whilst the reduction of the scheme to 3 turbines removing the 2

turbines that are closest to the Park boundary has eliminated the most visually overbearing turbines the remaining 3 turbines are still very close to the Park boundary and the adverse impact on the Park remains. The current proposals would not conserve or enhance the landscape or the scenic beauty of the Peak District National Park and would therefore conflict with NPPF Paragraph 115 and the statutory purposes of designation.

- 8.38 There are clearly substantial differences between the applicants and the Council's consultants in the conclusions reached on the harm that would result to the host landscape and adjacent National Park from the proposed scheme. Before seeking to reach a judgement on the degree of harm it is logical to revisit the history of the consented schemes, describe the locational difference between the current scheme and the approved turbines, assess the increased spread and visibility and explain the differences in landscape and relationship to the National Park.
- 8.39 Carsington Pastures was granted on appeal at a time when targets for renewable energy were a component of the Development Plan. The Inspector considered this along with the locally despoiled landscape and relationship to the National Park and in Paragraph 115 of his report only identified adverse effects on the setting of the Park at close range to the west and as such observed that in terms of policy SF3 of the local plan the purpose of the National Park would not be adversely affected or its valued characteristics harmed. He concluded that the planning balance weighed in favour of the scheme.
- 8.40 It is important to note that the Inspectors decision predated the Councils assessment of landscape sensitivity to renewables. This independent assessment assesses both Carsington Pastures and the application site as intrinsically highly sensitive to the construction of large wind turbines which would normally consequently be considered inappropriate in landscape terms.
- 8.41 The subsequent application for Viaton was considered to increase the adverse impacts because of its elevated location which would increase the prominence of the group and spread of turbines in the landscape. The greater harm to local landscape character and the valued characteristics and setting of the National Park to the west, northwest and west was however ultimately considered to be outweighed by the benefits of renewable energy generation.
- 8.42 The Ryder Point turbines were considered by committee in June 2013. In the report it was acknowledged that the two additional turbines would noticeably increase the influence and adverse impacts of wind turbine development on two areas of the Peak District National Park. These were firstly the areas between the boundary of the Peak District National Park, Upper Town Bonsall to the east and Winster to the northwest and secondly in views from an area to the northwest of Minninglow looking back towards the turbines. Whilst the increased harm to the wider landscape to the east, south and west was not considered to be a significant impact, the impact on the National Park was considered to lead to an increase overall in the adverse impact on the Peak District National Park. Although the scheme was considered not to significantly further diminish the already diminished quality of some views it was stated that the number of turbines visible from the areas identified of the Peak District National Park to the north and west had reached the point where additional turbines are very likely to have adverse cumulative impacts.
- 8.43 Whilst ultimately the planning benefits of the Ryder Point scheme in a fine balance outweighed its harm the concluding paragraph of that report states that 'serious doubts exist as to whether this landscape has the capacity to absorb further turbines without cumulative impact that seriously undermines the setting and valued characteristics of the National Park'.

- 8.44. Whilst every application needs to be fully considered on its own individual merits and a planning balancing exercise undertaken, it can be deduced from the above that in terms of impact on the landscape and particularly the setting of the National Park officers had concerns at the time Ryder Point was considered that a tipping point had been reached whereby the initial harm caused by Carsington Pastures would be substantially increased by the continued expansion of the wind turbine group.
- 8.45 It is important to now describe how the Griffie Grange turbine locations relate to the approved grouping of seven. Carsington Pastures sits to the south of a ridge which runs east/west and has Harboro Rocks at the high point such that only the upper sections of these turbines are visible from land in the National Park to the north. Viaton sits closer to the ridge and is more visible but in views from the north is partially concealed by Harboro Rocks and the adjacent industrial works. The two Ryder Point turbines extend the turbine grouping to the east but the highest of the two sits 10m below the altitude of the Viaton turbine and the other turbine a further 20m lower.
- 8.46 The grouping as a whole, though prominent in landscape terms, appears to sit behind the ridge defined by Harboro Rocks when viewed from the north and northwest.
- 8.47 The proposed turbines extend in a line running north/northwest from a high point to the southeast of the Viaton turbine. Turbine 5 is approximately 5m higher than the Viaton turbine and the turbines are then spaced at regular intervals extending down the eastern flank of Griffie Grange valley which falls away from Harboro Rocks in a northerly direction. The northernmost turbine is approximately 45-50m below the height of turbine 5 and the line of turbines extends almost 750m. The northernmost turbine lies less than 700m from the National Park boundary and less than 1.1km as the crow flies from properties at Ible which lie at an altitude of approximately 275m. Whilst Griffie Grange itself is a shallow valley flanked to the east and west the land generally in the locality falls down to the north from Harboro Rocks to the low point of Griffie Grange Valley before rising steeply again up to Bonsall Moor.
- 8.48 When viewed from the west the current consented turbine group has a spread of approximately 800m. This is increased to 1.8km by the addition of 3 new turbines. The same increased spread also obviously applies to views from the east. In a view from due south the turbines appear behind the consented turbines and obviously from the north they sit in front of consented turbines. The increased spreads identified above are the maximum additional expansion but it is fair to say that from a range of compass points in between the expansion of the wind farm in the landscape will be substantial. In addition to this increase in the spread of turbines in the landscape the number will increase by 43% and the varying altitudes and blade movement will further increase their visual impact.
- 8.49 Landscape architects are adept at sub-dividing and categorising the landscape. However, as can be seen from the differing views expressed they often reach divergent conclusions on the sensitivity of the landscape to change and the magnitude of change that will result from development. In order to step back a little from this it is important to assess a landscape on site and experience how it fits together and inter-connects through continuity of form, views or movement through it.
- 8.50 Whilst the site maybe physically adjacent to Carsington Pastures, when you move over the hill into Griffie Grange you have the impression of moving into a largely unspoilt and substantially more tranquil location. You largely escape the industrial influences immediately to the south and although quarries are located in the valley bottom to the northwest they are largely concealed from view. The landscape is pastoral with remnants of lead mining. Views across the steep sided Griffie Grange Valley connect the

site to the National Park to the north where there is a continuity of farming practice and industrial heritage. In looking across the landscape from the northeast from above Bonsall and Middleton you are simply looking at two sides of the same valley. The topography of the site sloping to the north and facing the National Park and its basic characteristics mean that it is intrinsically more sensitive to change than the land to the south beyond Harboro Rocks and any change that is imposed upon it is likely to have a much more substantial impact on the National Park as it is in closer proximity, the topography of the land faces onto the Park and the landscape has a greater affinity with the National Park landscape.

- 8.51 Having set the scene of the history of consented schemes, described the increased impact of the proposal and explained the differences in sensitivity that have been identified, it is pertinent to draw on the wireframes and photomontages that illustrate these impacts before reaching a conclusion on this topic.
- 8.52 Viewpoint 1 and 1b prepared by the applicants both illustrates the continuity of the landscape and provides a clear indication of the magnitude of impact. The views taken from the Limestone Way above Ible and Sycamore Farm both illustrates the impact that this National Park community will experience. Viewing on site emphasises the impact that turbines have on the landscape. The now constructed Ryder Point and Viaton turbines appear substantially more imposing to the human eye and this will also be the case for the 3 additional turbines.
- 8.53 Whilst the existing turbines at Viaton and Ryder Point are more distant and partially concealed by topography, the proposed turbines will appear to march down the hill to Griffie Grange Valley and will dominate the view thereby harming landscape character and appearance with those effects clearly extending into the National Park.
- 8.54 Viewpoint 4 taken from the west from Adlwark, although setting the turbines in the context of quarrying in the valley bottom, illustrates the much greater spread of turbines in the landscape and increased influence on the National Park.
- 8.55 Viewpoint 6 takes in the view from the Limestone Way across Bonsall Moor. Whilst consented turbines would also be in view, the substantial increase in the spread of turbines and their comparative proximity to the Park significantly increase the harm that will result.
- 8.56 Viewpoint 9 looks across the site from 3km to the north. Whilst they appear more distant, the increased number of turbines emphasises their imposition on this landscape not well suited to absorbing their impacts.
- 8.57 Viewpoint 10 takes in the view from the west at 3.7km and amply demonstrates the increase in spread across the landscape.
- 8.58 Viewpoint 19 is a typical panorama looking out over the Park from the south-west. The additional harm caused by the increased spread and number of turbines is readily evident.
- 8.59 It will be readily apparent to anyone doing a comparison of the original LVIA and the one presented as part of the FEI that the latter is a much less comprehensive, poorer quality document. Fewer views are presented and the image quality is poor. Other images presented for the scheme of 5 included one from Cardlemere Lane to the west of Minninglow Hill and ones from the top of Matlock Bath and the fringe of Middleton village which more comprehensively illustrated the impact of the development on the landscape and setting of the Park. It is unfortunate that the appellants have chosen not to present a more comprehensive illustration of the impacts.

8.60 In conclusion, on visual / landscape impacts incorporating impact on the National Park, including cumulative impacts, it is considered that the applicants have substantially underestimated the impacts and harm that will result. The siting of 3 turbines within the sensitive landscape of Griffe Grange will harm its landscape character and appearance. More pertinently the turbines will be sited close to and visible from a range of vantage points in the National Park. In such a location and with the degree of visibility identified they will damage and dominate the setting of the National Park and its landscape character thereby undermining its special qualities.

8.61 The harm caused by the turbines in isolation is exacerbated by their cumulative effects with the already consented turbines as the spread and number of turbines significantly increase their influence upon the character and appearance of the landscape and the setting of the National Park. The level of harm identified puts the scheme in conflict with Local Plan Policy and guidance in the National Planning Policy Framework.

ii) The Impact on Heritage Assets Individually and Cumulatively

8.62 The local landscape is rich in made-made heritage of different eras. The consultation responses of English Heritage and the Development Control Archaeologist in particular highlight the range of assets that exist and the part they play in defining the qualities of the historic landscape. The effects on heritage assets and their settings also extend into the National Park.

8.63 The appellants in their FEI have included an assessment of the impact on the historic environment. This identifies the heritage assets that are present within the influence of the proposed turbines. The appellants then assessed these impacts.

The appellants key findings are summarised as follows:-

1. Direct effects of the proposed Griffe Grange Wind Farm on the historic environment will be limited to the loss of a small proportion of remains relating to the historic (post medieval) working of lead within the site. Recording this will have a low level of effect on the heritage significance of the remains as a whole.
2. Small sections of drystone walling of local historic environment interest will also be lost but the impact on their heritage significance derived from the organisation and appearance of the landscape will be negligible.
3. The desk-based assessment of the site has established the general potential for finds of archaeological interest, including prehistoric remains, in the area. However, field evaluation indicates the potential for such finds during development as low and, because the development footprint is small, the risk to archaeological remains is small. Archaeological monitoring will allow any remains to be identified and treated appropriately for their heritage significance.

Provision will be made for any sufficiently important remains to remain on the site through micro-siting and use of floating access tracks. No EIA significant effects are predicted.

4. There are a number of nationally designated monuments, buildings in the area surrounding the development, as well as a number of Conservation Areas. The assessment has assessed the potential for effects on features up to 5km considering changes in effects arising from the deletion of Turbines 1 and 2.

The assessment has considered the potential impact on nationally designated monuments, historic buildings and conservation areas within a 5km radius. It has found there will be some level of effect on views relevant to the setting of heritage assets, although the magnitude of impact in any relevant views is seen in the context of changes wrought to the landscape during time, especially from lead mining, which is itself of heritage value and interest. It is suggested that, as a wind farm is a visually permeable development it will not change user capacity to understand and appreciate the landscape's historical meaning and significance and will, therefore, not fundamentally reduce its overall value.

- 8.64 These summarised conclusions effectively, not surprisingly, reiterate the applicants view on the 5 turbine scheme. Given the divergence between their views and those expressed by consultees and the potential need for the Council to provide evidence on this matter to a public inquiry, the Council asked the Development Control Archaeologist to carefully reappraise the amended scheme for impacts. His detailed assessment is reported earlier in this report.
- 8.65 It is apparent from recent case law in relation to heritage assets that the courts have interpreted advice in the National Planning Policy Framework as meaning that any harm to a heritage asset requires clear and convincing justification. This does not mean that development cannot occur but it means that the starting point is the protection of the asset and a presumption against development that causes harm.

The Appeal Court decision regarding wind turbine development and the setting of heritage assets (Barnwell Manor) and subsequent Secretary of State decisions have confirmed that harm to heritage assets that are less than substantial may weigh heavily in the balance against wind turbine development.

8.66 The Development Control Archaeologist has reached the following conclusions:-

1. In relation to the impact on archaeology there is a lack of information as regards the impact on Griffes Bage mine and the Portway and to the historic landscape as a whole. As such the proposal fails to meet the requirements of the National Planning Policy Framework paragraph 128. The harm to the historic landscape could approach substantial harm.
2. In relation to the impact on Moot Low Barrow (scheduled monument). The monuments setting derives from its sense of elevation and dominance. It has a visual relationship with the Portway and other prehistoric monuments such as Round Low and Middleton Moor Barrow. Given encroachment to its setting from quarrying the views to the east are doubly important to preserving a sense of historic context. The existing turbines do not unduly infringe on this setting. The new turbines will by reason of their scale and dominance will compete with views to the east and the cultural landscape as a whole will be disrupted. The impact on the setting of Moot Low from the revised scheme is considered less than substantial but this does not factor in ground level impacts which could elevate this.
3. Griffes Walk Farmhouse (Grade II listed building).
The significance of the building draws on aspects of its setting, most notably the post-medieval agricultural landscape. Views from the farmhouse are constrained and the key southern elevation seems designed, in a modest way, to see and be seen from the SE, the line of the Portway running up to Round Low and Griffes Bage lead mines are important contemporary relationships in this view. Modern elements, such as Sibelco and existing turbines are seen on the horizon and other elements such as pylons are relatively unsubstantial. The proposed turbines in this key view to the south east would be a discordant industrial element on an unprecedented scale

competing with existing landscape feature and leading to less than substantial harm to the heritage asset by impacting on its setting. Ground level impacts could increase this harm.

4. Harboro Cave (Scheduled Monument).

The cave is a scheduled monument and complimented by unscheduled chambered cairn and iron age settlement. All draw upon the landscape dominance of Harboro Rocks. The cave is experienced as part of the wider experience of visiting the rocks via the footpath. Existing detractors such as Hoben Works and the existing turbines diminish its setting. However, views to the north are not despoiled and give a sense of lofty isolation which contributes to the sense of experiencing the heritage asset. This experience would be harmed by proposed turbines which would cumulatively, with the existing turbines, further erode the landscape dominance of the rocks. This impact is at the lower end of less than substantial harm.

5. Minninglow Hill (Scheduled Monument)

The scheduled chambered cairn and bowl barrows on the hill draws on a sense of ancient tranquillity and spirituality elevated above and far removed from the modern far reaching views are experienced across the landscape. The existing turbines are clearly visible and are jarring modern elements in views from the south of the hill. The turbine group would extend the field of view by 60-70%. The turbines would appear slightly bigger as they are closer. Minninglow Hill is an iconic Peak District landmark widely visible and recognisable. It was cited for visual dominance and its significance derives from its landmark character. The proliferation of dominant and competitive elements in views from and across the monument will harm its setting and this harm is considered less than substantial.

6. Middleton Moor Bowl Barrows (Scheduled Monument)

This elevated bowl barrow has clear sight lines to the west across the site to Minninglow, a view in which Round Low and Moot Low are also visible – less than substantial harm will result.

7. Bonsall Leys (Scheduled Monument)

These historic lead mining sites draw on their historic landscape setting. Bonsall Leys historic landscape setting is gained almost exclusively in views south-west across Griffe Grange towards the site and Middleton Moor. The turbines would detract from this historic landscape setting leading to less than substantial harm to significance through disruption of historic landscape views.

8. Bonsall Conservation Area

The settlement is intrinsically linked to its landscape context as an agricultural and mining community. The experience of the villages wider landscape context is, therefore, a key part of the Conservation Areas significance. There are only limited views of this context and this scarcity of contextual views increases their importance. Long views from Uppertown are important views. The turbines can also be viewed from Church Street. The new turbines will double the length of the group and increase the sense of crowding / blade motion in important long views. Less than substantial harm will result to the significance of the Conservation Area.

9. Aldwark Conservation Area

The turbines will be seen in views when leaving the village to the south. These views south are already harmed by the quarry and existing turbines and the extension of the group will increase the harm but be at the lower end of less than substantial harm.

10. Other assets beyond 5km may be adversely affected such as Stanton Moor or Arbor Low but analysis has not included these.
 11. The scheme involves material harm to the significance of numerous designated assets. This for the most part is less than substantial but Moot Low and Griffie Walk Farmhouse and the undesignated historic landscape approach substantial harm. Although 2 turbines have been removed the overall level of harm to heritage assets remains at a similar order of magnitude. Only Moot Low has a significant reduction in harm by losing turbines 1 and 2. The essence of harm to significance is unchanged as the turbines disrupt key long and short range views and the scheme causes considerable harm to legibility of the historic landscape.
 12. Harm to heritage assets weighs strongly against the proposed scheme and the level of justification and outweighing public benefit which must be demonstrated is considerable.
- 8.67 Having summarised the applicant's findings and the opinions of the Council's consultants, and having due regard to the detailed comments of statutory consultees, it is logical to assess this development in turn for the direct impact on archaeology, scheduled monuments, listed buildings and conservation areas.
- 8.68 The applicants have carried out only limited on-site assessment of archaeology and done no detailed assessment of below ground archaeology. The site has significant potential and the comments of the Peak District Historic Mines Society highlight particular concern over the route of the track being created between turbines 3 and 4 and the archaeological interest of the Griffie Bage Mine complex. On the basis of the failure to fully evaluate this area and thereby establish its importance, the Development Control Archaeologist has maintained a holding objection for non-compliance with NPPF Paragraph 128. Whilst this is understandable, it is not considered an overriding objection that could not be overcome by further analysis and modifications to the scheme submitted.
- 8.69 Turning to Scheduled Monuments. Moot Low is the closest scheduled monument, lying in a dominant hilltop position. It is common ground amongst the statutory consultees and the Council's consultants that the impact on this heritage asset has been underestimated by the applicants.
- 8.70 The monument is located so as to dominate the hilltop and have connecting views with other historic sites. The eastern view from this site is the least diminished currently and whilst the deletion of turbines 1 and 2 has lessened the impact, the proximity and scale of the turbines will significantly increase any impact over and above consented turbines and will become a dominant element in views, thereby causing significant harm to the setting and consequently the significance of the asset.
- 8.71 Harboro Rocks lies to the south west of the turbines. Its cave faces south west away from the turbines. The significance of this site is however derived from a combination of the cave, the hilltop locality and undesignated assets. Whilst the principal asset does not face the turbines, the wider setting will be harmed, to some degree, by the imposition of further turbines to the 7 already constructed.
- 8.72 Minninglow Hill's chambered round barrow is some 3.7km distant to the northwest. The distinctive form of this hill and its hilltop trees make it a dominant feature in views across the historic landscape of the Peak District. The existing approved turbines in views from the west to Minninglow are starting to extend across the ridgeline when viewed towards this iconic hilltop. The addition of the proposed turbines will erode the separation of

turbines from the hilltop and, thereby, in causing significant harm to views of this monument cause significant harm to its wider landscape setting.

- 8.73 Stanton Moor as a hilltop with a number of scheduled monuments is another iconic presence in the Peak District. The site was chosen for its intervisibility across the landscape and is, therefore, sensitive to change to its skyline which can impact on its wider setting. The original application included a photomontage of the impact. Whilst this demonstrates some additional impact on the view looking south, the turbines are a significant distance away at 6.5km and the intervening topography softens the impacts to a degree, whereby they are not significant.
- 8.74 Middleton Moor Barrow will also experience some harm to its significance with views to the west interrupted by the turbines.
- 8.75 Finally, in terms of monuments, the wider area has a number of scheduled lead mining remains. These have a connection with the landscape as an historical industrial evolution. Wind turbines will affect their setting to some degree but this impact is much lower than that of a hilltop burial ground whereby it was chosen to have distant views and connections across the landscape.
- 8.76 Listed buildings have their setting protected by the planning system as Section 66 of the Act places a duty on decision-takers to have special regard to preserving their setting. What comprises the setting can vary considerably from a building such as Chatsworth whose setting may extend some miles into the surrounding landscape to a cottage in a village street whose setting will usually be very localised. There is only one listed building whose setting is considered to be affected to any significant degree by this proposal. Griffie Walk Farm lies immediately to the west in very close proximity.
- 8.77 The building is Grade 2 listed and its main elevation faces south. Its setting extends beyond the immediate context by reason of the farm grouping beyond and the connection to its farmland in this relatively remote and tranquil shallow valley. Whilst constructed turbines already impact on its setting to some degree, the proposal will introduce a line of turbines visible to virtually full height in much closer proximity to the west. These will dominate the property and erode its connection to an agricultural landscape and cause a significant diminution in the setting of this heritage asset leading to harm to the significance of the asset. The removal of turbines 1 and 2 does little to alleviate this impact.
- 8.78 The setting of conservation areas is protected in the planning legislation. Having viewed the site in the round, the only conservation area by reason of its proximity and topographical positioning to experience any significant impact is that of Bonsall. The existing wind turbines are visible from Uppertown and across the village from land to the north east. The current and consented turbines, because of their separation and intervening topography, appear distant and screened to a significant degree by intervening vegetation.
- 8.79 In the original application the applicants were asked to produce two additional photomontages taken from Uppertown and the north east of Bonsall. The latter revealed a much more conspicuous presence on the horizon and the former, looking south from the junction of Bell Lane, shows the turbines as a very significant new element in the southern vista which will draw the eye. The amended scheme FEI does not fully represent the impacts that will occur. Significant harm will, it is considered, be caused to the setting of Bonsall which needs to be factored into the overall balance.
- 8.80 The Development Control Archaeologist has also identified harm to the significance of Aldwark Conservation Area. Whilst this was not picked up in the original officer appraisal

and is something that needs to be factored in its assessment, it is considered very much at the lower end of less than substantial harm to the significance of this heritage asset.

- 8.81 It is clear from the above analysis that notwithstanding the presence of 7 existing turbines and having due regard to the reduced scheme now proposed, that cumulative harm will result to a range of heritage assets from the construction of the proposed turbines. Recent appeal decisions, following the Barnwell Manor Court judgment, have confirmed that harm to heritage assets, even if this is found to be less than substantial, may also weigh heavily against wind turbine development. The harm to the significance of heritage assets in this case should be considered against paragraph 134 of the National Planning Policy Framework as less than substantial harm to the significance of the assets although in some cases, as identified above, it is at the upper end of this. This harm as required by paragraph 134 is weighed against the benefit in the final analysis.
- 8.82 The extent of harm identified to individual assets and the range of heritage assets affected in this case mean that the development would have a significant adverse impact on the historic environment. This harm weighs significantly against the proposal.

iii) The Impact on Amenity of Nearby Residents

- 8.83 The two principal impacts that are usually associated with large wind turbines in close proximity to dwellings are the overbearing and pervasive impact of turbines where they are close to dwellings and of a size and proximity so that they represent an unpleasantly overwhelming and unavoidable presence in the main views from a house or garden and the impact in terms of noise nuisance. The issue of noise is dealt with separately below. Other factors such as shadow flicker can be relevant and are considered briefly later in this report.
- 8.84 The closest properties to the scheme are Griffie Walk Farm, New Harboro Farm and Griffie Grange Farm. All of these would experience significant impact but because they have an interest in the application are excluded from this analysis. Beyond these, the nearest properties lie to the north in Ible.
- 8.85 The original scheme sited turbine 1 approximately just over 600m from the nearest dwellings in Ible. With this proximity, the fact that turbine 1 was sat at a higher elevation and a lot of dwellings in Ible have their main elevations facing south, it was considered that the turbines would have a dominant, overbearing and oppressive impact on these properties thereby seriously undermining the amenity of their occupants.
- 8.86 The revised scheme of 3 turbines has the nearest turbine (No.3) approximately 1.1km from the nearest property. Its lower section will also be partially concealed by topography. Viewing the existing turbines from Ible gives an appreciation of how conspicuous new turbines significantly closer to the village would be. It is undesirable that residents would be adversely affected and many would no doubt consider that their amenity and enjoyment of their property had been substantially affected. In this context, continued objection is entirely understandable.
- 8.87 To help quantify impacts on residential amenity it is the practice of Planning Inspectors to apply what has become known as “the lavender test”.
- 8.88 This first emerged at the Enifer Downs Inquiry where the Lavender Test was first drawn, the concern related to the impact on a village. This village was set on a downward facing slope facing the turbines at a separation of 1km. The Inspector concluded that the outlook of the whole community would be dominated by the unavoidable presence of the turbines. The spread of the turbines was judged to be visually invasive so as to make the

settlement a less satisfactory place to live in than it currently was. The judgement has to be made as to what degree a place becomes a less satisfactory place to live.

8.89 This matter is finely balanced in the reduced scheme. The presence of the turbines would still be dominant and unavoidable. South facing views would be further affected and those properties with south facing elevations such as Brunswood Farm and Sycamore House would be particularly impacted upon. To counter this the separation has nearly doubled and the newest turbine is partially obscured by topography as demonstrated in photomontage 1b. Taking these factors into account and given the view expressed by the Council's consultant, the adverse impact on amenity on balance is not considered of significant magnitude as to warrant refusal although it is an adverse impact that weighs against the development to some degree. The impact on this National Park community is, however, a component part of the overall harm experienced to the Park.

iv) The Noise Impact

8.90 Government guidance on this matter requires Local Authorities to assess noise against 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97). Good practice guidance on noise assessments has been produced by the Institute of Acoustics in 2013 to supplement this.

8.91 The guidance sets out standards for how background noise levels should be assessed at the nearest noise sensitive properties and then sets limits for daytime and night-time noise related to this. The sound power output of turbines at different wind speeds is then overlaid on this.

8.92 Normally speaking, if a wind farm is ETSU compliant there would not be a sound basis for objection in terms of noise nuisance although this does not equate to turbines being inaudible.

8.93 The noise survey work on the original application was carried out following liaison with the Council's Environmental Health Officers and background noise surveys carried out in Ible, Armlees Farm, Griffie Walk Farm and Lonsdale House, Longcliffe. Earlier assessments of background noise for previous turbine applications were also fed into the analysis.

8.94 Environmental Health Officers considered the background levels recorded to be representative.

8.95 The noise assessment submitted with the original application suggested that the development will be ETSU compliant for both daytime and night-time noise limits.

8.96 The amended scheme in the FEI has not provided any additional analysis on noise impacts. The Council's Environmental Health team have not commented on the FEI. Notwithstanding the fact that noise is a key consideration in assessing wind turbine proposals as the scheme has been reduced from 5 turbines to 3 turbines and as these 2 turbines closest to noise sensitive properties in Ible have been deleted it is a reasonable assumption that noise levels will be lower than originally forecast and, therefore, the scheme remains ETSU compliant.

8.97 Whilst the public invariably raise the spectre of noise nuisance as a potential issue and there may be rare occasions when some background noise is audible, ETSU seeks to strike a balance between the operation of wind farms and protecting amenity by setting limits to noise levels that will be tolerated. As the scheme individually and cumulatively will not breach these daytime and night-time limits, there is no basis on which to object

on noise grounds Environmental Health Officers have previously recommended conditions.

v) The Effect on Nature Conservation and Fauna

- 8.98 The original application was accompanied by ecological studies covering site flora, fauna and specifically surveys for bats, birds and Great Crested Newts. The applicants identified species and habitats of interest and protected by legislation requirements. Habitats included small areas of broadleaved woodland and unimproved Calcareous grassland. Species included a number of bats, (e.g. Pipistrelle and Noctule), and a small number of birds (e.g. Lapwing). Great Crested Newts were recorded for ponds outside the site boundary.
- 8.99 The potentially significant effects on species were assessed and in the original scheme the applicants concluded that, with the proposed mitigation measures, significant effects can be reduced to non-significant.
- 8.100 This ecological survey information and assessment of impacts were assessed by Natural England and Derbyshire Wildlife Trust. Natural England highlighted the proximity to Via Gellia Woods and its inclusion within the Peak District Dales Special Area of Conservation (SAC) and status as a SSSI. Notwithstanding this, they did not anticipate that any adverse impacts would result.
- 8.101 Derbyshire Wildlife Trust were satisfied that the main ecological features had been identified. Their comments were recorded in the original report and, following further clarification from the applicants, the only area where they maintain some concern was in relation to cumulative collision risk that could result from the 12 turbine in total forming a barrier and consequently having an impact on target species, including Lapwings.
- 8.102 The applicants did not come forward with any collision risk modelling based on the cumulative effect for the 12 turbines. Whilst this was regrettable and the full effects on species such as Lapwing could not be appropriately considered, the Derbyshire Wildlife Trust has confirmed that this impact in itself would not form sufficient grounds for rejecting the proposal on ecological grounds.
- 8.103 The FEI submitted with the amended scheme has not provided additional analysis of ecological matters. However, it has to be recognised that 2 of the turbines are being removed and as these were located relatively close to Via Gellia Woods the impact on ecology and particularly bats will be less. At the time of writing no formal response had been received from Derbyshire Wildlife Trust but it is a reasonable assumption that they would repeat their comments and note the benefits of the loss of 2 turbines. On this basis there are no grounds for resisting the development on ecological grounds as the lesser scheme is likely to have a reduced impact.

vi) The Impact on Users of the Countryside and Consequences for the Local Economy

- 8.104 The locality of the application site contains a National Trail, the Limestone Way long distance footpath and numerous other well used footpaths. As a result, the area is very popular with ramblers, cyclists and horse riders. The proximity to the Peak District National Park means that recreational users and holiday makers pass seamlessly between the Park landscape and this area. The local economy has a substantial tourism and recreation component to it, both in terms of accommodation and businesses providing other services.

- 8.105 Whilst traditionally Planning Inspectors have been reluctant to try and ascribe any weight to impact on tourism and local economies, it seems inevitable that effects will occur, particularly when the landscape resource is relatively limited in scale. The Peak District is uniquely positioned as an oasis of relatively remote and tranquil countryside where people can escape for recreation within easy reach of major conurbations. It is, because of its limited size, very vulnerable to urbanisation around the fringe. The introduction of a further 3 wind turbines in this locality will serve to further erode its qualities and encroach into the tranquil attractive landscape of the Park. The experience of ramblers, cyclists and horse riders using the area will, it is considered, be diminished. This has the potential for a knock on effect for visitor numbers as people seeking a sense of remoteness and unspoilt beauty may well bypass the locality and choose to go elsewhere.
- 8.106 Whilst the experience of recreational users as a key receptor can be factored into the assessment of harm to landscape character and appearance, the consequent impact on the local economy is a separate component of the impact of this development. Whilst it is acknowledged that the existing and consented turbines form a baseline for any such effect, it is considered that the expansion of the influence of turbines on the landscape will magnify the impacts. Though inherently difficult to quantify, this potential for adverse impact on the local economy is a consideration which weighs against the proposal.
- 8.107 Although the amended scheme reduces the turbine number down to 3 which means that they sit slightly further away from the Park boundary and their spread in views across the landscape is reduced the impacts from the modified scheme are considered to be substantially the same as the original proposal.

vii) The Quality of the Environmental Impact Assessment

- 8.108 The Environmental Impact Assessment Regulations make it clear that planning permission cannot be granted for EIA development without substantial compliance with the Regulations.
- 8.109 The original EIA submitted was a far from perfect document and the LVIA was criticised by consultees and the Council's independent consultant, this was not a failure of identifying that impacts will result but rather a difference in opinion as to how to fully represent and weight those impacts.
- 8.110 It is open to an applicant / appellant to submit Further Environmental Information to supplement or replace original documents in assessing the impacts of a revised scheme. This has occurred in this case whereby a further analysis on landscape and heritage impacts from the bulk of the FEI submitted for the alternative scheme of 3 turbines. It is clear from assessing this document that the information submitted with the landscape and visual impact assessment is of a poorer quality than the original submission. A lesser number of viewpoints are presented, the photographs are not necessarily taken from the best place, the turbines are not picked out in the images and non-photographic paper is utilised. This makes it more difficult for consultees and the public to assess the impacts. Whilst these failings diminish the reliability of the FEI as a basis for assessment, based on previous experience of Inspectors giving a light touch on this matter it is not considered that the Environmental Impact Assessment in its totality is fundamentally flawed and is a sufficiently robust document to identify the main environmental impacts of development.

viii) Other Issues

- 8.111 Highway safety is always a consideration in an application such as this. The applicants have identified two vehicular routes to the site, one from Manystones Lane and the other

taken from opposite Curzon Lodge on the Longcliffe to Via Gellia Road. The former is the main access and the later will be a secondary access. This secondary access will only be used to serve a substation once the project is constructed and the route of the access will be reinstated. The Highway Authority, whilst they have not commented on the revised scheme, were satisfied that both access points are fit for purpose.

- 8.112 Experience with Carsington Pastures suggests that with appropriate conditions over the routing of traffic, no detriment to highway safety or the amenity of nearby villages should result.
- 8.113 Shadow flicker is caused when the sun passes behind moving blades, thereby casting a moving shadow in the windows of neighbouring properties. The sun needs to be low in the sky for this effect to occur. In the original application the applicant carried out an initial assessment based on a worst case scenario modelling properties within 820m of a turbine. This identified up to 13 properties that may have been affected in Ible. Of those identified, the only periods when effects may have occurred were for short periods in the afternoon from November to January. Houses at the eastern end of the hamlet were identified as having the maximum possible effect with up to 79 days of impact with total exposure of under 35 hours.
- 8.114 The revised scheme now sites the turbines nearly 1.1km away from Ible. Whilst as new analysis has been provided, it is reasonable to assume that any shadow flicker impacts for Ible properties will be consequently reduced.
- 8.115 Houses within the site suffer more significant impacts and may need adaptation / mitigation but they have an interest in the development.
- 8.116 Notwithstanding the fact that shadow flicker can have a significant impact on amenity, the operation of the turbines can be controlled to prevent their operation at times when nuisance will occur. With this in mind, and the possibility of dealing with this issue by condition, it is not an overriding concern that warrants an adverse weighting in the planning balance.
- 8.117 Impacts on aviation can be a consideration with wind turbines. However, it is noted that no objection has been raised by consultees.
- 8.118 Land drainage and telecommunications are also relevant considerations but the proposal raises no overriding concerns in regard to these matters.
- 8.119 The Government's view on the role of public opinion in making decisions on wind farm applications was set out in the Ministerial Statement of the Secretary of State for Communities and Local Government in June 2015. The scheme is covered by the transitional arrangements therein. These allow Local Planning Authorities to grant permission if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing. This is identified as a planning judgement.
- 8.120 It is clear from the representations made on this alternative scheme that it has continued to attract objection from 2 parish councils, the residents of Ible in particular and residents of and interested groups seeking to protect the countryside in general and Peak District National Park in particular. To counter this others have largely used a standard format letter to support the scheme as a renewable energy project with local economic benefits. Whilst all representation has to be carefully considered and the nature of this amended scheme may to some degree have suppressed public comment, it is clear from the analysis above that the alternative proposal has not addressed the planning impacts identified by the affected communities which relate to landscape, the impact on the

National Park and impact on heritage assets. The failure to address these substantive objections are planning failings but the failure to satisfy the requirements of this Ministerial Statement is another factor that weighs against the proposal.

8.121 Whilst the Council has previously considered the planning balance in relation to a 5 turbine scheme it is necessary to comprehensively revisit this exercise in relation to the 3 turbine scheme now promoted as part of the appeal proceedings as the harm and benefits that result will require fresh and full assessment.

ix) The Planning Balance

8.122 The desirability of promoting renewable energy sources and on shore wind energy installations is not questioned. Government policy remains supportive of renewable energy development in order that greenhouse gas emissions are reduced to tackle climate change and energy security improved. However, notwithstanding this supportive stance, all wind turbine developments need to be appraised on their planning merits which should have due regard to the development plan and other material considerations. The Planning Policy Section of this report covers what are considered to be the relevant policies of the development plan and the weight that should be attributed to them. As the policies of the adopted plan are largely consistent with Government guidance in the NPPF they can be afforded significant weight. The National Planning Policy Framework, Planning Practice Guidance for Renewables and the Council's Landscape Sensitivity Assessment for Renewables are all relevant material considerations. The renewable energy generated is also an important material consideration to be weighed in the balance. It is important also to have full regard in this location to the history of permission having been granted for Carsington Pastures and the Council subsequently supporting 3 more turbines at Viaton and Ryder Point. This baseline of 7 turbines in the landscape is essential to the understanding of cumulative impacts on the landscape, the National Park and heritage assets.

8.123 Of the issues highlighted above, a number raise no significant concerns, namely highway safety, noise, shadow flicker, ecology, aviation. The quality of the FEI documentation raises some but not substantial concern. Of the others, whilst the potential impact on the economy and incomplete archaeological assessment need to be considered and given some weight in deliberations, the key matters to be assessed where significant impacts will result are the impact on the landscape and the National Park, the impact on heritage assets and the impact on residential amenity. These impacts have to be quantified and weighed against the wider benefits of renewable energy from the reduced scheme.

8.124 The alternative scheme has been independently assessed by Landscape Consultants for the Council whom were also consulted previously on the original application, the acceptability of Viaton and Ryder Point. This is important as they consequently have a detailed understanding of the way these previous schemes related to Carsington Pastures, the prevailing planning circumstances at the time they were approved and the sensitivities of the landscape and the intimate relationship to the National Park. They have also assessed drawing on their experience of extensive planning appeals in providing a view on how the reduced impact on residential amenity might reasonably be assessed. The consultees on this application have also carried out very detailed assessments on the impact of the development in relation to heritage assets and, in the case of the Peak District National Park Authority, the impact on the special qualities of the National Park.

8.125 In relation to impact on the landscape, impact on the setting of the National Park and cumulative impact on these, the findings of the Council's consultants are clear. They consider that the capacity of the area for wind turbines has already been reached with consented schemes. They consider significant adverse cumulative impacts will result,

and that whilst the reduction from 5 to 3 would lessen the impact it would not change any of the site specific factors that were noted as making the scheme particularly harmful to landscape.

- 8.126 In addition to this cumulative harm, they recognise that the amended scheme on its own merits remains particularly harmful on the landscape because all 3 turbines are closer to the National Park than any consented turbines; the turbines are located in the geographically distinct Griffe Grange shallow valley; the turbines are not located within an industrial area and the turbines are located on the Peak District National Park side of an area of higher ground that separates the National Park from much of the area of industrial / quarrying activity.
- 8.127 In relation to the National Park, they consider that there will still be significant adverse impacts on the Peak District National Park, including adverse impacts on its special qualities. They consider that the alternative proposal would not conserve or enhance the landscape or scenic beauty of the Peak District National Park and, as such, conflicts with paragraph 115 of the NPPF and the statutory purposes of the designation.
- 8.128 This independent assessment of the alternative scheme is considered fair and balanced and reflects the judgment reached by Council Officers from visiting the site and surrounding landscape. The development spreads the wind farm in the landscape beyond its capacity to absorb it. As a single entity, it will still cause significant harm to the landscape character and appearance of the locality and will extend down the hillside to the north towards the National Park, adversely affecting its landscape, special qualities and scenic beauty as it imposes itself in the immediate setting of this nationally designated landscape. The harm caused by the wind farm on its own is still exacerbated by the cumulative impact with consented turbines which magnifies the harm to the host landscape and the adjoining National Park. The very significant harm that will result brings the proposal into conflict with Policies SF3, SF4, NBE8, CS5 and CS6 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.
- 8.129 In relation to heritage assets the Development Control Archaeologist has carefully appraised the amended scheme. Although the removal of turbines 1 and 2 lessens the impact on Moot Low to some degree there remains a range of impacts which amount to less than substantial harm to the significance of heritage assets in this landscape rich in heritage. The scheduled monuments at Moot, Minninglow, Middleton Moor Barrow, Harboro Cave and Bonsall Leys, Grade II Listed Griffe Walk Farmhouse and Bonsall Conservation Area will all experience at least less than substantial harm by reason of the imposition of the turbine in their setting. In addition on-site archaeology could also suffer less than substantial harm. Although it is recognised that there are differing views of the level of harm resulting and additional assets have been identified in this latest appraisal by the Development Control Archaeologist it is clear from recent decisions on wind farms following on from the Barnwell Manor Court judgment, that even if that harm is less than substantial it may weigh heavily in the balance against wind turbine development.
- 8.130 The range of heritage assets affected and the degree of harm identified to their settings, both by the alternative 3 turbine scheme on its own and cumulatively with the consented scheme, weigh heavily against this scheme and bring it into conflict with Policies NBE16, NBE21 and NBE24 of the Local Plan, guidance in the NPPF and the statutory requirements set out in Sections 66 and 72 of the Act.
- 8.131 Over time, a picture has emerged on wind farm proposals as to how the impact on the amenity of residents should be assessed and protected. The 'Lavender Test' has been quoted by the applicants and objectors and the Council's consultant was asked to draw on their experience in assessing schemes and apply the logic of the 'Lavender Test' to how the turbines impacted on the properties of nearby residents in Ible.

- 8.132 The reduction of the scheme by 2 turbines which were the ones closest to Ible has certainly lessened the impact on these properties. Whilst turbines will remain a pervasive and dominant component of the view looking south from a range of properties the separation from the properties has increased and the towers of the turbines are partially concealed by topography. Although it is considered that the impact on amenity remains an adverse of impact of development to weigh in the balance the magnitude of that impact has been reduced such that the alternative scheme no longer fails the 'Lavender Test' and affected properties will be less satisfactory places to live rather than far less satisfactory places to live. There would remain harm to this National Park community which needs to weigh in the balance.
- 8.133 The relationship of this alternative scheme to the June 2015 Ministerial Statement has been discussed above. Whilst not determinant there remain substantial reasonable planning objections described above and raised by the community which have not been satisfactorily addressed. It cannot be claimed that the development is supported by the community. The letters of support are largely standardised whilst the community objection stems from Parish Councils, a range of interest groups and personally written letters of objection.
- 8.134 Paragraph 98 of the NPPF has a positive outlook to renewable energy and requires Local Planning Authorities to approve applications if their impacts are (or can be made) acceptable.
- 8.135 Whilst it is obviously important to fully recognise the benefits that accrue from a 7.5MW wind farm in terms of renewable energy production, the reduction in greenhouse gases and increased energy security, these have to be properly weighed and balanced against the adverse impacts that will result.

In the analysis above, significant adverse impacts have been identified to the host landscape and setting and special qualities of the National Park individually and cumulatively with existing turbines. In addition, a range of heritage assets would have their settings significantly compromised and thereby their significance harmed by the scheme and cumulatively with other turbines. The residential amenity of residents in Ible would suffer a significant adverse impact and the community maintain substantive and justifiable planning objection.

- 8.136 Whilst the reduction of the scheme to 3 turbines has some beneficial impacts which are described in the report, the main impacts remain substantially the same. As a consequence of dropping 2 turbines the potential benefits have been reduced by something in the region of 40%. It is clear that rather than actually addressing the harm previously identified the amended scheme has only marginally reduced this whilst substantively reducing the benefits.
- 8.137 The substantial adverse consequences of this development identified are, in the final balance, considered to put the development into conflict with paragraph 98 of the National Planning Policy Framework.

9. RECOMMENDATION:

Planning Committee endorse the Officer view that had they been asked to determine the alternative scheme of 3 turbines now promoted through the appeal process that they would have refused it for the following reasons:-

- 9.1 The proposed wind turbines, by reason of their scale and location, would be a visually dominant and pervasive addition to the countryside in this sensitive landscape, close to the

Peak District National Park boundary. This landscape is incapable of visually absorbing them such that they would result in significant harm to the character and appearance of the host landscape and this harm would be compounded by their cumulative impact with the 7 turbines to the south. Moreover, the turbines would, as an individual group, dominate the immediate setting of the Peak District National Park thereby harming its landscape character and special qualities. The harm to the setting of the National Park would be compounded by the adverse cumulative impact that would be caused by the influence of the wider grouping of turbines that would result. As such, the proposal conflicts with Policies SF3, SF4, NBE8, CS5 and CS6 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.

- 9.2. The proposed turbines, as an individual scheme and cumulatively with already consented turbines, would have a significant adverse impact on the setting of a number of heritage assets. The listed building Griffe Walk Farmhouse, scheduled ancient monuments at Moot Low, Minninglow and Harboro Rocks and Bonsall Conservation Area would as a consequence all suffer less than substantial harm to their significance through development in their settings. As such, the proposal conflicts with Policies NBE16, NBE21 and NBE24 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.

APPENDIX 1

FULL RESPONSE OF PEAK DISTRICT NATIONAL PARK AUTHORITY TO AMENDED APPLICATION

CONSULTATION RESPONSE – PROPOSED DEVELOPMENT OF AN ALTERNATIVE SCHEME OF 3 WIND TURBINES WITH HEIGHT TO BLADE TIP OF UP 100M AND ASSOCIATED SUBSTATION BUILDING, NEW AND UPGRADED ACCESS TRACK FROM MANYSTONES LANE AND B5056, HARDSTANDING, TEMPORARY COMPOUNDS AND ASSOCIATED WORKS AT GRIFFE GRANGE, MANYSTONES LANE, BRASSINGTON (14/00224/FUL, APPEAL REF: APP/P1045/W15/3130874 02/05/2016/CF).

APPLICANT: Griffe Grange Wind Farm Limited

Introduction

In February 2015, Derbyshire Dales District Council refused planning permission for the erection of five wind turbines with height to blade tip of up to 100m (hub height 59m) and associated substation building, new and upgraded access track from Manystones Lane and B5056, hard standings, temporary compounds and associated works on a site that is often referred to as 'Griffe Grange'. The applicant subsequently lodged an appeal against the District Council's decision, which was supported by this Authority, but rather than seek a determination on the original application; the appeal proposals now comprise a revised scheme of three turbines.

Site and Surroundings

In its wider sense, Griffe Grange is part of a broad limestone dale which includes the historic 'Portway' route between Bakewell and Wirksworth located between high ground at Harboro Rocks to the south and Griffe Grange Valley to the north along which the Via Gellia road runs (A5012). The boundary of the Peak District National Park follows the valley bottom of Griffe Grange Valley and at its closest point is approximately 350m from what would have been the northernmost turbine at Griffe Grange. The land to the north of Griffe Grange Valley rises steeply and the settlement of Ible lies above the wooded valley on the lower slopes of Bonsall Moor within the National Park with open views to the south.

The plans submitted to the District Council with the original application showed 5 wind turbines would be erected in a line running south south east to north north west at high level along the eastern flank of Griffe Grange. Notably, these turbines would have been sited close to the existing cluster of turbines near to Griffe Grange including the four operational turbines at Carsington Pastures, the operational turbine adjacent to the Sibelco Works (formerly Viaton) and two operational turbines on land to the west of Ryder Point Quarry.

These operational turbines already have a significant visual impact on their landscape setting because they are visible from a wide range of public vantage points over a large area of the limestone plateau of the White Peak within the National Park boundary. The existing turbines can also be seen from long sections of various public footpaths and bridleways in the local area including from the Tissington Trail and the Limestone Way, and affect the setting of a range of designated and non-designated heritage assets including Minning Low, which is a Scheduled Monument that is an iconic and highly visible feature within the surrounding landscape.

Planning Merits of Original Submission

One of the key concerns arising from the original Griffe Grange proposals was that a further five large turbines close to a cluster of seven large turbines would mean that the surrounding landscape would become even more heavily influenced by these turbines, which cumulatively would have an increasingly harmful impact on the scenic beauty of the National Park increasingly detract from the significance of its cultural heritage, and detract from the quiet enjoyment of the special qualities of the National Park.

Furthermore, the Griffe Grange proposals would have exacerbated the visual impacts of the existing turbines because they would have been sited closer to the National Park with the northernmost turbine of the five being sited within 400m of the National Park boundary. The Griffe Grange turbines would have also been sited on the northern side of a 'ridge line' that runs broadly east to west from Ryder Point to Harboro Rocks. This is significant because the existing turbines are all sited on the southern side of this ridge, which means that the full height of the existing turbines is not always appreciated from vantage points within the National Park because

of the intervening topographical feature in the landscape.

In contrast, the Griffie Grange turbines would be seen 'closer to the National Park from various vantage points over a wide area of the White Peak. Moreover, the turbines at Griffie Grange would extend the visual impact of the existing turbines especially when seen from vantage points to the east or the west of the site because they would have been sited in a line at broadly 90° to the existing turbines that are sited in a much tighter cluster running east to west further away from the National Park.

By virtue of the siting of five large turbines within the sensitive landscape of Griffie Grange, their scale, and the intervisibility between the site and a range of vantage points within the National Park, it was also considered that in isolation, the five turbines would damage and dominate the setting of the National Park and its landscape character thereby undermining its special qualities. Consequently, it was considered the harm caused by these five turbines in isolation would be exacerbated by their cumulative effects with the already consented turbines as the spread and number of turbines significantly increase their influence and result in increased harm to the character and appearance of the landscape and the setting of the National Park, as set out above.

Therefore, it was considered by this Authority that the original Griffie Grange proposals would have had a significant adverse visual impact on the landscape character of the National Park and would harm the significance of a range of designated and non-designated heritage assets within the National Park that would also have been affected by the original proposals. Moreover, it was considered that the proposed turbines would detract from the quiet enjoyment of the special qualities of the National Park as well as have an unacceptable adverse impact on living conditions of local residents living in and around Ible, which is the local community that would have been most directly affected by the Griffie Grange proposals.

Consequently, this Authority strongly objected to the original proposals for five turbines at Griffie Grange, which were refused planning permission by the District Council for a number of reasons including the adverse impact of the proposals on the National Park landscape, its cultural heritage and local residents. However, when the applicants lodged an appeal against this refusal they submitted a revised scheme of three turbines to the Planning Inspectorate. The revised scheme omits the two northern most turbines but seeks permission for the other three in their original locations running in a line running south south east to north north west along the eastern flank of Griffie Grange from a point close to the former Viaton site and the site of one of the existing operational turbines within the local area.

Next Steps

The Planning Inspectorate has subsequently confirmed that the appeal will be determined on the basis of this revised scheme and the District Council is currently carrying out a consultation exercise before determining whether the revised scheme is now acceptable or whether to continue to defend the current appeal because the revised scheme is still not considered to be acceptable despite the omission of two turbines. The purpose of this report is to consider the Authority's own response to the revised proposals and whether the Authority should maintain its commitment to supporting the District Council at the upcoming Public Inquiry.

However, it should be noted that the Authority has not sought Rule 6 status in this case, which means that the Authority's commitment to the District Council extends to providing the necessary officer time to present evidence to the Inspector dealing with the Inquiry on the potential impacts of the revised scheme on the National Park through written submissions and appearing at the Inquiry to give expert evidence.

Recommendation

The National Park Authority OBJECTS to the revised proposals for three wind turbines (100m to blade tip, 59m hub height) at Griffie Grange for the following reasons:

- **By virtue of their design and siting, and size and scale, the three turbines at Griffie Grange would have a significant adverse visual impact on the landscape character of the National Park, substantially detract from the enjoyment of its special**

qualities, and result in harm to its cultural heritage.

- **The harm caused by these three turbines in isolation would be further exacerbated by their cumulative effects combined with the presence of seven other operational turbines within the local area as the increasing spread and number of turbines would significantly increase their influence and result in increased harm to the character and appearance of the landscape and the setting of the National Park.**
- **The revised proposals would therefore conflict with the statutory purposes of the National Park's designation and conflict with national planning policies in the Framework.**

Accordingly, it is also recommended that this Authority should continue to support any subsequent defence of the current appeal by the District Council.

Discussion

Policy Context

In this case, the revised proposals for Griffie Grange would affect the National Park because of the proximity of the site to the boundary and the size and scale of the turbines. Nonetheless, it would not be appropriate to assess the turbines against policies in the Authority's Development Plan because the site is actually outside of the National Park. Therefore, it is more appropriate to consider the revised proposals in the context of national planning policies in the National Planning Policy Framework and in the context of other relevant considerations including Planning Practice Guidance and the Written Ministerial Statement made on 18 June 2015 giving local people the final say on wind farm applications.

The most relevant paragraphs in the Framework in respect of the Griffie Grange proposals include paragraph 98, which says when determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable unless material considerations indicate otherwise.

As these proposals affect the National Park, Paragraph 115 of the Framework is also a highly relevant and material consideration. This paragraph says that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight in the National Parks. The provisions of this paragraph are also important insofar as they place a limitation on the presumption in favour of sustainable development set out in Paragraph 14 of the Framework.

Equally, the proposals would affect a range of designated and non-designated heritage assets within the National Park including Mining Low, a range of other scheduled monuments, various listed buildings and designated Conservation Areas in Aldwark and Bonsall. Paragraphs 132–135 of the Framework offer specific guidance on an appropriate approach to the conservation of designated and non-designated heritage assets where a development proposal would result in harm to their significance.

Paragraph 132 says when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Paragraph 134 says where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Notably, Planning Practice Guidance says that as the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. Depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset. Planning Practice Guidance also sets out further guidance on assessing proposals for wind turbines and says that whilst the National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities.

In terms of addressing the concerns of local communities affected by wind turbine proposals, the Written Ministerial Statement made on 18 June 2015 is quite clear that when considering applications for wind energy development, local planning authorities should only grant planning permission if, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In this case, it is considered that national planning policies, planning practice guidance and the Written Ministerial Statement are wholly consistent with the statutory purposes of the National Park's designation and its statutory duty. The two statutory purposes for National Parks in England and Wales are to conserve and enhance the natural beauty, wildlife and cultural heritage; and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the National Parks.

It is therefore considered appropriate to consider the acceptability of the revised proposals for the wind turbines at Griffie Grange within the context of Government guidance and national policy with full regard to how the proposals would impact on the statutory purposes of the National Park's designation and the local communities within the National Park that would be affected by these proposals.

Planning Merits of the Revised Scheme

In the first instance, when comparing the original scheme to the revised scheme, it is important to recognise that the omission of the two turbines closest to the National Park is not wholly without merit. In particular, the revised scheme would help to reduce the impacts of the turbines on the living conditions of the local community living in and around Ible. Moreover, the Authority's Ecologist has indicated that it is now less likely that the reduced numbers of turbines would impact on protected species and has no overriding objects to the revised scheme on nature conservation grounds.

The additional benefits of reducing the number of turbines down to three would also include a reduction in the extent of the area that would be covered by the turbines at Griffie Grange, and a reduction in the overall increase in the cumulative area covered by turbines when taking into account the presence of the existing operational turbines at Carsington Pastures, the former Viaton site and Ryder Point.

However, this is not to say that the impacts of the revised scheme would now be acceptable because it is clear that the remaining three turbines would continue to have a significant visual impact on the National Park landscape. This is because of the size and scale of the turbines (100m to blade tip, 59m hub height) and because of their siting on higher land in close proximity to the National with the nearest turbine sited within 1km of the boundary of the National Park.

Landscape and Visual Impact

The Landscape and Visual Impact Assessment submitted with the revised proposals also confirms that the three turbines would be seen from a range of vantage points across the White Peak area of the National Park. However, one argument that has been consistently used to support the Griffie Grange proposals is that the wind turbines would not have a significant visual impact on the surrounding landscape because of the presence of the existing wind turbines

within the local area. In summary, this argument suggests that the setting of Griffie Grange has become a 'landscape with wind farms' and therefore, three additional turbines would be in keeping with the character of the surrounding landscape. However, this approach does not properly take into account the individual or cumulative impacts of the Griffie Grange proposals.

At present, as noted earlier in this report, the existing turbines close to Griffie Grange often appear to be on the other side of a ridge line from many vantage points within the National Park, which means the full height of these turbines is often not always obvious from many viewpoints within the National Park. This is also significant because this ridge line forms an important visual and physical break between the more industrialised land to the south of the ridge line where the existing turbines have been sited and the pastoral landscape associated with Griffie Grange, which is primarily influenced by its underlying geology and therefore links more seamlessly with the landscapes of the National Park especially those around Ible and Bonsall.

This means that the turbines at Griffie Grange (and often their full height) would be much more readily seen in an area that has been largely unspoilt and industrialised compared to the land beyond the ridgeline to the south and within an area that is much more closely related to the National Park by virtue of its landscape character and the extent to which it forms part of the setting of the National Park in panoramic views across the limestone plateau of the White Peak. In these respects, it is not immediately evident that Griffie Grange lies outside of the National Park when seen from a range of public vantage points.

Therefore, the turbines at Griffie Grange would not simply 'blend in' with the existing turbines, they would increase the visual impact of the existing turbines in a way that would be harmful to their landscape setting and detract from the scenic beauty of the National Park. Firstly, they would increase the area covered by wind turbines and increase the visual envelope of the existing turbines especially when seen from vantage points broadly to the east and west of Griffie Grange. From vantage points to the north of the site, the turbines at Griffie Grange would also increase the visual density of the existing wind turbines and increase the visual impact of the existing turbines.

By increasing the visual density of the existing turbines and the area covered by these turbines, the Griffie Grange proposals will undoubtedly increase the cumulative visual impact of the existing operational turbines but this impact will be especially harmful because all three turbines are much closer to the Peak District National Park than any of the existing turbines and the turbines are located in Griffie Grange which is a topographically distinct area that flows much more directly into the National Park than the sites of the existing turbines.

At present, the physical distance between the existing turbines does help to reducing their visual impact. However, it can be seen that as the turbines at Ryder Point and the former Viaton site were erected, these turbines increased the influence of wind turbines on the character of the surrounding landscape rather than harmonise with the turbines already in place at Carsington Pastures. The additional three turbines had the affect of drawing more attention to the four turbines at Carsington Pastures and as they are seen together in the same panoramic views from within the National Park, the seven turbines have a significant cumulative visual impact.

The additional three turbines would draw even more attention to the existing turbines, which means that cumulatively, the ten wind turbines would have a much stronger influence on the setting of the National Park and more dominant impact on the character of the landscape within the National Park. Taken together, the ten turbines would be much more visually intrusive in views across the White Peak from a wide range of public viewpoints within the National Park and the three turbines at Griffie Grange would alter the current impacts of the presence of individual turbines beyond the National Park boundary by creating the presence of a wind farm in the landscape that would appear to extend in to, and possibly appear to be sited within, the National Park.

Therefore, the cumulative impact of granting planning permission for the turbines at Griffie Grange would be substantial and this impact would be harmful not least because the proposed turbines would have an adverse impact in their own right. Primarily, this is because the three turbines at Griffie Grange would be located in a landscape setting that flows into the White Peak and because the turbines will be sited close to and be visible from a range of vantage points in the National Park, these turbines would appear to be a dominant feature in their own right within

panoramic views across the White Peak limestone plateau and from viewpoints closer to Griffie Grange.

In these respects, the turbines would not reflect or respect the recurrent visual themes of the White Peak and the landscape character types within, which amongst other things, can often be characterised by the openness of the sparsely populated higher land, pastoral farmland enclosed by drystone walls, prehistoric monuments, often on hilltops, the relics of former lead mines, and wide open views to the skyline.

Moreover, whilst there is clearly evidence of human intervention in the landscape, to a large extent the remains of historic activities within the landscape and the isolated field barns and dry stone walls associated with farming and other man-made features form part of the historic and valued landscape character of this area and contribute to its scenic and timeless quality in a landscape largely devoid of obvious modern structures. In contrast, the proposed wind turbines, with their strident architectural form and movement, would appear modern and visually disruptive.

Consequently, the omission of two turbines from the original application does not address the Authority's original concerns because the siting of three large turbines within the sensitive landscape of Griffie Grange would still damage and dominate the setting of the National Park and its landscape character thereby undermining its special qualities. The harm caused by these three turbines in isolation would be exacerbated by their cumulative effects with the already consented turbines as the spread and number of turbines significantly increase their influence and result in increased harm to the character and appearance of the landscape and the setting of the National Park, as set out above.

It is therefore concluded that the revised scheme would have a significant adverse visual impact that would harm the scenic beauty of the National Park and would detract from its landscape character contrary to the statutory purposes of its designation and contrary to national planning policies in the Framework. Consequently, it is recommended that the Authority should maintain its objection to the revised proposals and continue to support any subsequent defence of the current appeal by the District Council.

Impact on Cultural Heritage

As noted above, the many historic features within the White Peak contribute positively to its special qualities and its scenic beauty. Of particular note are the Scheduled Monuments at Minning Low and Bonsall Leys lead mines, which the Environmental Impact Assessment submitted to support the revised proposals acknowledges would be affected by the three turbines proposed at Griffie Grange. However, in common with criticisms that could be made of the Landscape and Visual Impact submitted to support the revised proposals, the submitted information does not supply a convincing assessment of the impacts of the proposals on these two nationally important heritage assets.

In the case of Minning Low, this site lies within the south-eastern uplands of the Derbyshire limestone plateau. The monument comprises a well preserved Neolithic chambered tomb and two adjacent well preserved Bronze Age bowl barrows. The chambered tomb is of a circular form that is common to the Peak District but unusual nationally, and is the largest of its kind in Derbyshire. All surviving chambered tombs are considered to be of national importance, as few Neolithic structures survive as upstanding monuments and are rare survivals. The monument as a whole is illustrative of the continued use of Neolithic sites as the focus for Bronze Age burial and ritual activity, and the changing burial custom across these periods.

It has been acknowledged in the Environmental Impact Assessment (submitted with the revised proposals) that its setting makes a considerable contribution to its significance, as prehistoric ritual and burial monuments of the Neolithic and Bronze Age were placed in visually dominant locations in the landscape (hill tops, ridge lines, false summits etc.) in order to give large viewfields both to and from the monument and sightlines to the surrounding landscape and to other related prehistoric ritual and burial monuments. This is the historic landscape context in which these monuments are understood and experienced, and the features themselves are relatively subtle additions to the natural topography and landforms.

However, what is underplayed is the extent of the harm that might arise from any element that alters these views, and in particular, it is not recognised in the Environmental Impact Assessment that the proposed turbines, would be large, modern structures, in a vertical axis, bringing movement, which would add a dominant and competitive element into the views that would harm the setting of Minning Low. The addition of the three proposed turbines at Griffie Grange would also result in an intensification of the cumulative impact of existing wind turbines over a wider area of the setting of Minning Low, and in turbines encroaching further into its setting, dominating the landscape views to the south east, resulting in harm to how this nationally designated heritage asset is experienced and understood, and eroding its landscape setting.

Similarly, the lead mines at Bonsall Leys form one of a number of lead mining sites within the locality and whilst these are relatively low relief and subtle landscape features, they are a key part of the historic landscape of the White Peak. Within this context, the proposed turbines encroaching on the higher land at Griffie Grange and towards the Scheduled Monument at Bonsall Leys will harm the setting of this heritage asset because of the introduction of large, modern structures, out of character to the surrounding landscape, in a vertical axis, bringing movement and dominating and competing with the historic character of the area.

In the case of Bonsall Leys lead mines, it should also be noted that the Scheduled Monument comprises two areas of protection for the remains of lead mining that took place between the 16th and 19th centuries (including ruined buildings, earthworks and buried remains) of the Bonsall Leys leading mining area. The monument includes a range of surviving archaeological remains that illustrate the history and development of lead mining as it was practiced in Derbyshire, from early small holder miners, the impact of technological development and change in lead exploitation over the centuries. The site is thought to be a unique surviving representation small scale, intensive lead working in post-medieval Derbyshire and the site's complexity is unparalleled nationally. However, the Environmental Impact Assessment submitted with the revised proposals does not adequately address the impacts of the Griffie Grange proposals on this site.

Equally, the impact of the proposed development on Scheduled Monuments within the Peak District National Park has only been assessed for half of the nationally important heritage assets that would be potentially affected by the Griffie Grange proposals in the submitted Environmental

Impact Assessment. Of the Scheduled Monuments that have had an assessment, only Minning Low has been given more than minimal consideration. The assessment of the Scheduled Monuments within the National Park likely to be affected by the Griffie Grange proposals is therefore not in proportion to their significance and importance as nationally important and designated heritage assets, and in itself, this can be seen as a failure to meet the requirements of Paragraph 128 and 129 of the National Planning Policy Framework.

However, this issue is compounded by the failure to consider the cumulative impact of the proposed development when taking into account the effect it would have over numerous heritage sites as well as considering the cumulative impact of wind turbines within the local area on individual sites. In summary, the significance of the impact of the proposed development would be increased when the impacts arising from the turbines at Griffie Grange would be experienced across a number of different nationally important sites. In this respect, less than substantial harm taken over a number of different designated heritage assets can amount to substantial harm cumulatively. In this case, the degree of harm when taken over the number of designated heritage assets over a wide area likely to be affected by the proposed development, including sites outside of the National Park, the substantial harm threshold may have been reached.

The finding that the substantial harm threshold may have been reached is supported by concerns that the proposed turbines would harm the significance of other designated heritage assets including two Grade II listed buildings and the setting of both the Aldwark and Bonsall Conservation Areas. In terms of both Aldwark and Bonsall, the relationship between these settlements and their rural setting positively contributes to their setting and the views out of these settlements across the surrounding landscape has been identified as one of the special qualities of their respective Conservation Areas. However, in both settlements, the views out of both Conservation Areas can be limited by other features in the landscape or the surrounding built development and this means that some of the most important views out of the settlement are already influenced by the presence of turbines in the landscape. The special qualities of these views out of the settlement would be further eroded, if not dominated by the three turbines proposed at Griffie Grange, and therefore the Griffie Grange proposals would detract from the significance of both the Aldwark and Bonsall Conservation Areas.

The Grade II listed Whitelow Farm is located high up on the side of the valley facing the proposed turbine site. The farm house and associated outbuildings have a predominantly pastoral setting that has very little tree coverage. Therefore, there is intervisibility between the farmstead and the location of the proposed turbines, which would be highly visible within the setting of the designated heritage asset. Similarly, the Grade II listed Primitive Methodist Chapel at Ible is perched on an elevated position at the eastern end of the settlement. The Chapel is south facing and looks directly to the site of the proposed wind turbines. As with Whitelow Farm, the proposed turbines would detract from the appreciation of this listed building in its setting.

In these respects, the harm to the setting of these listed buildings and the Conservation Areas affected by the Griffie Grange proposals is primarily with regard to the strident architectural form and movement of the turbines, which means the turbines would appear to be visually disruptive modern interventions within the tranquil and pastoral landscape settings of these heritage assets. This harm would be exacerbated by increasing the cumulative visual impact of the other individual turbines within the local area. Whereas this may be considered to be less than substantial harm when assessing the impacts of the proposals on each asset individually, as above, the cumulative impact of these successive impacts on a wide range of designated heritage assets within the National Park may constitute substantial harm but the submitted Environmental Impact Assessment does not properly assess this issue.

When taking into account a fuller assessment of the impacts of the proposed development on other non-designated heritage assets within the National Park has not been undertaken, and when taking into account the Griffie Grange proposals would also affect a range of designated and non-designated heritage assets outside of the National Park, it therefore appears that it is open to the District Council to consider whether (i) the proposals would result in less than substantial harm within the scope of Paragraph 134 of the Framework or substantial harm within the scope of paragraph 132 of the Framework (with regard to designated heritage assets affected by the revised scheme) and conflict with paragraph 135 of the Framework (with regard to non-designated heritage assets affected by the revised scheme) and/or (ii) that there is conflict with paragraphs 128 and 129 of the Framework (with regard to the adequacy of the assessment of the impacts of the proposed development).

However, it is clear from the analysis in this report that the proposed turbines would not conserve or enhance the National Park's cultural heritage which gives rise to further conflict with the 'conservation purpose' of the National Park's statutory designation and further conflict with national planning policies in the Framework. Moreover, the revised proposals do not provide an adequate assessment of the impact of the proposals on designated and non-designated heritage assets that is proportionate to the importance placed on cultural heritage within National Parks in Paragraph 115 of the Framework and the great weight that national planning policy says should be given to conserving cultural heritage in National Parks.

These issues exacerbate the adverse landscape impact identified in the above sections of this report. It is therefore concluded that there are strong grounds on which to recommend that the Authority should maintain its objection to the revised proposals and continue to support any subsequent defence of the current appeal by the District Council.

Other Relevant Considerations

As noted above, national planning policies do allow for public benefits to be balanced against less than substantial harm to designated heritage assets. Equally, the District Council (and ultimately the Inspector dealing with current appeal) will need to balance the public benefits arising from granting planning permission for the proposed turbines against the harm to the National Park that would result as consequence of doing so. However, there is nothing in the information submitted with the revised proposals that explains how the turbines at Griffe Grange would contribute to the conservation or enhancement of the National Park, promote opportunities for its quiet enjoyment, or foster the social and economic welfare of its local communities.

It is therefore considered that the public benefits of granting planning permission for the proposed turbines at Griffe Grange, from this Authority's perspective, would be limited to their potential contribution to increasing the provision of renewable energy. Although this consideration should carry weight in any planning balance, it is clear from recent case law that the benefits of renewable energy should not in itself offset or outweigh harmful impacts on nationally important heritage assets or offset or outweigh the highest level of protection afforded to the conservation and enhancement of the National Park's scenic beauty and cultural heritage.

In short, the desirability of renewable energy cannot easily override these planning considerations when also taking into account the nation has chosen to protect the landscape of the National Park for its scenic beauty and similarly, chosen to protect designated heritage assets, which are simply irreplaceable. This view is also consistent with Planning Practice Guidance and national planning policies but it still remains open to the developer to seek to demonstrate that any harmful impacts associated with the proposals can be addressed.

In these respects, no specific mitigation has been proposed to offset the impacts of the turbines on the National Park but mitigation, such as landscaping, would not be effective in any event because of the size and scale of the proposals and their siting. Notably, the scheme would be reversible and would be temporary for a period of some 20-30 years. Whilst that would be a negligible time in terms of the time Minning Low has been part of the local landscape, for example, this would amount to a generation in human lifespan. As such, it seems difficult to give this particular matter significant weight in the planning balance especially when taking into account the impacts of the proposals on the quiet enjoyment of the special qualities of the National Park.

The landscape and visual impact assessment submitted with the revised proposals confirms that the turbines would be seen from a wide range of public vantage points within the National Park, from long lengths of various public rights of way and several National Trails, and would have a significant impact on the appreciation of a range of designated heritage assets including nationally important sites such as Minning Low. As set out above, the turbines would have a substantially adverse impact on the character of the National Park's landscape and cultural heritage. Therefore, the proposed turbines would seriously detract from the enjoyment of the special qualities of a whole generation of visitors to the National Park and would outlive an unquantifiable number of the visitors who already visit the Park.

It is therefore concluded safeguarding the special qualities of the National Park in the face of

clearly identifiable and demonstrably harmful impacts weighs more heavily in the planning balance and is more clearly in the wider public interest compared to the less specific and more generalised benefits arising from the renewable energy that might be produced from the proposed turbines especially when taking into account the absence of any meaningful mitigation for the impacts of the three turbines.

Finally, public consultation by the District Council on the revised proposals ends on 12 May 2016. So, at the time this report was written, it was not clear whether the planning impacts identified by affected local communities in response to the original application have been fully addressed by omitting two of the five turbines originally proposed. In this respect, there were 87 individual objections to the original application for five turbines alongside objections from several Parish Councils and a number of objections from conservation specialists and interested third parties. There was also support for the proposals but turbine proposals are not determined by a referendum.

The Written Ministerial Statement made on 18 June 2015 is quite clear that when considering applications for wind energy development, local planning authorities should only grant planning permission if following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. If the revised proposals do generate further objections from local communities affected by the proposals on valid planning grounds then it self-evidently cannot be demonstrated the omission of two turbines has fully addressed their concerns.

However, whilst it would be down to the District Council to make their own determination on this issue, it seems unlikely from the analysis of the revised proposals in this report that it will be demonstrated that the omission of two turbines has fully addressed the concerns of local communities affected by the proposals.

Conclusions

It is therefore concluded that there are no other material considerations that offset or outweigh the conclusions reached in this report that the revised proposals would conflict with the statutory purposes of the National Park's designation and conflict with national planning policies in the Framework. In this case, it is considered the three turbines would have a significant adverse visual impact on the landscape character of the National Park, substantially detract from the quiet enjoyment of its special qualities, and result in harm to its cultural heritage. Accordingly, it is recommended that this Authority should object to the revised proposals and continue to support any subsequent defence of the current appeal by the District Council.

APPENDIX 2

CONSULTATION AND REPRESENTATIONS SECTIONS OF ORIGINAL REPORT ON APPLICATION 14/00224/FUL

Initial Response:

Griffe Grange Application:

The effect of the four Carsington wind turbines has significantly affected the landscape character of the southern part of the National Park. The extant permissions at Viaton and Ryder Point will serve to intensify the magnitude of this impact. The seven resultant turbines will appear clustered in close proximity to each other. Five further turbines at Griffe Grange will be more loosely associated with the other seven and will stretch out in a line northwards towards the National Park boundary with no intervening landform to ameliorate their impact.

Landscape Impact:

The landscape and visual impact assessment prepared places great emphasis and weight on the landscape character types Wind Farm Landscape and Landscapes with Wind Farms. This terminology is new to the National Park Officers and Natural England.

The landscape character types are defined by geology, topography, drainage, vegetation, historical land use and settlement pattern. Whilst the presence of wind turbines can influence an areas landscape character positively or negatively, that is different from defining the landscape itself as a 'Wind Farm Landscape Character Type'.

Much of the reasoning in the LVIA for saying that Griffe Grange does not have a significant impact on landscape is based on the existing wind turbine creating a 'Wind Farm Landscape'. Their proposed boundaries for these new landscape character types in the case of Landscapes with Wind Farms (an area up to 3.5km from the nearest turbine) affects parts of the National Park. There is a recommendation that the NPA should change its landscape character type to become 'Wind Farm Landscapes'.

The LVIA acknowledges a significant landscape impact on the National Park up to 3.5 – 4km from the nearest turbine which covers 21.2km². This, they argue, then equates to 1.5% of the total park area and as such would represent “no more than a negligible incremental landscape change that would not be significant on the National Park”. No assessment of how this combines with other turbines within and without the Park has been done. Irrespective of this it is considered that to include the whole of the Park is irrelevant as a person standing in part of the Park cannot see and experience the whole of the Park at the same time. They only see and experience the landscape they are in. Therefore, if the turbines have a significant landscape and visual impact in part of the National Park then that will affect the experience of the person within this area.

The addition of 5 more turbines to the 7 already granted will increase the visual footprint as well as increasing the visual density of the existing turbines. This means that the turbines are more visible from all viewpoints and their visual impact will increase above the baseline almost as much as if there were no other turbines in the area.

This factor of increasing density and visual footprint of the turbines has largely been ignored in the LVIA where visual impact is seen as negligible as they are often viewed against the backdrop of existing / proposed turbines. The visual increase in footprint size and the visual density of the turbines has been ignored and as such the visual impact assessment in the LVIA is incorrect and in reality the proposed turbines will have a greater overall impact of the National Park.

The 4 existing turbines already have a greater impact than suggested. They impact on the setting of Minninglow Scheduled Ancient Monument (SAM). When travelling down the A515 near Parsley Hay, looking south, the turbines detract from the setting of this SAM by breaking the horizon and dominating the SAM. This view has not been included as it is

11km away but the existing turbines are very clear in the landscape and the proposed turbines will add considerably to the existing impact.

Visitors do not appreciate the exact location of the boundary of the National Park and make the assumption that these high limestone plateaus lie within. The turbines, therefore, do not read as being clearly outside of the Park.

It is clear from the photomontages that there will be considerable impact on localised places such as Ible. The impact on views from Stanton Moor has been downplayed by the wide horizon shown and small percentage of this affected. However, visitors do not expect to see turbines on the horizon when visiting a site such as this and so their impact is intensified. The proposed turbines will add considerably to the visual impact of the existing turbines.

The LVIA identifies that the turbines can be viewed from 8km of the Limestone Way, 12% of its overall length. However, it is not the percentage that is important but rather the impact on their experience of using this National Trail. They may take 3 hours to cover this 8km section and this level of exposure to the turbines will have a significant impact on their enjoyment of the National Park. This principle applies to other Rights of Way in the area from where turbines are visible.

Cumulative Impact:

There will be a significant cumulative impact with the 7 turbines already granted. The combined effect will be a large wind farm stretching for over 2km in length.

The cumulative impact assessment utilised Scottish Natural Heritage guidance. This does not define what size of turbine should be included. However, the LVIA adopts a size limit of 50m which excludes smaller wind turbine developments such as Hill Top Farm, Parwich. The National Park Authority considers that there are important views, such as from Bent Lane running east from Tissington and unscreened parts of the Tissington Trail, where the Parwich turbines are seen in the same view. Therefore, a full picture of cumulative impacts is not presented.

Heritage Assets:

The most significant impact of the turbines will be on the setting of Minninglow Hill chambered round barrow when viewed from vantage points to the north. The setting is already affected by the Carsington turbines but this does not identify further damage.

The turbines would dominate views to the south west from the extensive Bonsall Leys SAM. The turbines would be highly visible from Stanton Moor the whole of which is scheduled for its well preserved pre historic landscape remains. The turbines would break the skyline and draw the eye when looking south east. The heritage assets are highly valued and their setting should be protected under paragraph 132 of the National Planning Policy Framework. The zone of theoretical visibility suggests that further assessment is needed in relation to numerous listed buildings and conservation areas such as Aldwark.

Ecology:

Request that further information on displacement of over-wintering lapwing and cumulative impacts is provided. A condition needed to ensure construction phase falls outside bird breeding season.

In relation to bats express concern in relation to Noctule Bats flying near to the site of Turbine 2. Noctules forage at 10 to 40m and up to 70m above ground making them vulnerable to collision. Clarification is needed in relation to discrepancies between the suggested flight heights of the Noctule bats in the report and figures. If Noctules are at collision risk mitigation is needed and may require re-siting Turbine 2.

Impact on the Social Wellbeing of Park Communities:

The greatest impact will be felt by Ible residents. In parts of the hamlet the turbines will be within 300m of windows albeit on the opposite site of the Via Gellia, but elevated relative to them, therefore, increasing their dominance. This impact is intensified as many traditional properties in Ible have main habitable room windows facing south. The impacts are significantly overbearing and have the potential to damage residential amenity. Properties in Aldwark and Grangemill will also be affected by direct and close views.

Conclusion:

The National Park Authority has strong objections to the application. The proposed turbines will have a significant landscape and visual impact on the National Park and have the potential to adversely affect the ability of visitors and residents to enjoy its special landscape qualities. Rather than ameliorate it, the magnitude of this impact will be significantly increased where the turbines will be seen in the context of other wind turbine developments. The turbines will adversely affect the setting of several Scheduled Ancient Monuments and will affect the residential amenity of properties in the National Park, particularly those in Ible.

Response to Additional Information Submitted:

The Authority continues to strongly object to the proposal for the reasons previously stated. The Authority remains committed to the resolution made at its Planning Committee to support Derbyshire Dales in the event of an appeal if permission is refused for the current application. Request that National Park representative attend and speak at Planning Committee.

Make some further comments on the additional information as follows:-

Figure 9 demonstrates the increased impact on Minninglow SAM as the new turbines close the gap and remove the visual separation of the Carsington turbines. The increased visual area that the turbines cover is apparent in figures 6 and 8 presented.

The public are not readily aware of the precise boundaries of the National Park and see the landscape as a whole not as separate landscape character types.

The image from Harboro Rocks presented identifies the difficulty in differentiating the landscape within and without the Park. It also serves to highlight the clear ridge line that separates the approved and built development from the proposed. The proposed turbines will spread the visual impact of the turbines by about 50% from this viewpoint.

The applicants argue that the site was excluded from the National Park for a reason in 1951. However, it is considered that the boundaries often followed easy administrative boundaries rather than be based on detailed assessment of landscape character. There are many areas around the Park where this is evident and landscapes outside the Park are equal to that within. The Via Gellia is an obvious local example where both sides are in an SSSI and have the same landscape characteristics but one side is in and one side out because the road was the chosen boundary. The quarries of Ben Bennett and Longcliffe were very small in 1951 but even now they have not degraded the landscape to the extent that large turbines will not have any impact. The application site has a higher landscape quality and sensitivity than implied in the LVIA and is very much a continuation of the landscapes that are found in the rest of the White Peak Landscape Character Area. If the boundary of the National Park were drawn today it would probably encompass the whole of the remaining White Peak. The turbines have a more significant impact than implied in the LVIA and the additional information has not altered the National Park views.

English Heritage:

Initial response:

Summary:

This development affects the significance of designated and undesignated heritage assets and harms their significance. These impacts need to be seen in their defined historic landscape context of Griffe Grange.

English Heritage Advice:

The broad limestone dale occupied by Griffe Grange is followed by the old route between Bakewell and Wirksworth. This 'Portway' is known from the cartulary (book of charters) of Dale Abbey where it is described as passing through the monastic grange (farm). The grange was established here based upon a pre-existing settlement and landholding which it had received as a gift.

At its north west end Griffe Grange meets Grange Mill (another monastic holding) and at its south east meets the lands of Hopton at Ivet (aka Abbot's) Low a scheduled monument.

There are multiple layers of archaeological and historic interest at Griffe Grange with the earliest visible being the levelled remains of an undesignated Neolithic chambered cairn located at the trig point at Harborough Rocks. This scheduled cave, designated on the basis of its national archaeological importance and Iron Age occupation, faces to the west away from the development, but the outcrop should be seen as a whole with the remains of the Neolithic chambered cairn. In this respect, impacts cannot be reduced to views west from the cave as Harborough Rocks is a key landscape feature which like Minninglow to the north, is visible across the White Peak and seem to form with other chambered cairns such as Green Low a structuring of the landscape by its first farmers into which the later Bronze Age round barrows were fitted.

The scheduled monument of Moot Low and its companion the undesignated Moot Low II lie to the north of Griffe Walk Farm. Their name is indicative of a place of public assembly in the early medieval period. The name 'Moot' and this function of public debate and justice delivered in the open on neutral ground seems likely given the proximity of the 'Portway' as a key route between settlements. A further undersigned tumulus lies south west of Pearson's Farm with another scheduled barrow adjacent to Hopton Quarries.

The landscape has not gone unmodified since the Neolithic (Bronze Age) and the area has been subject to lead working, quarrying and Roman, early medieval, monastic and later enclosure have altered and redefined the landscape. Griffe Grange remains however a bounded topographic space, a place separate and enveloping in which once one enters even the massive turbines recently constructed at Carsington drop out of view.

The introduction of the proposed turbines will dramatically alter and dominate the experience of this historic landscape. As very large moving structures they will become such a strong presence that the experience of the scale and fine grain of human shaping of this little landscape in which the prehistoric barrows were conceived, re-understood will be harmed.

Turbines 1 and 2 will have a clearly harmful impact on the significance of Moot Low and its undesignated companion but more broadly the domination of this discrete historic landscape unit will impact on the entire group of assets discussed above. The EIA cataloguing and atomisation of assets and minimisation of impacts fails to address the overall historic environment impact of the development.

In line with the National Planning Policy Framework and DCLG statement on renewable energy, Derbyshire Dales should weigh the overall impact of the development against the

public benefits and ask whether given the impacts already sustained by the South Peak landscape through the neighbouring Carsington Pastures this development is sustainable.

Great weight must be given to the impacts upon the designated heritage assets but these were created and used and re-made by successive countless generations in a landscape and it is the overall historic landscape impact which is the key to understanding these setting issues.

Recommendation:

If your Authority is not convinced that the harm to the significance of designated heritage assets is offset by public benefits and supported by clear and convincing justifications as to why this specific important piece of historic landscape needs to be impacted then it should reasonably be refused in line with the National Planning Policy Framework.

Response to Additional Information:

Advice remains unchanged. However, wish to comment on appellant's assertion as follows:-

- AMEC's approach is at odds with the approach taken to understanding the significance of heritage assets set out in the National Planning Policy Framework. The significance of an historic asset or assets is always re-experienced in the present. The historic landscape relationships between the Portway and prehistoric and later monuments and how people interacted with them is a key element in what makes this landscape special and interesting. The issue is not whether the landscape is already altered but rather the issue is one of what the impact of the proposed development will be upon the significance of one heritage assets and the historic landscape in which they sit.
- Whilst modern mineral extractions within the landscape have involved change and a degree of harm to significance they are not the subject of this application and are not a basis in themselves for the acceptance of new harm, especially where the character of these new interventions would not speak to a history of mining and quarry activity.
- The Portway is a well-documented historic route passing through the valley. The experience of the historic landscape as one passes along this route is entirely relevant to the present application since it is a long-term context in which these sites were encountered and understood.
- Stand by the observation that Carsington falls out of view as one enters the valley.
- The assertion that the term 'dominance' has restricted usage in English Heritage advice is spurious. Put at its simplest the monuments represent quite subtle additions to the natural topography, the proposed turbines are large and move, they will tend to dominate the experience of the space to the detriment of the appreciation and understanding of the significance of the assets.
- Suggest that the applicant's consultants have misrepresented the National Planning Policy Framework and restate how paragraph 132 should be interpreted in relation to heritage assets.
- Urge the Council to consider English Heritage advice and the impacts of development upon the significance of the historic environment, within a holistic approach to the landscape impacts of the development and its sustainability in line with the National Planning Policy Framework and Planning Practice Guidance.

Derbyshire County Council:

Initial Response:

Local Member Comments:

County Councillors were consulted. Councillors Ratcliffe and Lewer strongly objected on the grounds that the further massing of wind turbines in this area would exacerbate the environmental impact caused by the current turbines on Derbyshire's Special Landscape within the Derbyshire Dales and Peak District National Park. In addition, it is considered that the proposal, if approved, would possibly have a detrimental impact on Derbyshire's tourist economy.

Landscape Impact Assessment:

Overall, within the locality of the proposed turbines, the character of the landscape is complex with a number of different LCT's in close proximity to the proposed development. There is, however, a uniformity of character between these LCT's inside and outside, of the National Park designation. The assessment of landscape impact concludes that the Plateau Pastures LCT has a medium sensitivity "because it has a demonstrable capacity for wind development as it already accommodates seven wind turbines". It is not accepted that this is a fair assessment of landscape sensitivity.

It is evident from the baseline assessment that the character of the landscape and its characteristics (open and unwooded with panoramic views) offer a low potential to accommodate development of this type and constitute some of the finest landscape in the country as reflected in National Park designation. There is a consistency of character across the National Park boundary thus reflecting the overall sensitivity of this landscape to change of this type. The assertion that existing impacts relating to previously permitted turbines or unrelated modern quarries are mitigating factors are not accepted given that there are numerous vantage points where the landscape within and without the National Park can be appreciated as a whole with little effect from these current impacts.

The sensitivity of the landscape is further evidenced by recent sensitivity and tranquillity mapping undertaken by the County Council which demonstrates that this location has a secondary sensitivity by virtue of its ecological and visual unity and is an area of high tranquillity. It is considered that these physical and perceptual qualities, allied to proximity of the Park, requires this landscape should be assessed as having high sensitivity to change, regardless of existing impacts.

The EIA suggests that the magnitude of change would be medium, acknowledging that turbines are prominent but suggesting they accord with the dominant characteristics of the area, namely existing turbines at Carsington. This judgement is not accepted. The new turbines lie to the other side of the ridge to the north of Carsington and the proposal introduces turbines into a new landscape unit looking northward to the National Park where the impact of Carsington is more limited due to the ridgeline and local topography.

The County Council take the view that reassessing this impact which will be large in scale and extent, completely uncharacteristic in relation to the affected landscape, with the turbines being new elements in this component of the landscape would produce more logically a conclusion that the magnitude of change would be high resulting in an substantial impact, significant in terms of the EIA Regulations.

The impact on other LCT areas is limited because the effects are not direct effects and primarily relate to adverse effects from visual intrusion.

The temporary access proposed will also have a major impact on local landscape. The access has little regard to the pattern of field enclosure and requires significant cut and fill. Whilst 'temporary' it is unlikely that the naturally rugged landscape can be replicated. The provision of the substation will leave a continued legacy.

Visual Impact Assessment

The LVIA records key visual receptors and the Visual Impact Assessment records a number of locations, both inside and outside the National Park that would experience significant adverse visual impact. These include the settlement of Ible, parts of the Parish of Bonsall, scattered dwellings and farmsteads and numerous rights of way and recreational routes such as the High Peak Trail, Limestone Way, Midshires Way and Pennine Bridleway. The LVIA appears to diminish the significance of these particular locations by virtue of the numerous other locations identified that are recorded as having no significant impact.

The assessment of visual impacts is not as straightforward as suggested in the LVIA. The magnitude of visitors to the National Park and level of usage of trails and footpaths is not properly factored in and consequently the LVIA tends to underestimate the overall impact of development on the visual amenity of people living or visiting the area.

Furthermore, the 5 proposed turbines would extend the cumulative impact of the approved turbines. The approved development at Carsington has been seen as a precedent for further turbines. Whilst this might have justified Viaton and Ryder Point these existing and consented turbines have a limited impact on the National Park and the visual amenity of visitors as they lie south of the ridgeline. The five proposed turbines lie to the north of this ridgeline opening up extensive new views to the north as well as increasing the impact from locations where all twelve turbines would be visible.

The suggestion that a 'Landscape With Wind Turbines' has been created is highly debatable as this proposed landscape type straddles 6 landscape character areas. The proposal has no natural response to landscape character and can only be assessed as an impact. The impacts extend into the National Park and the notion that this constitutes a 'working' and 'degraded' landscape has been advanced to help downgrade the essential quality of the landscape character type affected.

Overall

Although the LVIA is constructed in accordance with the relevant guidance the results and outputs are highly subjective and not necessarily supported by the baseline evidence. The sensitivity of the affected landscape has been underestimated and the magnitude of change on the landscape and particularly that protected by the National Park would be far greater than assessed. The visual impacts from these locations noted as being significant in the LVIA are also those locations which would see the greatest number of people affected.

The LVIA has gone to great lengths in attempting to justify the cumulative impact alongside existing and approved turbines. Despite this the argument that consented turbines have established a precedent is not considered to be valid and instead emphasises how this proposal would contribute to cumulative impact of turbines in this locality.

Response to Additional Information:

Local Member Comments:

Councillors Ratcliffe and Lewer strongly object on the grounds that the further massing of wind turbines in this area would exacerbate the environmental impact caused by current turbines on Derbyshire's special landscape within Derbyshire Dales and Peak District National Park. In addition, if approved would possibly have a detrimental impact on Derbyshire's tourist economy.

Officer Comments:

Archaeology

The comments submitted by the Peak District Mines Historical Society (PDMHS) raise two issues not adequately addressed by AMEC. Firstly the atypical mine hillocks, which may be a rare feature. The potential significance of these needs to be reassessed.

Secondly, PDMHS comments refer to a lack of review of below ground workings, which could impact on turbine construction. The extensive underground workings could impact on turbine construction and likewise the turbine construction could have significant impacts on what could be historically significant underground workings. The Local Planning Authority should be satisfied that everything has been done to establish the level of risk involved.

The Archaeological Evaluation suggests that the assessment of impacts of the proposed access track can be dealt with by condition. Suggest that the whole route of the tracks be evaluated in line with paragraph 128 and 129 of the NPPF. Little detail is included about the potential impact of the access road on the historic landscape character. The route will cut across the pattern of fields and through dry stone walls. Whilst the western section of the track is to be restored no detail of the extent of cut and fill is provided.

A major concern in considering this proposal is the impact on the setting of designated and undesignated heritage assets as well as visual impact on the wider landscape. Whilst there is much discussion on impact on individual monuments what appears to be lacking is the consideration of cumulative impact on the setting of the heritage assets, which together contribute to the landscape character.

Further information is required with regard to the impact on the potential archaeological interest of the route of the access road and the area of lead mining directly impacted.

Heritage Assets

The comments made by the Development Control Archaeologist are supported.

Figure 16 illustrates the impact of the turbines at the Grade II listed Griffie Walk Farmhouse. It shows two turbines visible in summer conditions and this level of change to the setting of the building and farmstead is not acceptable. In winter months three turbines would be visible. The absence of any view from the Grade II listed Primitive Methodist Chapel at Ible is noted. Evidence should be submitted to show this impact.

Whilst the presence of quarries and pylons is noted these are sunken or relatively permeable. The impact of turbines with their moving components distract the eye from the setting of heritage assets. The infrastructure such as hard standing, road and sub-stations could also further damage the setting of heritage assets by urbanising the landscape.

It is likely that the development will result in a large negative impact on the setting of heritage assets through cumulative change.

Landscape Impact Assessment

The additional information does not provide any further evidence that would alter the original assessment of impacts. Figures 1, 3 and 10 clearly demonstrate cumulative impacts on the Carsington Pastures scheme. The cumulative impact would be felt even in distant views such as Wetton Hill and Thorpe Pastures.

Additional Figure 18 demonstrates that the scheme would introduce turbines into a new landscape unit looking outwards looking northwards towards the National Park. The impact of the ridgeline to the south of the proposed turbines is clear in figure 18.

It is not accepted that the National Park boundary was drawn to exclude this area of landscape for landscape reasons. It is evident on site that the landscape character seamlessly runs through a relatively arbitrary boundary. The landscape affected by this proposal is more sensitive than presented in the Environmental Statement and alongside the high magnitude of change would give rise to more significant impact.

The supplementary information has not altered the County Councils previous views.

Natural England:

Initial Response:

The site lies in close proximity to the Peak District Dales Special Area of Conservation which incorporates Via Gellia Woods. Whilst this is protected by European legislation Natural England raises no objection in relation to any potential for impact on this designated site.

Via Gellia Woods is also a site of Special Scientific Interest (SSSI) but Natural England are satisfied that the development as proposed will not damage or destroy the interest features for which the site has been notified and no objection is raised in relation to impact.

Natural England advise the Local Planning Authority to also assess the development for its impacts on local wildlife sites, protected species and priority habitats and local landscape character.

Protected Landscapes

The proposal lies in very close proximity to the boundary of the Peak District National Park, on high ground which is likely to be visible from some way within the National Park, as well as views towards the National Park from the south. The proposed turbines will also form part of a combined view with the consented turbines to the south. The current proposal has the potential for significant landscape and visual impacts upon the special landscape qualities of the National Park, both alone and in combination with these other turbine developments. The LVIA should therefore be given detailed scrutiny by your Authority. In particular the following shortcomings of the LVIA should be given careful consideration as part of any analysis.

The LVIA acknowledges the significant impact upon the National Park but the report appears to attempt to dismiss this by considering the National Park as a single receptor. This, therefore, suggests that only 1.5% of the total area of the Park is impacted upon. However, it is suggested that the overall impact should be more accurately recorded as being a number of separate and significant negative impacts with each Park receptor, having been selected on the basis of its potential sensitivity to such an impact, being considered in its own right. The significance of the impact from each viewpoint or receptor should be considered in terms of the scale of the intrusion into the view either from the National Park towards the countryside beyond the Park boundary, or from the viewpoints towards the National Park with the potential impact being upon views with the National Park as a backdrop. In this regard the proximity of the site to the National Park and, therefore, location within its setting is of particular importance in the assessment of these impacts.

The visual impacts from a development of this nature, and specifically turbines of this scale upon local residential properties, roads, key routes and even close, middle and long distance views are acknowledged in the LVIA as being unavoidable and widely recognised. However, the report then downplays these impacts by asserting that the majority of these views are already impacted upon by the 4 operational turbines and 3 further consented turbines. The addition of 5 additional turbines will almost double the numbers which already compromise these views and the statement that the increase in

visual impacts should be considered merely as an incremental increase is therefore questionable.

The Local Planning Authority should seek the advice of landscape specialists working for the National Park. Their knowledge of the location and wider landscape setting will help establish if the proposal impacts significantly on the purposes of the National Park designation.

Biodiversity Enhancements

The application may provide opportunities to incorporate features into the design which are beneficial to wildlife through measures such as bird and bat boxes. The Authority should consider requesting these if you are minded to approve the application.

Response to Additional Information

Previously highlighted concerns over potential for landscape and visual impacts to affect National Park and identified areas of the LVIA which were considered inadequate or potentially misleading concerning the scale of the impact upon the National Park and the extent to which the impacts may be felt over the Park landscape.

Did not raise an objection but highlighted the need for Derbyshire Dales to seek appropriate professional advice and draw on the knowledge of National Park landscape specialists. Whilst the comments of the National Park Authority have not been viewed the additional information referenced would certainly seem to indicate that the visual impacts of the proposal, both alone and in combination with the other development of this type in the area, extend a considerable distance into the National Park landscape. Do not, therefore, wish to submit any further comments but confirm that the potential landscape and visual impacts must be given due consideration in determination. The continued advice of the National Park Authority should be sought.

Development Control Archaeologist

Initial Response:

Direct (on-site) archaeological impacts:

The applicants submitted with the application the results of test-pitting on the 5 turbine locations. Artefacts were restricted to turbines 4 and 5 at the southern end of the scheme with a small cluster at turbine 5. This will need further investigation but can be secured through a planning condition. This would secure further test-pitting with closer intervals with subsequent strip and record to identify any sub-surface features.

Of concern is the lack of archaeological evaluation of the proposed wind farm infrastructure outside the turbine bases. This includes a significant length of access track involving areas of cut and fill. At its northern end this track passes through an area of archaeological interest associated with surface finds (HER2425) close to the scheduled Moot Low bowl barrow. There also appear to be impacts on the medieval (and perhaps earlier) trackway known as the Portway (HER99027) and the Environmental Statement (ES) chapter identifies an impact to a possible barrow identified during a recent Aggregate Resource mapping programme in the vicinity of Griffe Bage mine. These areas of archaeological significance should be investigated by a programme of archaeological evaluation and this should include test pitting and trial trenching. Because of the lack of evaluation of the wider scheme footprint the application does not currently meet the requirements of National Planning Policy Framework paragraph 128.

Indirect Impacts to Designated Heritage Assets

The setting of designated heritage assets within the Griffe Grange landscape is fundamentally structured by the landscape itself. Support the comments of English Heritage that this functions as a 'bounded topographic space', experienced and structured

by reference to the monuments of the past and their relationship to topography. In particular the scheduled barrows at Moot Low and Ivet Low, the group of (designated and undesignated) sites at Harboro Rocks, the other undesignated burial monuments (Griffe Walk, Round Low, Moot Low 2) the likely medieval site of Griffe Grange itself, the post-medieval farmhouse at Griffe Walk and the historic route of the Portway. The historic landscape at Griffe Grange remains relatively unaltered by the existing turbines at Carsington Pastures.

Although the EIA provides a discussion of impacts in relation to individual assets it fails to address the landscape relationships of these assets and the ways these contribute to their setting. There is no photomontage photography associated with cultural heritage viewpoints to show how they are impacted. This should at the least be done for Moot Low, Harboro Rocks and Griffe Walk Farm supported by consideration of the landscape relationships and articulation between assets and an assessment of proposed impacts of significance.

Without this analysis, it is not possible to reach an informed and evidence based judgement on the impact on setting of heritage assets, although it seems scarcely credible that there will be no EIA significant impacts to designated assets. The requirements of paragraph 128 of the National Planning Policy Framework are not currently met.

Recommendation

Based on the above failure to meet the requirements of paragraph 128 of the National Planning Policy Framework a holding objection was maintained.

Response to Additional Information:

With regards to below ground archaeology, whilst discussions have been ongoing over the scope of further evaluation both pre and post-consent, the situation has not changed materially since earlier comments as no further field evaluation has occurred. The statement of significance in relation to historic mining remains has also not been revised, a holding objection remains as the requirements of NPPF paragraph 128 has not been met.

In relation to visual impacts to designated heritage assets (through their setting) the applicants have provided visualisations from near heritage assets and Minninglow Hill. On this basis with caveats it is now possible to provide some comments on the level of impact to the settings of designated assets.

- The following general comments pertain to the applicant's study of setting impacts as a whole.
- The visualisations and accompanying discussion focus on turbine impacts and omit discussion of likely visual impacts from ground level infrastructure. The ground level impacts are likely to be significant and widely visible, particularly in relation to the access track which proposes significant cut and fill. This will be a significant disruption to the grain of the historic landscape and to the setting of heritage assets which draw on it for significance through highly visible infrastructure and reprofiling natural topography. Whilst the intention to restore the ground is noted at the western end of the track it will not be possible to fully restore aspects of the historic landscape such as limestone grassland and dry stone walling. Because this omission the visualisations and assessments of visual impacts to those heritage assets within close landscape of the turbine scheme represent an underestimate of the true impact.
- Much is made of the 'individual' character of the landscape. The area and its historic landscape is indeed characterised by a long-standing symbiosis between upland agriculture and the extractive industries, typified by individuals supplementing income from the land by seasonal work in mines and quarries. Because of this integral role of

mines and quarries within the rural environment and economy the remains are considered to strongly contribute to historic landscape character rather than detracting from it. Notwithstanding this the landscape remains predominantly rural, dominated by enclosure walls, fields and small woods. Industrial aspects do not dominate views. It is, therefore, concluded that the industrial character of the landscape is overstated and the elements of extractive industries form only an integral part of the landscape in the White Peak and are not of such a scale as to overbalance the predominant rural landscape.

- The cultural heritage chapter considered impacts on assets in isolation. There is no assessment on cumulative impact of harms to the setting of assets over a wide area. In EIA terms the significance of an environmental impact may be magnified by its cumulative effect over a number of receptors. Whilst individual impacts may not be key to decision-making, the cumulative effect of a number of impacts can be magnified to become such a factor. Because of the large number of assets in the viewshed the failure to consider cumulative impact is a serious omission in assessing heritage assets and has led to under-assessment of harms to setting.
- The historic landscape at Griffie Grange remains relatively intact and can be read in terms of land use through time with prehistoric barrows using prominent locations, a medieval grange site, the reuse of Moot Low as a place of assembly, piecemeal post-medieval enclosure, remains of lead-mining and quarrying and post-medieval farmsteads (Griffie Walk). Movement through the landscape was also important via the Portway. The historic landscape remains relatively unaltered by the Carsington turbines and key views across the landscape contain little in the way of modern intrusion. Whilst this cultural landscape has no heritage designation, its legibility forms an important part of the historic context and setting of the designated assets within it and makes a key contribution to their significance.

Moot Low Bowl Barrow Scheduled Monument

Key contributions are made to the significance of Moot Low by aspects of its setting. It has a sense of elevation and dominance afforded by its location, visual relationship with the Portway and other prehistoric monuments including Round Low and a barrow on Middleton Moor, views over and relationship with Griffie Grange 'cultural landscape'. The setting to the north is compromised by a quarry and planting belt and works at Curzon Lodge to the west have further impacted on setting. The open views to the east are, therefore, considered doubly important in preserving a sense of historic context in relation to Griffie Grange and the surrounding landscape.

The proposed wind farm will impact negatively on aspects of the setting of Moot Low. The sense of topographic dominance and elevation will be eroded by the scale and dominance of the turbine group. The turbines will introduce a dominant and competing element interrupting visual relationships and lines of sight to Round Low and Middleton Moor and the legibility of Griffie Grange 'cultural landscape' will be harmed by the introduction of these 'moving' industrial elements on an unprecedented scale.

It is considered that this understates the level of impact at 'low-medium' and the setting impacts to Moot Low represent a material level of harm, though falling short of 'substantial harm'. Ground level impacts could potentially elevate this level of harm still further (towards 'substantial harm'); the line of the Portway will certainly be obscured by the access track and the proposed cut and fill in the vicinity of Moot Low at least initially will have a major landscape impact.

Griffie Walk Farmhouse

The significance of the listed farmhouse draws on aspects of its setting, notably the post-medieval agricultural landscape resulting from gradual enclosure of open 'sheep walk',

with areas of contemporary mining and quarrying and the 'cultural landscape' allowing these post-medieval developments to be read in topographical and temporal context. In this landscape modern elements like the pylons and Sibelco Works are only a modest intrusion. The turbines in contrast are a discordant 'industrial' element of unprecedented scale. This will harm the legibility of the historic landscape and hence the setting of Griffe Walk. The ES understates the impact and a material level of harm results though falling short of 'substantial harm'. The disturbance at ground level associated with infrastructure works could elevate this harm towards 'substantial harm'.

Harboro Cave (Scheduled Monument) – and associated undesignated assets

The significance of the scheduled cave draws on the associated undesignated assets at Harboro Rocks (the chambered cairn) – HER2451, and the Iron Age Settlement Site (HER2453) as well as the dominance of Harboro Rocks as a landscape feature. Whilst the cave is on the southern side with no direct views, the heritage asset is experienced in the context of the other undesignated assets and the rocks as a whole. The viewpoint produced shows harm to the setting of the cave through erosion of the sense of Harboro Rocks as a dominant landscape feature. This is a cumulative impact – the current proposals adding to the existing turbines at Carsington Pastures. Whilst the harm is tempered by the lack of direct views from the monument there is still material harm to its significance.

Scheduled Lead Mining Remains

There are scheduled former lead mining works in the wider locality. Whilst the ES suggests otherwise, as these lead mining works have played an integral role in the formation of the historic landscape and are generally fairly low key, the introduction of wind turbines to their setting represents a modern element of unprecedented scale and character. Wind turbines, therefore, have the potential to impact negatively upon the setting of these scheduled extraction sites by introducing competing and dominant elements out-of-character with the historic landscape setting.

The viewpoints presented show harm to the setting but this harm decreases with distance. The harm is perhaps moderate for closer sites and low where they are further away.

Scheduled Prehistoric Funerary Monuments (Various Sites)

Minninglow Hill includes prehistoric monuments and an 18th century plantation. The hill is an iconic Peak District landmark which is widely visible and recognisable; the prehistoric monuments were clearly placed for visual dominance and sightlines to other monuments and higher ground. The significance of the monument draws upon this historic landscape and upon the landmark character of the hill. The setting will experience harms from the proliferation of dominant and competitive elements in views of the hill in addition to harm resulted from consented turbines and in views from the hilltop.

Middleton Moor platform barrow, though not illustrated will experience harm to its significance through the disruption of westward views towards the scheduled and unscheduled barrows in the site.

Conclusions and Recommendations

The proposal will involve material harms to the significance of numerous designated heritage assets with the viewshed of the proposed scheme. For the most part these harms fall into the bracket of 'moderate' impacts in EIA terms, though the closer assets – in particular Griffe Walk Farmhouse and Moot Low barrow – are likely to experience a higher degree of harm which might be elevated to 'substantial harm' if the ground level elements cause substantial disruption to the legibility of the landscape.

Because of the number of assets involved – and leaving aside impacts on Conservation Areas and other Listed Buildings the environmental significance of these impacts is magnified by the cumulative impact of a large number of ‘less than substantial’ harms to heritage assets across a wide area.

The National Planning Policy Framework, paragraph 132, requires that any harm to designated heritage assets requires ‘clear and convincing justification’ whilst paragraph 133 requires that such harms (where less than substantial) are shown to be outweighed by public benefits.

Whilst this is a matter of planning balance, I recommend that harms to heritage assets weigh strongly against the proposed scheme and the level of justification in terms of public benefit required to be demonstrated by the applicants is considerable because of the cumulative effects discussed above, approaching the ‘exceptional’ level required in cases of substantial harm.

Comments on Additional Archaeological Evaluation Report

The report addresses some of previous comments on below-ground archaeology in that test pitting has been carried out within the proposed areas of cut along the access track footprint with three trenches excavated.

Having reviewed this trial trenching and its results it is considered that the prehistoric potential could be adequately treated through a planning condition; with a conditional scheme of work comprising test-pitting at tighter intervals where Lithics have been identified with subsequent strip-and-record of target areas to test for sub-surface features.

With regard to the Portway the line and depth of any surviving remains is still unclear. The applicant should either submit a no-dig proposal or carry out further evaluation to clarify potentially impacts.

With regard to historic mining remains and particularly the Griffie Bage complex, where there will be substantial impacts from the access track between T3 and T4 the position has not substantially changed since previous comments and the significance cannot be judged or impacts understood. Therefore wish to maintain a holding objection on the grounds of non-compliance with NPPF paragraph 128. This could be addressed by further evaluation or a mitigation proposal for the line of the Portway and further information / consultation with PDMHS on historic mining remains within the specific zones of development impact and in particular with HER 8377.

Carsington and Hopton Parish Council:

Initial Comments:

Do not agree with visual impact assessment. The applicants correctly identify existing and proposed turbines as the baseline. However, the argument that these mitigate the addition of a further 5 turbines is specious. The percentage impact on the overall wind turbine installation would be very significant. There is no basic justification in the argument that just because the landscape has been judged to be able to sustain the installation of a certain number of units it can be assumed that it can sustain more.

The turbines already consented to and installed are all agreed to have a significant and adverse impact – agreed to ‘on a fine balance’ at the last application. This new application cannot be seen to be within this balance and we do not accept that the existing consents imply that these turbines would be absorbed within the view. Believe that the visual impact on the Peak Park is significant and adverse. Do not accept that this should be assessed as if the Peak Park was a single receptor. This cannot be a valid way to assess visual impact as it would imply that any single development within the Park would have such a

negligible impact on the Park as a whole that visual impact assessments could only ever conclude that there was minimal impact. This can only be incorrect.

The visual impact on dwellings in Ible would be extremely significant and adverse. Because of the landform it is believed that they should be assessed as severe. Note also that the baseline data is believed by the residents of Ible to be incorrect as many of the properties identified as being north facing are in fact of south, or south east aspect.

Taking into account the shadow flicker data, which implies a significant adverse effect and the visual impact of the turbines, we think it would be reasonable to assess that the impact on the dwellings would be 'overbearing' and the living conditions could be considered 'unsatisfactory'.

It should also be noted that whilst noise levels are predicted to be within limits, there is little or no screening between the dwellings and turbines and the prevailing wind will mostly create 'downwind' conditions.

It is our experience in Carsington that where there are clear sightlines and downwind conditions, the existing turbines are clearly audible. Given the overbearing nature of the turbines and shadow flicker believe that the noise would be a contributory factor to a situation where living conditions could be assessed as 'unsatisfactory'.

Response to Additional Information:

In relation to the further submissions from the applicants, the Parish Council have reiterated the views expressed above.

Brassington Parish Council:

Brassington Parish Council does not object to the Griffie Grange Wind Farm as they have not objected to previous wind turbine applications.

The application is on the boundary of the Parish and have considered the drawbacks and the benefits to the local area very carefully.

The consensus of opinion based on wide consultation is that the Parish Council supports the scheme. The Carsington Wind Farm causes no noise problems to the Parish despite its close proximity.

Quarries and industrial works already in the immediate area cause noise and traffic problems which residents live with and accept.

There is a concern that rural areas would be affected if electricity supply becomes threatened in the near future and despite the temporary negative impact on the rural landscape Derbyshire Dales District Council must accept that it has to deal realistically with this concern and support a solution.

The existing bridle path and footpaths should be protected at all costs.

Civil Aviation Authority:

Provide general advice on the rules and guidance that apply to turbines from an aviation perspective. Do not provide any comments specific to the scheme proposed.

Ministry of Defence:

No objection. In the interests of safety all turbines should be fitted with safety lighting, 25 candela omni-directional red lighting or infrared in nature with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.

If permission is granted wish to be informed of the date of construction, maximum height of construction equipment and the latitude and longitude of every turbine. This information is used to update flying charts in the interests of air safety.

National Police Air Service:

Neither supports nor objects to the application. However, as the turbines are only 128ft higher than minimum daytime helicopter operating height and only 162ft below minimum night time operating height strongly recommend that they are fitted with aviation lighting. This applies particularly to T5 which lies on high ground and in a location with little background lighting. Emergency service helicopters are required to remain 500ft from all structures at night and this can only be achieved by safely lighting them. The service is now a national and not a regional one and the lack of familiarity of pilots heightens the need for lighting.

Suggest a form of lighting called 'Segmented' lighting to minimise visual intrusion as this lighting sits in a shallow bowl on the hub thereby limiting its wider visibility.

Derbyshire Wildlife Trust:

Initial Response:

Satisfied that the Environmental Statement has identified the key ecological features relevant to the proposed development. Note the desk-study was limited to data consultation with Derbyshire Wildlife Trust. Given that the main ecological receptors are bats and birds would expect desk-study to include data consultation with Derbyshire Bat Conservation Group and Derbyshire Ornithological Society. However, as the survey was comprehensive in nature these limitations should not significantly affect the results of the overall assessment.

Advise that the layout has largely avoided impacts upon any habitats of substantive value. However, the Phase 1 Habitat Survey identified a raised area of hillocks with diverse grassland species within the Griffie Bage Mine potential local wildlife site close to the access to and Turbine T4. Further information on the extent of the species rich calcareous grassland is required to fully assess the impact.

Aware of the presence of other turbines built and approved in the area. Whilst referred to in the ES, the cumulative effect of 12 turbines potentially creating a barrier effect to bird movements associated with Carsington Water thereby increasing collision risk has not been adequately considered. Further consideration of the cumulative effects in respect of the barrier effect and increased collision risk is required.

The supporting information suggests that the site is not a migration route. However, await comments from Carsington Bird Club before concurring with this view.

The highest impact on key bird species is in respect of Lapwing with predicted mortality rate of 4.6 birds per year for collision during the winter period for this proposal alone. Lapwing is a UKBAP priority species and although such mortality would not be considered significant in a national context and the number of birds is well below the threshold for SPA selection take the view that such mortality of a priority species is not acceptable in a local context. New Online Planning Practice Guidance states that planning decisions need to consider the potential effect of a development on priority species. It is likely that the mortality rate will increase if an assessment factors in the potential presence of 12 turbines.

Adequate survey work has been carried out for bats. Three main areas of bat activity were identified with Turbines T1 and T2 proposed for siting on the edges of the elevated bat activity. Whilst it is noted that the reference is made to siting turbines at least 50m away from the nearest boundary feature that could be used by bats, seek confirmation that the

siting of Turbines T1, T2 and T3 has been carried out in accordance with the guidance provided in Natural England's Technical Information Note TIN051. It is not acceptable to be simply 50m away as the guidance requires a 50m buffer into which no part of the turbine blade should intrude.

In addition to monitoring and surveillance of bats monitoring and surveillance of birds, ideally for 15 years, should be carried out with the potential for remediation as necessary.

Satisfied that there are unlikely to be impacts upon great crested newts or badgers.

Response to Additional Information

Griffe Bage Mines:

The suggestion of a more detailed pre-construction botanical survey of the area to inform the alignment of the access track and avoid the calcareous grassland is supported and should be secured by condition.

Cumulative Collision Risk:

Whilst it is noted that the collision risks models have been considered separately for the turbine installations in the area maintain that the collision risk, particularly for target species including Lapwing has not been recalculated taking into account the cumulative effect for 12 turbines. This assessment is needed to determine if the collision risk increases due to the barrier effect. The reassessment of the collision for 12 turbines should still be carried out.

Bat Buffer

Having considered the further information submitted are satisfied that the location of turbines can satisfy guidance in TIN051 subject to the appropriate micro-siting of Turbine T2.

Monitoring for Birds

Welcome addition of monitoring surveys for birds which should form part of a planning condition. This condition should incorporate mitigation and remediation measures as necessary.

Environment Agency:

No objections but suggest conditions relating to controlling the form of foundation proposed to prevent mobilisation of lead contamination to groundwater, controlling the infiltration systems to ensure only clean water is discharged to ground, the method of dealing with contaminated material on site and the storage of oils, fuels and chemicals on site.

Suggest that hard standing areas are drained in accordance with SUDS principles and a further condition is suggested in this regard.

Peak and Northern Footpaths Society:

Strongly object. The visual impact and noise of the turbines will completely spoil the peaceful rural landscape and the excellent views of the countryside from numerous public rights of way including:-

Hopton Bridleways 4 and 21

Hopton Footpaths 5, 6, 12, 13, 14, 15, 17 and 18

Carsington Bridleway 12 (Part of High Peak Trail and Pennine Bridleway National Trail)

Carsington Footpath 11

Brassington Bridleway 7

Brassington Footpaths 14 and 15

and others further away from the site along with the important archaeological and recreational site of Harborough Rocks.

The new access road would be constructed along a section of Hopton Bridleway 4 (part of historical Chariot Way) and cross Carsington Footpath 11 twice and Hopton Footpaths 5 and 15 and Brassington Footpath 15 with inevitable inconvenience to walkers from surface damage and vehicle noise and conflict.

The whole area would deteriorate so that it is no longer popular for informal recreation. The fact that there are large turbines on Carsington Pastures is not a reason to allow more but to the contrary a reason to retain peaceful nearby areas of countryside.

Ramblers Society:

Object for the following reasons:-

Scale of development and potential overdevelopment around the site

Already 4 constructed and 3 approved turbines. A further 5 would mean a lot of turbines in a small area. This does not seem appropriate for an area of open countryside, criss-crossed by rights of way and well used by walkers, cyclists and horse riders. The turbines will dominate the landscape and blight the area for other users. The creation of some of the access roads across green fields where it appears access already exists will exacerbate the harm and make the area semi-industrial, changing the landscape completely.

Visual Impact and Loss of Amenity

Many of the footpaths across the site have open-vista views facing north and south. The turbines will be highly visible from a great distance. The development would negatively impact on the amenity value of the area both for those crossing the site and for those with a view of the turbines using other routes. This includes long distance routes like the Midshires Way, High Peak Trail / Pennine Bridleway and routes within the National Park. The routes affected are:-

Footpaths:

Hopton footpaths 5, 6, 12, 13, 14, 15, 17 and 18

Carsington footpath 11

Brassington footpaths 14, 15

Bridleway:

Hopton bridleways 4, 21

Carsington bridleway 12 and Brassington bridleway 38 (both on the High Peak Trail and part of the Pennine Bridleway)

Brassington bridleway 7

There is a cumulative negative impact for users travelling through this site and beyond. Visual amenity will be harmed and the experience of walking through the area will become very unpleasant reducing recreational value.

Danger – the height of the turbines:

Some of the turbines are dangerously close to public rights of way, in terms of their ‘falling-over’ distance. Understand that Government guidance suggest a safe separation of turbine height plus 10% from occupied buildings and presume the same principles should apply to public rights of way. For bridleways the British Horse Society has recommended turbines should be 3 times their height away with this increasing to 4 times for National Trails. Some turbines are closer than these recommendations.

Derbyshire County Council Rights of Way:

A number of footpaths and a bridleway are affected by the proposal. The applicants should be made aware of the legal alignment of the bridleways and footpaths in the locality. The application does not appear to take account of the bridleway or mention horse riders using it.

There is no statutory distance of separate from a wind turbine is a Right of Way. However, the British Horse Society recommends 4 times turbine height for bridleways on National Trails as these are used by inexperienced riders. In addition, turbines should be positioned a minimum of height to tip plus 10% away from footpaths. The scheme does not achieve these separations in all cases.

The applicants should be advised of the need to maintain the bridleway unobstructed on its legal alignment, the need to prevent disturbance of path surfaces without prior agreement, the need to consider path users at all times and that temporary closures of footpaths and bridleways may be granted in the interests of public safety but in the case of bridleways an off road alternative route will be required due to the high level of usage.

Local Highway Authority:

There will be an influx of traffic during construction but this will be masked by existing HGV movements in the locality. Maintenance trips once operational will be infrequent.

It is presumed that site access 3 (Access Point of Operational Traffic) will be a new access point and not using the existing field gate. Visibility in the locality is reasonable within the constraints of the public highway. It is, therefore, likely to be acceptable for the anticipated level of traffic as the secondary access. Appropriate sightlines should be secured by condition.

The main access and abnormal load access is the existing access from Manystones Lane which has been previously approved for the Viaton turbine. This access and the overall route proposed are acceptable and highway conditions should reflect those imposed on previously approved schemes.

Environmental Health:

Based on submitted information raise no objections. Suggest detailed noise limit conditions for operation as a single wind farm and as a wind farm operating in conjunction with already constructed and consented scheme.

REPRESENTATIONS:

A total of 40 individual letters of support and 87 individual letters of objection. In addition, comments have been received from adjoining Parish Councils at Winster and Ballidon and Bradbourne and comments have also been received from the National Trust, Derbyshire and Nottinghamshire Chamber of Commerce, Longcliffe Quarries Limited, the Campaign for the Protection of Rural England, the Peak District Mines Historical Society and Brassington Recreation Ground Charitable Association. It is logical to deal with these latter representations first before summarising the comments of individual members of the public.

Winster Parish Council:

Object. The development will be prominent in public vantage points within the Civil Parish of Winster. Views from Winster Moor / B5056, Winster Public Footpaths 16, 17 and 18 and Pikehall Lane have not been assessed in the planning application.

The development will have a major detrimental impact to views into and out of the Peak District National Park. The development will have a significant impact on the hamlets, isolated properties and the residents who live on the Limestone Plateau.

The development will have a landscape impact on the setting of neighbouring national statutory designations at Stanton Moor, Via Gellia Woods and Minninglow.

Bradbourne and Ballidon Parish Council:

The zone of theoretical visibility shows that the turbines would be clearly visible from Ballidon and Bradbourne. The Griffie Grange turbines will be close to the Carsington Pastures turbines which are clearly visible from Ballidon and Bradbourne parish. The existing 4 turbines have significantly affected the landscape character of Ballidon and Bradbourne part of which is within the boundary of the National Park. The additional approved but not yet constructed turbines at Viaton and Ryder Point will further increase the detrimental impact on the landscape of Ballidon and Bradbourne and the National Park.

Ballidon and Bradbourne Parish Council strongly object to the proposed turbines on the basis of the cumulative harm that will result from the wind farm that will be created stretching over 2km in length.

The current proposal does not include full and fair assessments of the cumulative impacts of wind turbine developments on the surrounding areas. People in the Parish have commented that the Carsington Pastures turbines have had a negative impact on the landscape. The large size is a particular concern because they appear to dominate the landscape. It has been suggested they appear imposing and sinister. A larger wind farm is, therefore, unwelcome in a landscape remarkable for its outstanding natural beauty, heritage sites, (e.g. Minninglow, Wigberlow) and sites of special scientific interest (e.g. Bradbourne Mill Meadows).

As noted in CPRE policy documents it is imperative to 'protect the character of the countryside – its landscape, tranquillity, wildlife, heritage and amenity. Wind turbines should be sensitively located to take account of their individual and cumulative impact on the countryside. In addition CPRE is in principle opposed to proposals for wind turbine development that would cause AONB's, National Parks, or their settings, in places where they would damage heritage sites and in locally important areas where they are judged to have an unacceptable impact on the landscape, tranquillity, wildlife, heritage and amenity. Bradbourne and Ballidon Parish Council endorse the CPRE guidance and objects to the proposal based on the insidious detrimental cumulative impact on the landscape. People

living in or visiting the parish will suffer a significant loss of amenity because of the impact of a large wind farm in areas used for walking, cycling and other leisure activities.

The Parish Council recognises the need to increase renewable energy and does not oppose wind turbines in principle, however, in this case the suggested benefits are outweighed by significant detrimental effects on the landscape and amenities within and adjacent to the parish including areas within the National Park.

The Parish Council endorse the opposition raised by the Peak District National Park.

National Trust

Initial Response:

The National Trust is concerned about the considerable cumulative effects resulting from this scheme in association with existing, consented and proposed schemes to the north and south. It is evident from the Environmental Statement that these schemes, will, in combination, fundamentally change the character of the landscape on the limestone plateau. This is a landscape of high sensitivity and high value as it extends into the National Park as part of the White Peak National Character Area. Part of the National Park's core purpose is to conserve natural beauty and such a fundamental change in landscape character would be unacceptable in this location.

Relative to existing and consented scheme the current proposal would extend northwards in a linear form so that the turbines would become a continual feature along the ridgeline when viewed from the east or west. Whilst the existing and consented schemes exhibit a degree of separation from the National Park the current proposal extends to the National Park boundary. An independent smaller proposal for a turbine at Slipper Low Farm in the National Park could accentuate the impact by further extending the line of turbines to the north.

Viewpoint 22 of the ES illustrates cumulative impact from Gag Lane to the west. It is likely that views from the west would extend along Gag Lane and extend to include parts of Thorpe Pasture and Wetton Hill. All these areas are in the National Park and the latter 2 are in National Trust ownership.

The proposal is considered to conflict with policy SF3 of the Council's Adopted Local Plan.

Alport Height is a National Trust property in Derbyshire enjoyed for its extensive views. The photomontages show a striking impact from this viewing location.

Kedleston Hall is a Grade I Listed Building in a Grade I Park and Garden. Carsington Pastures is visible from at least one point in the gardens. It is possibly based on the ZTV that cumulative impacts will result from this vantage point. The National Trust considers the setting of this heritage asset may be harmed to some degree.

In conclusion the National Trust consider that the landscape and visual effects associated with the current application would be substantially harmful both alone and especially in combination with consented and proposed schemes. To allow such a fundamental change to landscape character within a landscape that flows across the National Park boundary would be contrary to plan policy.

Response to Additional Information

A recurring theme within the applicant's submission is that in the real world a clear line exists which distinguishes land within the National Park from land within its immediate setting. This of course is not the case.

The National Trust maintains the view that the fundamental change that will result to the limestone plateau would be unacceptable as it runs contrary to the National Park core purpose of conserving its natural beauty. Whether or not a 'landscape with wind turbines' already exists in this location, clearly a critical threshold would be crossed if the turbines were to become 'the dominant landscape elements'.

The concerns expressed about earlier terminology are noted but it remains that the turbines appear above the horizon in a linear formation. The proposed turbine at Slipper Low Farm may indeed appear in the same view. The Local Planning Authority should consider viewpoint 22 in conjunction with the submission of additional photomontages for Slipper Low made in August 2014.

The Local Planning Authority is invited to view the impact of turbines from Gag Lane to form a view on impact rather than rely on baseline photography. The additional viewpoints 11 and 12 are welcomed.

The National Trust remains concerned about potential impacts on views from National Trust property.

In relation to Alport Heights recommend that the Local Planning Authority makes an on-site assessment of the impact.

Peak District Mines Historical Society

Initial Response:

Concerned that the mining archaeology present within the development area has not been suitably considered as part of the EIA. The walkover survey only notes the presence or absence of mining remains without any attempt to identify specific features within this. No reference is made to the most recent inventory of significant lead mining sites in the Peak District (Barnatt et al 2013). Marks Dale, included in this inventory and part of the development site, falls within the area of the entry.

From examination of satellite images the area around turbine 4, affected by access roads, contains areas of atypical mine hillocks where a large number of shafts or pits have been sunk close together and not following any obvious pattern of veins or jointing in bedrock. Similar pit scatters elsewhere like this one have been generated by working of a near-surface mineralised flatting within the host rock bedding or naturally redeposited mineral. If this is the case here, it is a very rare feature within the Peak District Orefield, where only one other such extant feature is known.

The applicants have cited the Carsington Pastures windfarm application as a model for their own. However, that application included a report on the mining history of the site by the highly knowledgeable Dr. Jim Rieuwerts. This application includes no attempt to consider the historical record and significance of the mines other than a photograph of an historical map. Given that at least one published source on mining history (Slack 1999) is freely available on the PDMHS website and this appears second on this list when a google search is done on "Griffe Grange Mines" it suggests the historical research is superficial at best.

No consideration has been given to the possible presence of underground features in the development area, particularly around turbines 2, 3 and 4 where turbine location plans show a significant number of mineshafts. This is a major omission for two reasons.

Firstly, the impact of construction on underground remains and their relative importance is consequently impossible to judge and secondly, the insufficient consideration of underground features at this stage could result in additional work being required to create safe foundations as it did with Carsington, where the project was subsequently more expensive and delayed. Other than a cursory consideration of the local geology there does not appear to be a detailed investigation of the geological condition of the bedrock at turbine sites in relation to the possibility of sub-surface voids.

Although recording during construction is offered as mitigation of destruction of mining remains little appreciation of their relative significance is demonstrated in the application document. Given this lack of understanding of the significance of remains it is a concern of PDMHS that features of importance will not be recognised and hence recorded. This is a particular concern in relation to turbine 4 where apparently rare features around the base could have their significance damaged or destroyed without adequate record.

Taking the above into consideration feel that insufficient work has been done to properly establish the archaeological and historical significance of the lead mining remains. Thus the Planning Committee do not have sufficient information to make a judgement on the impact on the most prevalent archaeological feature in the central part of the application site.

Note that the application is for 25 years but concerned that after 25 years a further set of turbines could be located on this site as there would be no planning barrier to a windfarm of like for like replacement. With this in mind suggest that the potential visual impact to some of the scheduled lead mining sites in the near vicinity could be much more long-lasting and the development would not, therefore, constitute an ephemeral change.

In spite of the applicant's repeated assertion that this is an industrial landscape and the turbines are, therefore, not out of place, consider that this is a landscape of extractive industry where the primary vertical focus is down into the ground. Whilst there are a number of quarries in the area which form a significant part of the vista many of these are now disused and in the process of re-vegetating which gives a sense of temporal continuity and counterbalance the active quarries. By contrast introducing 100m high wind turbines would be an overbearing addition to the setting of these monuments.

Response to Additional Information

Have reviewed the response from AMEC to our original comments and wish to make the following observations.

Still feel that further investigation is needed, particularly to properly characterise the unusual pattern of pitting in the area of turbine 4. Also feel that the correct time to engage with the expertise of PDMHS is either before or during the consideration of an application to highlight the types and relative importance of any mining remains on site so that judgements or decisions are properly informed. It is unrealistic to expect a general archaeological contractor to be fully conversant with the range of remains that can be found on lead mining sites, particularly when dealing with often subtle differences between features which are commonplace or rare and anomalous.

In relation to underground remains feel AMEC fundamentally fail to understand the issue raised. In the case of Carsington Pastures the applicants identified all entrances to underground workings and as far as possible thereby had the workings investigated. This resulted in the proper consideration of possible impacts such as the collapse of

underground features or the running-in of shafts leading to loss of access or destruction of physical remains. There is little evidence of work in the current application to establish the location of shafts other than marking them where OS Maps indicate them to be.

No consideration has been given as to whether the shafts are filled or capped and if the latter applies, if the underlying works are of any consequence. Just noting the presence of shafts and assuming they can be assessed during construction is not a safe assumption. Shafts uncovered during construction may no longer be in a safe condition for descent and appraisal so assessment should take place before an application is submitted.

AMEC repeat the applicant's view that the turbines do not look out of place in an industrial landscape. This gives no consideration to the actual character of a landscape and makes its primary distinguishing feature the fact that these have at some time been industrial activity in it. The lead mining remains are well integrated into their surroundings and have become a valuable resource for wildlife and archaeology. Given this longstanding integration into the landscape we consider that their wide lateral extent does not provide a justification for introducing significant vertical elements into the landscape.

AMEC's response to PDNPA comments regarding the lead mining landscape suggests that the setting of these landscapes is not part of their importance. One of the 11 lead mining landscapes is Bonsall Moors. Siting wind turbines so prominently in this area will have a major visual impact on this landscape. Clarification should have been sought from the PDNPA on the extent of the Lead Mining landscape.

Do not agree that the previous concerns raised about the potential for longer term impacts on the setting of schedule monuments is contrary to planning guidance. The applicants themselves have raised the possibility of equipment renewal and use of the site beyond 25 years – English Heritage advice specifically mentions recurrence as a factor to be considered in assessing impact. Do not, therefore, consider it appropriate to limit assessment of impacts to 25 year time span.

Concerns about the development still stand and these should be given due weight in consideration.

Further Response to AMEC Submission

Remain of the opinion that the case has not been proven that the heritage impact on Tinnisdale Rake is minimal both through the assumption that a lead rake is an homogenous feature and the lack of consideration of underground features and also that the area around the base of turbine 4 which will be affected by access tracks is potentially of much greater importance than previously thought.

Campaign for the Protection of Rural England (CPRE) – Friends of the Peak District

Are limiting comments to the impact of the development on the context and setting of the National Park.

In summary, strongly object to the application on the grounds of its significant and direct visual impact as seen from closely adjacent areas within the PDNPA and its prominence in medium distance views.

Our organisation is strongly supportive of renewable energy development, including wind turbines, as long as the scale is appropriate to the landscape. In such cases we have judged that the benefits in terms of low carbon energy and diversification of the economy can outweigh the disbenefits (in the case of wind energy, the landscape impact).

This is not the case for this application. By reason of their size the turbines will be readily prominent in near views from the south eastern border of the PDNP; including from the nearby and sensitive viewpoints of Ible and Bonsall Moor (Viewpoint 6 in LVIA). The impact on this area is wholly unacceptable and we disagree strongly with the evaluation of 'not significant' in terms of the significance of effect reported in the LVIA Technical Annex.

The visual impact is significant from a number of viewpoints within the PDNP including viewpoints 1, 6, 9, 16, 19, 20 and 22. Even as distance intervenes to make the turbines less prominent in longer, wider views, they are still the most visible and dominant alien features in the view frame.

The experience of Carsington suggests that the turbines will be more prominent in reality than portrayed in the pre-construction photomontages.

In terms of visitor amenity, figures 5.18 and 5.19 of the ES highlight the density of the local rights of way network which will be affected. This includes parish footpaths and regional and national trails that pass close to the proposed development.

Visitors using these trails, especially in the PDNP will not expect to have views dominated by huge wind turbines.

For people using footpaths over Bonsall Moor and viewing the landscape as part of this experience the landscape either side of the Via Gellia is broadly similar and equally sensitive to large scale development irrespective of which side of the PDNP boundary it falls.

The most damning evidence of impacts is contained in figure 5.27a which describes a potential new local landscape character type 'Landscape with Wind Turbines' extending some distance into the Park. This clearly identifies the major significant adverse impact that the proposed windfarm would have on the setting of a nationally designated landscape. Such an impact is contrary to local and national planning policy and on this basis the scheme should be refused.

Longcliffe Quarries Limited

Concerned that some of the objections suggest a lack of consultation on previous application for Longcliffe Quarry turbines with the local community. Can confirm that every property in Ible was notified of the Longcliffe application and people were invited to exhibitions at Brassington and Wirksworth. The leaflets were hand delivered and our Energy Director openly discussed the scheme in delivering the leaflets to Ible.

Note also public comment regarding light pollution resulting from Longcliffe Quarries. The company have a policy to tackle this and the introduction of low energy LED floodlights and sensors will significantly reduce night time lighting over time and thereby also save energy.

Derbyshire, Nottinghamshire and Leicestershire Chamber of Commerce

Endorse the application. At a time when the priorities focus on growth and the creation of jobs, these plans correspond with the business-led economic recovery that Government and the Chamber have been calling for.

The proposal makes a compelling case for optimising the available skills of the local workforce, as well as offering supply chain opportunities that would allow local firms to prosper and help retain expenditure within Derbyshire Dales.

Brassington Recreation Ground Charitable Association

The Trust would like to support the application. The BRGCA is completing a major sporting and recreation facility for the Parish and has been dismayed that earlier wind turbine applications and the finished facility on Carsington Pastures has led to minimal benefit to the local community.

In the case of this application the applicants have gone out of their way to ensure that Brassington and surrounding Parishes do receive substantial benefit. They have also agreed, if granted permission, to fund upfront a sports pavilion for the recreation ground which would otherwise be extremely difficult.

The two westerly Carsington Pastures turbines are visible from a large part of the Conservation Area. It is extremely important that this should not be allowed to happen again and also that this is the limit to the erection of turbines in our area. However, subject to these provisos, because it is adjacent to the industrial area of Longcliffe and will be of benefit to our community, we ask that the application be supported.

Individual Letters of Support

A total of 40 individual letters have been received, a substantial proportion of which have a standard format with the contributor only identifying their name and address.

The letters raise the following points:-

1. We need to build more turbines whenever the landscape will allow and the current turbines at Brassington look fine.
2. The scheme will benefit the local community through supporting local facilities such as playing fields and support community groups.
3. Green energy will reduce our reliance on gas and oil from troubled areas such as the Middle East.
4. Wind power is clean and free with no cost to the local taxpayer.
5. The turbines will not in any way detract from their surroundings and will enhance the area.
6. The appearance of the turbines is not objectionable and they can be an inspiring addition to the landscape.
7. The turbines will have no significant impact in terms of noise.
8. The turbines will not detract from enjoyment of the countryside and to the contrary will be a powerful symbol of a community tackling climate change.
9. The financial support for local communities is sorely needed in these difficult times.
10. The development will benefit the local economy.
11. Peak Park controls on planning are too restrictive.
12. There is a history of small scale turbines in the landscape being used to pump water.
13. Wind turbines are a preferred means of generating electricity we all need.

14. The build quality of windfarms is high and fits in with the Council's high planning standards.
15. We need to reduce our dependence on fossil fuels.
16. The current turbines at Carsington Pastures have no detrimental impact in terms of noise.
17. We need to act now to safeguard the environment for our grandchildren.
18. This project will contribute to tackling global warming.
19. Wind turbines offer us energy security.
20. The existing turbines at Carsington have a statuesque quality, are not visible for substantial parts of the year and more than 10 miles away have no impact on people at all.
21. This locality is an industrial corner on the park boundary and will not have a significant impact on the vast majority of visitors.
22. Only renewable energy does not cause harmful environmental impacts.
23. I operate a small turbine and the local community have only had positive things to say about it. All the impacts suggested in relation to impact on wildlife in terms of bats and birds are overstated.
24. Most people even in rural areas support windfarms and only the selfish minority are concerned about loss of property value object.
25. It would be good if the cost of electricity were reduced for the local community.
26. People and wildlife soon acclimatise to the presence of turbines.
27. The movement of the turbine blades is graceful.
28. The development would not impact upon Brassington as it is out of sight.
29. The turbines will not have a significant additional impact for users of Carsington Reservoir as they will sit behind the Carsington turbines well back from the horizon.
30. From the High Peak Trail they will not be fully in view.
31. The Council should show leadership in supporting this application.
32. The area has a strong history of harnessing renewable energy.

Individual Letters of Objection

A total of 87 individual letters of objection have been received which raise the following points:-

1. The proposal will have a significant detrimental and overbearing impact on the National Park.
2. The proposal will harm the enjoyment of national walkways, cycleways and attractive landscape areas by visitors and residents alike.

3. The proposal by having an adverse impact on the visitor experience will also have a permanent adverse impact on the local economy and businesses.
4. The tranquillity and special nature of Ible, rare in the National Park, will be irrevocably damaged by the development which will be both visible from Ible and from numerous other settlements and vantage points locally.
5. We have a duty to protect our National Parks.
6. Energy production should be fully sustainable and economical rather than the heavily subsidised and damaging installation proposed.
7. No amount of community fund can compensate for the loss of amenity that will result to the residents of Ible.
8. The standard letters of support are largely from those residents who will not have a view or whom wish to benefit from the Community Fund and will not suffer an adverse impact.
9. The scale of the development would have an overwhelming impact on the landscape.
10. Government policy has turned significantly against onshore wind because of the harm being caused to rural landscapes. The UK has 4,800 turbines already with permission for 1,800 more and Government targets will be met on this basis. The policy change is reflected in a reduction in subsidies.
11. The National Grid can only handle a limited proportion of non-baseline power, the sort generated by wind turbines and now on occasions wind operators are being paid not to export electricity to the grid.
12. The applicants use consented turbines as a baseline and suggest that on this basis the additional turbines will blend in. However, permitting a further 5 turbines would change the character of the landscape considerably and would be a very substantial development. The landscape cannot absorb further development without being significantly harmed.
13. The application seeks to downplay the importance of the landscape by describing it as a working landscape and highlighting the impact of local quarries. However, the quarries largely sit down in valley bottoms and cannot be seen over great distances. In contrast the existing turbines dominate the skyline from a range of important vantage points in the National Park.
14. A large number of residents of Ible have no view of the quarries and currently have an unspoilt view looking south. The proposed turbines sitting high in the landscape and closer to Ible will have a dominant impact on views from the village and National Park in which it sits.
15. The turbines rotation would further add to their conspicuous and dominant impact, something that cannot be portrayed in photomontages.
16. The LVIA details a “highly adverse” effect on the “highly sensitive” landscape of the National Park but then plays this down by suggesting only 1.5% of the Park is affected. This is disingenuous and goes against the requirement to protect and conserve the special qualities of the National Park.

17. The presence of a history of quarrying and lead mining does not devalue the landscape as suggested by the applicants.
18. Adding to the harm caused by Carsington Pastures and existing quarries would be entirely the wrong approach in this sensitive locality.
19. The harm caused to the residential amenity of the residents of Ible, whom are mostly permanent residents, would fail the “Lavender Test” and would not be in the public interest.
20. The turbines are very close to the village with the nearest barely 650m away and elevated above the village such that they could never be obscured by landscape features and will dominate the outlook from Ible.
21. The proximity of the turbines will adversely affect property values and residents may have a claim to reduce council tax.
22. The claims of local economic benefits are not borne out. At Carsington most of the labour came from outside the district to this remote location and local businesses did not benefit.
23. The claimed employment benefits are outweighed by the likely harm to the tourism industry. The applicants claim 80% of people wouldn't be deterred by wind turbines in choosing to holiday. Therefore, 1 in 5 would. A potential drop of 20% in business could be very serious for local tourism businesses. The example of the impact of wind turbines on a caravan park in Harrogate, which has been significantly affected by nearby turbines support the view that tourism can be significantly adversely affected. Enjoyment of trails and footpaths would be significantly impacted upon by the scheme in conjunction with consented turbines which would exacerbate the harm to the tourist industry.
24. The applicant's claims of lack of opposition to the scheme do not bear scrutiny. The proposals have been poorly published and difficult to view. This combined with the apathy generated by the overturn of the decision on Carsington and the fact that many visitors are unaware, has artificially suppressed the level of public opposition.
25. The level of bird interest identified in the study undertaken does not reflect the range of species present with Buzzards, Dunnocks, House Sparrows, Song Thrushes, Kingfishers, Swallows, Grey Wagtails and Sparrow Hawks observed on site.
26. The archaeology associated with lead mining has not been adequately surveyed. This means that its value cannot be properly assessed and in addition ground stability cannot be guaranteed.
27. The Community Engagement carried out has produced a misleading picture as the questionnaire was leading. In addition Carsington had not been completed at the time which may have properly influenced the outcome.
28. The Community Fund is overestimated as its figures relate to an earlier draft scheme of 6 turbines. The suggested figure may be further reduced by the level of actual exported electricity and devalued over time if not index linked. The nearest residents were not identified for any community benefit.
29. The green credentials of the scheme are over emphasised as they have no regard to the carbon footprint of construction and decommissioning. They also fail to

acknowledge the limitations on wind energy and its relationship to the need for baseline energy generation.

30. The proposal will lead to noise nuisance to nearby residents.
31. The applicants have not visited individual properties in Ible to assess the impact of the turbines. If they had visited Brunswood Farm, Sycamore House and Beeches Farm they would have concluded the scheme failed the "Lavender Test" whereby they will be rendered unattractive and unsatisfactory places to live.
32. There are clear distinctions to be drawn between the harm / benefits associated with quarrying and the turbines. Quarrying has largely occurred at low levels and, therefore, has limited long distance visibility and in addition the environmental harm has been balanced by significant levels of long-term employment. Wind turbines are far more conspicuous and the employment benefits are limited.
33. Residents of Ible will suffer from shadow flicker harming their amenity.
34. Noise generated will be amplified by the topography in certain weather conditions.
35. The photomontages produced for wind turbines are deliberately misleading and under represent what is seen by the common eye.
36. A further 5 turbines would deter me from visiting this beautiful area in the future.
37. The proposed turbines extend significantly closer to the National Park boundary than those already built and consented and consequently their impact is far greater than the approved scheme.
38. Ryder Point turbines were only granted on a "fine balance". The addition of 5 further turbines takes the landscape beyond saturation.
39. The turbines do not sit with the approved cluster. They are a linear group which run along the flank of Griffie Grange.
40. The scheme extends turbines towards the National Park without intervening landform to provide screening / mitigation.
41. Brunswood Farm has its aspect entirely facing south towards the proposed turbines. Ten of the 16 house windows face south and sit below the level of the turbines which exacerbates the dominance that will result. Every view from every room will be dominated. Had the applicants done a detailed site visit they would have reached a different conclusion.
42. Recent research by the LSE has revealed a definite impact on house prices with a price reduction of 5-6% for housing with a visible wind farm within 2km and 3% within 4km.
43. The landscape impact assessment fails to apply Natural England guidance published in 2010. The guidance requires a threshold-based analysis to the introduction of wind farms into landscapes which if applied would argue strongly against this new development. The applicants cite the existence of Carsington Pastures Wind Farm as evidence that further turbines will not harm the landscape but have not applied the guidance. The guidance puts great weight on settlement pattern, landform and absence of development on the skyline all of which would add considerable weight against the development

44. The basic tenet in assessing the impact of wind farms in or adjacent to a National Park is whether it would harm or compromise the basic rationale for designation. These reasons for designation are to conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the Park's special qualities. The key landscape area that will be affected is the White Peak National Character Area and the Limestone Plateau area of this. The PDNPA have a landscape strategy which aligns with the reasons for designation and seeks to protect the character and appearance of the landscape and this specifically says in relation to the limestone plateau that inappropriate wind generation projects could adversely impact on landscape character, the setting of historic features and landscape, amenity value and tranquillity. The close proximity of the scheme to the National Park boundary means it will have a strong visual impact on extensive parts of the White Peak plateau for many miles, with particular harm being done to the landscape south and west of Winster. This landscape is criss-crossed by footpaths and trails and is an ancient one. The wind farm will dominate the landscape and harm it contrary to the aim of designation.
45. The application is fundamentally flawed in relation to its assessment of cumulative impact. The impact of the proposed turbines are markedly different from those constructed and approved as they sit to their north on a north facing slope directly facing the Park at much greater proximity. No credence should be given to them in association with Carsington Pastures when assessing the impact on the White Peak plateau and the National Park. The proposal must be assessed on its own terms.
46. The development will cause significant additional harm to the setting of Minninglow, a scheduled Ancient Monument and needs to be assessed for its additional harm to Stanton Moor. The historic landscape is undervalued in the landscape assessment.
47. The proposed turbines are to be sited on land which overlooks Via Gellia Wood. These woodlands have SSSI and SAC status and are some of the most important woodlands in the UK. The windfarm will be seen in views from the south and south west across this woodland and will appear as a highly artificial and industrial element on its unspoilt skyline.
48. The turbines will be clearly visible from properties in Aldwark harming views of the National Park.
49. The landscape does not have the capacity to accommodate a further 5 turbines.
50. The proposed windfarm will generate noise which will adversely affect noise levels in Brassington at night.
51. The proposal fails to safeguard the character and appearance of Brassington Conservation Area.
52. The reply-paid publicity card sent to 1,800 homes in the area made clear links between a windfarm approval and financial payment to local villages. This appears a financial inducement to support.
53. Whilst Brassington is not directly affected have concerns that residents in other villages in or just outside the PDNP will have their environment destroyed.
54. The suggestion that this is a 'somewhat industrialised landscape' is disputed. The site has rock formations of national importance, is traversed by trails and has numerous natural habitats of interest.

55. The suggestion that users of bridleways and footpaths have short term views of the turbines and this will minimise the impact is misleading. Walkers and cyclists take a long time to traverse the landscape and will be exposed to views of the turbines for significant periods of time in utilising footpaths and trails causing significant harm to their enjoyment.
56. The local roads will be clogged with traffic during construction and are unable to cope.
57. Did not object to Carsington turbines because we need to make use of renewable energy resource. However, they are visible from Buxton and junction 28 of the M1 and have an unwanted detrimental impact on the landscape of the area. The new turbines will massively increase this impact and cause immeasurable damage to the amenity of lble residents making their properties virtually unsaleable.
58. The development would cause significant impairment to the area and be contrary to the Derbyshire Dales strapline "a clean, safe, healthy and beautiful place to live, work and visit".
59. The turbines would be located on land higher than Carsington Pastures and would dominate the horizon.
60. The favourable determination of this application would encourage yet more turbine applications.
61. These huge structures with their massive concrete foundations will harm flora and fauna.
62. The consultation exercise with community was poor. A meeting in Brassington Village Hall was held in the afternoon with only 3 days' notice, making it very difficult for people to attend.
63. Wind farms around the country have been rejected for a range of reasons and the energy benefits do not override the need to properly consider the environmental harm.
64. Griffe Grange Wind Farm is a subsidiary of a London based investment company with no interest in the Peak District. The wind farm company does not exist as a company on searching the records at companies house.
65. The turbines are grossly out of proportion with the landscape context.
66. Minninglow is a Neolithic monument and the largest and most prominently sited cairn in Derbyshire. The proposed turbines will add significantly to the harm to its setting already caused by Carsington Pastures.
67. The scheme is looking to benefit from wind farm subsidies which account for 60-70% of developer income and will be 6 billion per year by 2020.
68. The noise nuisance is under estimated by ETSU97 as turbines are much larger than was envisaged. The noise nuisance is a complex mix of low frequency noise, infrasound and amplitude modulation.
69. Wind farms are associated with a range of health problems.

70. Shadow flicker is caused by the sun behind the rotating blades and causes a range of health problems.
71. Wind farms should be at least 1¼ miles from dwellings.
72. Ducks and Geese cross the site on a flight path to Carsington Reservoir and the additional turbines will put them at much greater risk.
73. It takes 1000 wind turbines to replicate a conventional power station but in reality they can never replace them because of the intermittent nature of the wind.
74. Government subsidy support for onshore wind is likely to be removed in the next parliament.
75. If this scheme is approved the impact of Carsington Pastures will be tripled by pipeline schemes.
76. The landscape assessment submitted with the Carsington Pastures scheme was misleading and did not convey the scale and dominance of the turbines that has resulted.
77. The applicant's assertion that visitors may be attracted to the area to look at the turbines is laughable.
78. In views from Bonsall the impact of the proposed turbines will be much greater than the Carsington turbines which sit the other side of the ridge.
79. Notices about the planning application should have been posted in Ible and the placing of the notice in the Ashbourne Telegraph has failed to inform people as the local population read the Matlock Mercury.
80. Contrary to the applicant's assertion the majority of properties in Ible face south and have aspects towards the turbines.
81. The worst affected properties due to elevation and aspect in Ible are Woodend Cottage, The Croft, Ashes Farm, The Two Cottages, Sycamore House, Brunswood Farm, Beeches Farm and Home Farm Cottage. These are all owner occupied and the harm to their amenity will be exacerbated by shadow flicker. They will be dominated by the turbines given the local topography and proximity and feel like they were living on a wind farm.
82. Ible as a community will receive no advantage and suffer all the harm.
83. The local employment benefits claimed will not materialise.
84. Ible is blessed with wildlife especially bird and bat populations which will be harmed by the turbines.
85. The village of Ible has connections with the writing of D.H. Lawrence.
86. The stability of the turbines may be affected by shot blasting at local quarries.
87. The residents of Ible were not consulted over Ryder Point or Viaton turbines which will be conspicuous but their harm will be greatly magnified by the proposal.
88. Planning Committee should visit Ible to fully assess the impact on this unique hamlet.

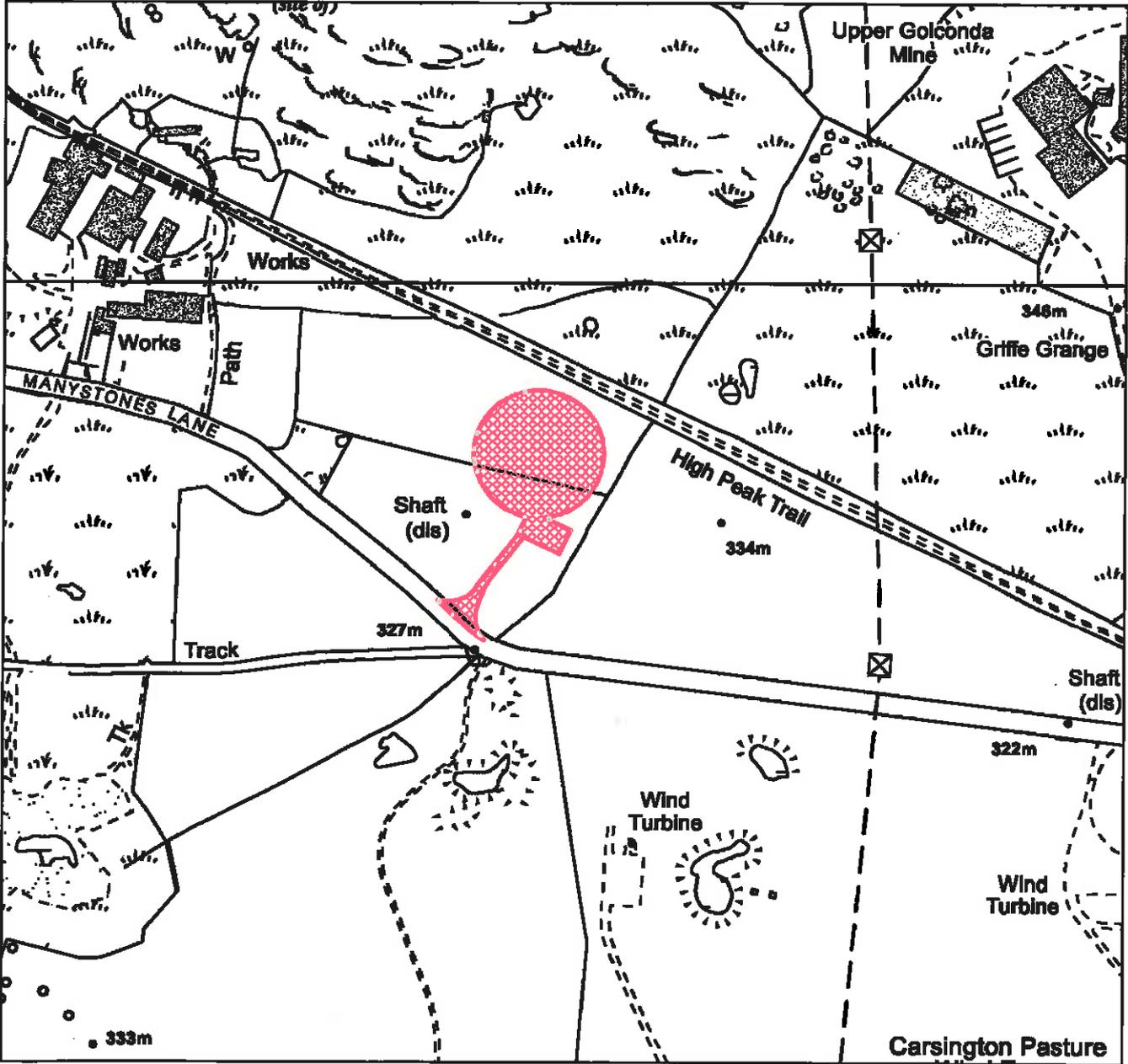
APPLICATION NUMBER		15/00370/FUL	
SITE ADDRESS:		Hoben International Limited Brassington Works Manystones Lane Brassington	
DESCRIPTION OF DEVELOPMENT		Erection of Wind Turbine 77 metres to Blade Tip (50m to hub), with associated Access Track, Crane Hardstanding, Electrical Cabinet and Cable Run	
CASE OFFICER	Mr. Jon Bradbury	APPLICANT	Mr. Dave Hazlewood
PARISH/TOWN	Brassington	AGENT	Wardell Armstrong
WARD MEMBER(S)	Councillor Rose	DETERMINATION TARGET	15 th September 2015
REASON FOR DETERMINATION BY COMMITTEE	Major Development With Wide Ranging Environmental Impacts	REASON FOR SITE VISIT (IF APPLICABLE)	To appreciate relationship to existing turbines, impact on landscape, impact on National Park and Heritage Assets

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Policy Background • Visual / Landscape impact incorporating impact on National Park and cumulative impacts • The impact on heritage assets individually and cumulatively • Impact on users of the countryside in particular the High Peak Trail • The consequences of the development for the local economy • Impact on residents of the locality including noise • The effects on nature conservation and fauna • The quality of the Environment Impact Assessment

RECOMMENDATION
Refusal

Brassington Works, Manystones Lane, Brassington

15/00370/FUL



Derbyshire Dales DC

1:5,000

Date: 21/06/2016

100019785

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Derbyshire Dales District Council,
Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN.
Telephone: (01629) 761100.
website: www.derbyshiredales.gov.uk

1. THE SITE AND SURROUNDINGS

- 1.1 The application site relates to a relatively level irregular shaped field currently used for grazing located immediately to the east of Hoben International processing works between Manystones Lane and The High Peak Trail.
- 1.2 The turbine would be located 60m to the south of the trail and 270m from the public footpath that runs up the east side of Hoben works. The turbine would be approximately 130m from Manystones Lane.
- 1.3 The proposed turbine site is located at an elevation of approximately 330m. Immediately to the south is the nearest of the Carsington Pastures turbines located on the opposite side of Manystones Lane at an elevation of 325m approximately 300m away. The remaining 3 Carsington Pastures turbines are located further to the south and east to create a block of 4.
- 1.4 Approximately 500m to the east is the recently erected Viaton turbine at an elevation of approximately 345m located to the south east of the former Viaton (now Sibelco) minerals processing works.
- 1.5 Further to the east are the 2 recently erected Ryder Point turbines located 1km away at an elevation of 335m and 1.3km away at an elevation of 315m.
- 1.6 The access to the Sibelco works where the High Peak Trail meets Manystones Lane lies 600m to the east of the turbine location.
- 1.7 Harboro Rocks with its Scheduled Ancient Monument lies immediately to the north of the High Peak Trail. Further scheduled monuments lie in close proximity at Carsington Pastures lead mining remains and at Round Low Long Barrow. A Grade II Listed former windmill is located approximately 400m to the south east.
- 1.8 The site lies in close proximity to the Bees Nest and Green Clay Pits Special Area of Conservation (SAC) and the Peak District Dales SAC which are European sites. These also benefit from SSSI status.
- 1.9 The Limestone Way footpath runs north / south 1.2km to the west of the turbine location.
- 1.10 The nearest properties to the proposed turbine location are a former barn occupied as a holiday let 900m to the west, Round Low Farm 1.2km to the west, Ennis Cloud Meadow Farm 1.1km to the east and New Harboro Farm and Griffie Walk Farm which lie 600m and 1.1km respectively to the north.
- 1.11 The nearest significant settlements to the site are Brassington and Carsington / Hopton which are located at 1.4km to the south west and 1.4km to the south east respectively below the escarpment that forms the southern edge of Carsington Pastures.
- 1.12 Harboro Rocks to the north of the application site is the local high point in the landscape at 379m and forms part of an east / west ridge. To the north of this ridge a shallow valley, Griffie Grange descends down to the Via Gellia which marks the boundary with the Peak District National Park approximately 1.9km away.
- 1.13 To the west of the National Park at its nearest point is approximately 2.4km away whilst to the north the boundary is 1.9km away.

1.14 The land to the south of the site initially gently descends across Carsington Pastures whose southern boundary is marked by an escarpment which falls away steeply to Carsington / Hopton village.

2. DETAILS OF THE APPLICATION

2.1 Full planning permission is sought for the erection of a single wind turbine. The turbine would have a height to blade tip of 77m with a hub height of 50m. The turbine would be set on a tapering tower with a base width of approximately 3.5m and width below the nacelle of 2m. The blades taper from a maximum width of 2m. The turbine design shown has a disc shaped generator at the nacelle.

2.2 The turbine would be set on a concrete foundation apron of maximum 12m x 12m dimensions and within this concrete apron the turbine would be set onto a 3.6m wide foundation ring.

2.3 To the west of the turbine a cable trench would be laid 450mm wide and 1m deep. This cable run would extend approximately 260m and connect across to the Hoben works.

2.4 To the south west of the proposed turbine a crane hardstanding would be formed with dimensions 34m x 20m. A site compound would also be created 30m x 20m immediately to the north of the turbine.

2.5 During the course of consideration an amended site plan has been submitted to revise the route of the access track. This creates an access track which runs south west from the proposed turbine to meet Manystones Lane immediately to the east of a small car park. The formation of the access involves the creation of a 5m wide hard surfaced track with a splayed entrance onto the highway approximately 40m wide to allow for vehicles to access the site safely.

2.6 Immediately to the west of the proposed turbine 2 electrical cabinets would be sited. These would be 2m x 1.5m x 2m tall.

2.7 The application is accompanied by a Planning Statement, Design and Access Statement and Environmental Statement. The latter incorporates chapters on the scheme design, landscape and visual impact assessment, heritage, noise, ecology and other matters. These documents have been shared with relevant consultees and retained with the public file. Their contents are not needlessly repeated in this section of the report but the findings may be reported where pertinent in the analysis of the issue section.

2.8 In addition to the original documents the applicants have made 4 further written representations to the Council. The first of these seeks to clarify that the date of submission of the application means that it is covered by the transitional arrangements in relation to the Written Ministerial Statement of 18th June 2016. Two further responses have been received commenting on the submissions made by the public and consultees. The final submission is a response to the independent appraisal carried out on the Council's behalf by Michelle Bolger, Landscape Consultant.

The summarised applicant's case is as follows:-

2.9 The wind turbine would occupy an area of agricultural land having an area of 0.94 hectares.

2.10 It would generate 1845MWh/yr of renewable energy.

- 2.11 The project has been carefully designed to reflect existing site characteristics and constraints in terms of size and location of the turbine.
- 2.12 There are important benefits from the project which weigh in its favour. These include the contribution to UK renewable energy. The project is supported by National and Local Policy in this respect.
- 2.13 Anticipated impacts on ecology, transport and the historic environment are minor and / or can be mitigated or brought within the limits of acceptability.
- 2.14 The potential benefit to the agricultural holdings in terms of infrastructure and investment are important factors.
- 2.15 The value, sensitivity and protection afforded to the local environment and land uses in the vicinity have all been recognised. The suitability of the site is explained in the Design and Access Statement in terms of technical suitability, expected wind resource and energy output, lack of environmental impact and local acceptability.
- 2.16 The project is time limited and can be decommissioned after 25 years. Therefore, the effects are temporary and reversible.
- 2.17 The project does not have any unacceptable or oppressive impact on residential amenity.
- 2.18 The project will not prejudice other users of the environment.
- 2.19 The very significant benefit outweigh any impacts and the projects aligns with National and Local Policy.
- 2.20 In terms of ecology, the ES concludes that the project would not have an unacceptable impact on any features of ecological importance.
- 2.21 In terms of aviation NATS have confirmed that the proposal would not cause any adverse effects and do not object.
- 2.22 In terms of the impact on heritage assets the ES concludes that overall the impacts are not significant.
- 2.23 In terms of landscape and visual impact the ES concludes that the scheme would result in some localised standalone and cumulative effects on both the landscape character and visual amenity of the area within approximately 1km but it would not be considered to be substantially uncharacteristic due to the adjacent Carsington Pastures Wind Farm, Hoben Works and nearby quarries.
- 2.24 The noise impact of the project has been assessed and concludes that there are not expected to be any significant effects arising from the development of the wind turbine.
- 2.25 The proposal has beneficial economic effects detailed in the ES.
- 2.26 The use of agreed transport routes should ensure that no significant problems result in relation to traffic and transport.
- 2.27 The installed capacity of the turbine will be 500kW depending on the make and model deployed. The annual generation from this equates to the annual average domestic electricity needs of 437 homes.
- 2.28 Over its lifetime the project could offset 18,421 tonnes of carbon dioxide.

- 2.29 It is intended to connect the proposed turbine to the Hoben works by underground cable. Hoben International are the worlds leading manufacturer of Foundry Plaster which is a gypsum bonded investment formulated for casting non-ferrous metals. Thirty seven staff are employed. The turbine would on average provide more than half of the company's electricity demands at a significantly lower cost thereby enhancing the sustainability of the business. Its position in the highly competitive minerals process business would be maintained whilst protecting jobs.
- 2.30 The proximity to the trail and concerns of the British Horse Society are noted. However, the separations quoted at 4 times turbine height have been breached by consented turbines before. The wind turbines would be widely visible such that a rider would have plenty of warning of their presence. On this basis Inspectors have concluded impact on horses is not a matter of any great consequence.
- 2.31 Shadow flicker is raised as an issue for users of High Peak Trail but this phenomenon is confined to within buildings and does not affect people in the open air.
- 2.32 The development will not have an adverse impact on tourism. There are already a number of consented turbines in close proximity and the additional turbine would be negligible in appeal decisions around the country inspectors have taken the same view.
- 2.33 In terms of the access location the scheme has been modified to move it westwards to ensure 105m visibility splays. The applicant is willing to improve and formalise the car park immediately to the west of this and provide a safer access to the trail from it along Manystones Lane.
- 2.34 The applicants do not agree with the County Council on landscape sensitivity as they have insufficient regard to the Inspector's decision to support a scheme of 4 turbines which has become the baseline and postdates the assessment of landscape character. The applicants maintain that a low to moderate sensitivity is appropriate given the existing impact of turbines and other things.
- 2.35 It is not considered that the level and significance of effects has been underplayed. Whilst there are some localised significant effects the turbine would be no more than a minor addition to the proportion of the landscape and the proportion of views affected by wind energy development.
- 2.36 Regardless of the nature of the contribution of turbines to the landscape it is undeniable that the existing wind turbines do contribute to the perception of the landscape and the point made in the LVIA is that in a landscape where there are large scale wind turbines and views of such turbines, the amount of change that would result from the introduction of a further turbine located in close proximity is lower than if the existing turbines were not there.
- 2.37 The impacts on users of the trail are not considered to be overbearing or overwhelming. Similar impacts result from Carsington Pastures. However, it is important to recognise that any oppressive impact is transitory and in this locality users already experience Carsington Pastures.
- 2.38 The disc-like generator on the turbine, shown on the visualisations is one option but is a 'worst case' scenario as the exact model of turbine has not been determined.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1. Adopted Derbyshire Dales Local Plan (2005)

- SF3: Development Conspicuous From The Peak National Park
- SF4: Development In The Countryside
- SF5: Design And Appearance of Development
- NBE1: Sites Of International Importance For Nature Conservation
- NBE2: Sites Of National Importance For Nature Conservation
- NBE3: Other Sites Of Importance For Nature Conservation
- NBE4: Protecting Features Or Areas Of Importance To Wild Flora And Fauna
- NBE5: Development Affecting Species Protected by Law Or Are Nationally Rare
- NBE7: Features Important In The Landscape
- NBE8: Landscape Character
- NBE16: Development Affecting A Listed Building
- NBE21: Development Affecting A Conservation Area
- NBE24: Archaeological Sites And Heritage Features
- NBE25: Derwent Valley Mills World Heritage Site
- TR1: Access Requirements And The Impact Of New Development
- CS5: Renewable Energy Installations
- CS6: Wind Turbine Generator Development
- L9: Safeguarding Public Rights of Way
- L10: Leisure Routes and Trails

3.2 National Planning Policy Framework (2012)

Paragraphs 7, 11, 12, 14, 17, 19, 20, 75, 93, 97, 98, 109, 113, 115, 116, 118, 119, 120, 121, 123, 128, 129, 132, 133, 134, 139, 214, 215

3.3 Other Material Considerations:

Planning Practice Guidance – Renewable and Low Carbon Energy
Landscape Sensitivity Assessment for Renewable in the Peak Sub Region July 2009
Landscape Character of the Derbyshire Dales : Supplementary Guidance to the Local Plan
National Policy Statement for Energy (EN-1)
National Policy Statement for Renewable Energy Infrastructure (EN-3)
Written Ministerial Statement of 18th June 2015 from Greg Clark – Secretary of State for Communities and Local Government on new considerations to be applied to proposed wind energy development

4. RELEVANT PLANNING HISTORY

None.

5. CONSULTATION RESPONSES

Carsington and Hopton Parish Council:

- 5.1 The Parish Council are sympathetic to the approach by a local company to construct the proposed turbine, but object on the grounds of cumulative visual impact which is now very major. As this proposal is an addition to other turbine installations which are a similar distance from Carsington and Hopton villages, noise problems remain a potential issue both from individual installations and cumulatively. In the event of noise problems there could be difficulties in differentiating between installations.

Brassington Parish Council:

- 5.2 Support the application.

Peak District National Park Authority:

- 5.3 Object on the grounds of landscape effects and insufficient information being provided to adequately assess potential visual effects. The detailed analysis of the National Parks Landscape Architect are as follows:-

- 5.4 Whilst it is accepted that the ZTV does not indicate the level of effect and the ZTV as presented does not take into account screening from vegetation, the ZTV extends over significant areas of the southern White Peak.
- 5.5 The LVIA states that the viewpoints 'show that were (sic) the turbine would be visible, it would be alongside the adjacent Carsington Pastures wind farm; therefore it is not considered that the effects on the landscape character of the National Park would be significant'.
- 5.6 It is not considered that simply because the turbine would be seen in association with four other turbines its effects would not potentially be significant.
- 5.7 The LVIA states 'The susceptibility of the Park to the proposed change is considered to be medium, due to the presence of Carsington Pastures wind farm in views meaning the proposed development would not be substantially uncharacteristic when set within the attributes of the receiving landscape'.
- 5.8 The LVIA argues that wind turbines are effectively a characteristic feature; I would disagree and state that wind turbines are not a characteristic feature of this part of the PDNP landscape.
- 5.9 The LVIA states 'The value is considered to be high to exceptional' – agreed.
- 5.10 Whilst it is agreed that sensitivity cannot be assessed without reference to a specific type of development, the 'Landscape Sensitivity and Guidance for Wind Turbine Applications' clearly references wind turbine developments. Whilst it is accepted that the turbine application is not located within the Peak District, it clearly would exert an influence; the Sensitivity Guidance considers that the southern section of the White Peak landscape is highly sensitive to large scale wind turbine development in that key characteristics would be adversely affected.
- 5.11 My view is that the sensitivity of the Peak District landscape to a large scale wind turbine is high to very high, rather than moderate to high as stated.
- 5.12 I do not disagree with magnitude of effect being medium to low, but I consider the high – very high sensitivity combined with low to medium magnitude to give an overall effect of moderate-substantial (adverse) which is considered significant by Table 4.4.
- 5.13 The SNH 'Assessing the impact of small-scale wind energy proposals on the natural heritage' is used, but no viewpoints are located between 10 – 20Km. A number of potential receptors are located up to 20km distant from the application site, including heritage features and national and regional trails. The ZTV appears to encompass Arbor Low; there is no viewpoint at this location. There are a number of potential receptors in the Tissington area but no viewpoint in this area.
- 5.14 I therefore do not consider that the visual assessment adequately assesses potential effects on receptors within the National Park.
- 5.15 GLVIA para 7.13 "*The baseline for assessing cumulative landscape and visual effects should then include those schemes considered in the LVIA and in addition potential schemes that are not yet present in the landscape but are at various stages in the development and consenting process:*
- *Schemes with planning consent*

- *Schemes that are the subject of a valid planning application that has not yet been determined*”

5.16 It is therefore considered that the inclusion of the Griffie Grange wind farm on Figs. 4.27 – 4.45 is somewhat misleading and under-estimates the contribution of the application turbine to the cumulative assessment.

5.17 I object to the application on the grounds of landscape effects and insufficient information being provided to adequately assess potential visual effects.

Historic England

5.18 Our specialist staff have considered the information received and we do not wish to offer any comment on this occasion. The application should be determined in accordance with National and Local Policy guidance on the basis of your specialist conservation advice.

Development Control Archaeologist

Below-ground (on-site) archaeological remains

5.19 The proposed turbine is in an area of high archaeological interest, within 400m of the Scheduled Monument at Harboro Cave, 450m from Scheduled lead mining remains at Carsington Pasture and 560m from the Scheduled Monument at Round Low bowl barrow. The Harboro site in particular is associated with further undesignated archaeology (an Iron Age settlement site HER 2453, a Neolithic chambered cairn HER 2451, findspots of flint and glass bead HER2415), suggesting that there was a focus of activity here in the Iron and Romano-British periods. HER 3253, just to the east of the proposed turbine access track, records a number of flint artefacts discovered during excavation of a pipeline, and this suggests that the area of the proposed turbine is of archaeological interest. In addition, the applicant’s cultural heritage study identified probable lead mining remains of local significance within the proposal area.

5.20 Numerous archaeological investigations have taken place in recent years in the vicinity of the proposal area – in the context of the Carsington Pastures turbines, the proposed Ryder Point and Brassington Moor turbines, the Griffie Grange wind farm proposals, and the Curzon Lodge development further to the west. Despite the rich archaeological landscape these have produced remarkably little – confined to one or two Neolithic pits on the Curzon Lodge site in 2008. This suggests that a) the nature of the archaeological resource in the area – in between the known monuments – is ephemeral and widely scattered and b) modern evaluation techniques (geophysics, trial trenching) do not work particularly well on carboniferous limestone (geophysics in particular tends to show faulting within the bedrock).

5.21 In light of the above observations, I recommend that the archaeological interest in the site should be addressed through a conditioned scheme of archaeological work, to comprise elements of archaeologically controlled strip-and-record and archaeological monitoring of groundworks (watching brief), in line with NPPF para 141. Should the Local Planning Authority be minded to grant consent for the scheme, the following condition should therefore be attached:

“No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI”.

Off-Site (setting) impacts to designated heritage assets

- 5.22 The proposed turbine will have off-site impacts to a number of Scheduled Monuments in the vicinity, identified by the applicant’s cultural heritage study. Although Harboro Cave is not identified in this study my site visit suggests that this monument will also experience direct turbine views. In general these views will present the proposed development as an additional fifth turbine within the existing Carsington Pastures group, as illustrated for example through Viewpoint 1 from Harboro Rocks (and representative of the view from Harboro Cave), or in relation to a more distant asset, VP15 in the vicinity of Minninglow Hill.
- 5.23 The existing Carsington Pastures turbines have undoubtedly resulted in harms to the setting of the closer designated assets – typically through an erosion of the landscape dominance on which burial/ritual monuments rely for their significance, and through the interposition of modern industrial elements of incongruous scale into historic landscapes where monuments relate visually to one another and to other landscape features. The result of effectively adding a fifth turbine to the Carsington Pastures group is to magnify the harmful impact already present, albeit by an incremental amount. The closest heritage assets (Harboro Cave, Carsington Pastures lead mines, Round Low) have each experienced material levels of harm from the Carsington Pastures wind farm development, towards the upper end of ‘less than substantial harm’ *sensu* NPPF. Of these assets in the close vicinity of the proposals, Harboro Cave is closest to the proposed turbine and will probably therefore experience the highest level of harm. From Harboro Cave, the effect of the additional turbine will be to draw the edge of the Carsington Pastures group closer to the observer, magnifying the scale and dominance of the turbines in the view, and further eroding the landscape dominance of Harboro Rocks.
- 5.24 While the addition of one turbine to an existing group may appear to be a relatively minor change, I am concerned that this argument has now been used a number of times in relation to the Carsington Pastures group, with consented turbines at Viaton and Ryder Point not yet built. The incremental addition of extra turbines may at some point result in ‘substantial harm’ to monuments, through their setting. The proposed turbine, were it to gain consent, would ultimately create a group of eight.
- 5.25 The proposed turbine will therefore result in incremental harm to the significance of heritage assets – with particular impact to those Scheduled Monument closest to the development – Harboro Cave, Carsington Pastures lead mines, and Round Low. This represents a small but meaningful increase in the level of harm, though still within the ambit of ‘less than substantial harm’.
- 5.26 NPPF paras 132/4 requires that such harms are given ‘clear and convincing justification’ and are seen to be outweighed by public benefits. The Local Planning Authority may wish to consider whether any specific heritage benefits are offered as part of the development proposals, over and above socio-economic and climate change benefits: I note in particular that noise from the Hoben International site causes significant harm to the Harboro Cave Scheduled Monument, through erosion of its sense of rugged isolation, over and above the visual impacts caused by wind turbines. If, for example, the applicant were to offer noise reduction proposals in mitigation for the additional turbine impact then this might add weight to the outweighing argument.

Natural England

- 5.27 The site is close to European designated sites which are afforded protection under the Conservation of Habitats and Species Regulations 2010. The site is close to Bees Nest and Green Clay Pits Special Area of Conservation (SAC) and the Peak District Dales SAC which are European sites. The sites are also designated as SSSI. The Council should screen the development for significant effects. However, the proposal is not for the management of a site and it is not considered likely that any significant effect will result and therefore can be screened out from further assessment. The wind turbine will have no impact on the European sites with regards to habitat loss or pollution. In addition, we are satisfied that the accompanying ecology report has fully considered the impact of the proposal on the Great Crested Newt population and has suggested appropriate mitigation.
- 5.28 In relation to Bees Nest and Green Clay Pits, SSSI and Via Gellia Woodlands SSSI Natural England is satisfied that the development being carried out in strict accordance with the details of the application will not damage or destroy the interest features of the site. The SSSI's are therefore not a constraint.
- 5.29 It is advised that the Peak District National Park are consulted. The proposed turbine lies on high ground visible from the Peak District National Park. It will sit with already constructed turbines. The proposal has the potential for significant landscape and visual impacts upon the special landscape qualities of the Peak District National Park both alone and in combination with the other turbine development. Advise that you seek advice from the Peak District National Park landscape specialists. Their knowledge will help you reach an informed judgement on impact.
- 5.30 The proposal lies immediately adjacent to the Pennine Bridleway which is a National Trail and this issue should be given appropriate consideration. National Planning Policy Framework paragraph 75 covers this issue.
- 5.31 Apart from the Great Crested News found within the SAC have not assessed the impact of development on protected species.
- 5.32 This application may offer up opportunities for biodiversity enhancements such as roosting facilities for bats or installation of bird nesting boxes. These should be pursued if you are minded to support the application.

Derbyshire Wildlife Trust

- 5.33 The habitat survey concluded that the site comprised of two grazed semi-improved grassland fields. From consideration of the ecological information and site visit are satisfied that the fields are of limited botanical interest. Any impact on the areas of higher interest are avoided.
- 5.34 Aware that the proposed turbine is in close proximity to Bees Nest and Green Clay Pit SAC and SSSI. Are satisfied on the submitted information that the proposed development will have no direct impact from statutory or non-statutory nature conservation sites.
- 5.35 Agree with the conclusion of low bat activity given the exposed location and lack of tree cover. Recommend 50m standoff from mature Hawthorn trees along line of High Peak Trail in order to ensure no part of the turbine blade intrudes into this area to accord with Natural England guidance.
- 5.36 Great Crested Newts are recorded in waterbodies immediately adjacent the site and they could disperse onto the site. Mitigation will be needed to avoid harm during construction. The mitigation measures in section 7.119 to 7.124 of the ES should be followed and be conditioned.

- 5.37 Satisfied that the development provides a 30m standoff from any badger setts.
- 5.38 Given the low numbers of recorded flights and the low conservation value of recorded target bird species the impact on birds during operation are likely to be minor.
- 5.39 Potential for impact on ground nesting birds such as Skylark during construction. Advise that development carried out in strict accordance with mitigation in Section 7.126 of ES.

Local Highway Authority

- 5.40 In relation to original site plan noted that the proposed access is located on the inside of a bend in the highway alignment at the eastern end of the applicant's ownership. Visibility splays can only be secured over land controlled and on this basis the proposed access cannot secure appropriate visibility splays in an easterly direction. On this basis the application may be open to highway objection. The applicant either needs to demonstrate that they exercise control over the visibility splays or relocate the access.
- 5.41 In relation to the modified site plan are satisfied that highway concerns have been overcome. Recommend conditions.

Derbyshire County Council Rights of Way

- 5.42 The High Peak Trail runs to the north of the proposal. There is no statutory distance of separation from a wind turbine and a Right of Way. However, the British Horse Society have requested a separation of 4 times the overall height should the route be a National Trail as these are likely to be used by horse riders unfamiliar with turbines. In this case the separation is approximately 130m and repositioning should be considered.

Peak and Northern Footpaths Society

- 5.43 The applicants approach seems to be that one additional turbine does not matter as the landscape is already degraded with quarries, turbines and industrial activities. This argument is flawed as one more turbine will be final nail in the coffin for enjoyment of all the rights of way affected. To allow this will run counter to promoting countryside recreation sustainable transport and the rural economy and strongly object.

Crime Prevention Design Adviser

- 5.44 No comments to make.

County Council (Strategic Planning)

- 5.45 Member comment – Councillor Ratcliffe is opposed to the proposed development. Particular concerns about the impact of development on the existing landscape and the tourist industry.
- 5.46 Officer comments – the impacts on the landscape and landscape character have been underplayed in the LVIA and cumulatively this turbine in combination with turbines already commissioned would impact over a wide area and significantly impact on the landscape and sensitive visual receptors.
- 5.47 The sensitivity of the local landscape is not only reflected in its proximity to the Park but also in relation to recent DCC studies that identify that the sensitivity of the landscape in this area and its tranquillity are significant at the County scale. The LVIA concludes that some of the visual impacts will be significant and adverse but this assessment fails to draw on the magnitude of these potential impacts given the volume of people who visit the area annually and use the attractions. The presence of existing turbines in itself is not considered to be a mitigating factor.

- 5.48 The proposal is considered to be contrary to policies of the National Planning Policy Framework and NPPG which seek to ensure that proposals for renewable energy and low

carbon development do not have an adverse impact on the environment, particularly on landscape and landscape character.

5.49 If Derbyshire Dales are minded to approve the scheme conditions are suggested.

County Council Flood Risk

5.50 No objection in principle and refer to standing advice.

Environment Agency

5.51 No objection but wish to make comments as follows:-

The site is located on carboniferous limestone which is designated a 'Principal Aquifer' by the EA. The site lies within source protection zone 1 but this relates to extraction 8km away to the east. Given the nature of the development there is limited potential for any impact on abstraction provided good pollution prevention and mitigation measures are undertaken during construction, operation and decommissioning.

Environmental Health

5.52 No objection.

The modelling is pretty close to the limits set when in combination with the other turbines already permitted particularly at New Harboro Farm and Ennis Cloud Meadow. However, aware that these properties have financial interests in some of the turbines. If you are minded to support the application suggest a condition with the same combined limits on noise as previous applications with a further condition regarding noise complaint resolution. A further condition should cover construction hours.

NATS Safeguarding

5.53 No safeguarding objections.

Civil Aviation Authority

5.54 Advise of the need to notify the LAA of any installation over 91.4m so that it can be charted.

Defence Infrastructure Organisation

5.55 The MOD has no objection. In the interests of air safety request that the development be fitted with aviation safety lighting.

6. REPRESENTATIONS RECEIVED

6.1 Representations have been received from the County Council Countryside Access Improvement Officer, the Pennine National Trails Partnership Manager, The British Horse Society, Access and Bridleways Officer and 2 individual members of the public.

County Council Countryside Access Improvement Officer

6.2 The High Peak Trail is a multi-user route available for walkers, cyclists and horse riders. It forms part of the Pennine Bridleway National Trail and as such is a route of considerable strategic importance for tourists and visitors.

6.3 The close proximity, visual impact and noise of the turbine blades could well be off putting for some using the Trail as well as adjoining open access land e.g. horse riders and groups with special needs such as autism who regularly use the facilities.

6.4 The amenity value of the Trail and open access land at Harboro Rocks would be altered considerably. The locality has an industrial legacy but has exceptional natural beauty and the turbine would dramatically alter Harboro Rocks skyline.

6.5 A particular concern is horse riders. There is no reference to them in the planning document. BHS guidance recommends a separation of 3 times turbine height and a route used by horses. This gives a figure of 230m. This distance is important as the turbine would cast a shadow over the trail. The turbine should be moved to achieve this separation.

6.6 Shadow flicker will affect users of the trail. Further work on this should be undertaken to reduce the impact on horse riders.

Pennine National Trails Partnership Manager

6.7 The partnership was established to oversee the maintenance and development of the Pennine Way and Bridleway. The Partnerships remit is to achieve the National Trail Quality Standards. National Trails are long distance walking, cycling and horse riding routes through the best landscapes in England and Wales. There are 15 National Trails but only 2 are entirely suitable for horse riders and cyclists of which the Pennine Bridleway is one.

6.8 The Pennine Bridleway is 205 miles long and stretches from Derbyshire to Cumbria. Local users utilise it along with long-distance users and users support the local economy. It runs immediately to the north of the application site.

6.9 The close proximity, visual impact and noise of the turbine blades could be off putting to users of the trail, especially horse riders. The BHS recommend a separation of 3 x turbine height which means 230m in this case.

6.10 The positioning of the turbine to the south of the trail is particularly relevant regarding shadow flicker. Further work to minimise flicker needs to be done to reduce the impact for horse riders.

6.11 The Partnership has a strong interest in the quality of each section of the Trail, the experience of users, and ultimately the feasibility for the trail to be followed as a continuous route. Localised impacts such as those potentially caused by this wind turbine could jeopardise all of the above.

British Horse Society

6.12 The planning application impacts on a public bridleway and the location of the turbine means that it will have an adverse impact on horse riders. A bigger distance is needed between the bridleway and the turbine and an assessment of flicker effect on bridleway users should be undertaken. The proposed proximity will present a serious problem of public safety as well as affecting the enjoyment of the bridleway by horse riders.

The 2 individual representations raise the following objections:

1. The area has already contributed substantially to meeting renewable energy needs.
2. The proposal represents an overdevelopment of the site. The landscape is being gradually eroded by the addition of turbines.
3. Supporting this turbine would make it much more difficult to continue to oppose the scheme at appeal for Griffe Grange.
4. The landscape has reached capacity and any further turbine in the area would have a cumulative negative impact on landscape.

7. OFFICER APPRAISAL

Policy Framework and Material Considerations

- 7.1 Assessing a complex and contentious application such as this requires a structured and considered approach. It is logical to first identify all of the elements of the Development Plan that apply and view these in conjunction with the guidance given in the National Planning Policy Framework and Planning Practice Guidance which reflects the Government stance on planning incorporating the key objective of promoting sustainability encompassing energy policy. Reasoned assessment should then factor in any other material considerations that are relevant in seeking to weigh the planning issues and reach a balanced judgement.
- 7.2 A significant material consideration which carries weight in the assessment of this application is the granting on appeal of a scheme for 4 turbines, constructed and operating at Carsington Pastures. Further turbines have subsequently been constructed to serve the Viaton Works (now Sibelco) and at Ryder Point to create grouping of 7 in the landscape.
- 7.3 Irrespective of the Local Planning Authority and National Park Authority opposition to the Carsington Pastures scheme and the harm that may result from these, and the subsequent additional harm that has resulted from the construction on the Viaton and Ryder Point turbines, the approved turbines within the landscape on adjacent land provide an important part of the baseline for how landscape impacts are assessed and sensitivities analysed and also feeds into the assessment of any noise impact.
- 7.4 Whilst there remains a healthy national debate on the direction of energy policy and the merits of onshore wind reflected in the public comments, this planning application is not the forum for challenging Government energy policy which remains generally supportive of wind energy as part of the renewable energy mix.
- 7.5 Just after this application was submitted a Ministerial Statement was made by the Secretary of State for Communities and Local Government made on 18th June 2015. This has been incorporated into Planning Practice Guidance. In relation to this guidance the proposal is covered by the transitional provisions which in relation to the public having final say on wind farm application states:-

“Where a valid planning application for a wind energy development has already been submitted to a Local Planning Authority and the Development Plan does not identify suitable sites, the following transitional provision applies. In such instances, Local Planning Authorities can find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing”.

It is made clear that the judgement as to whether a proposal has the backing of the affected local community is a planning judgement for the Local Planning Authority. Where it is judged that the community do not back a scheme appeal inspectors have generally weighed this in the balance as counting against a scheme without using it as a basis for making a decision which is ultimately a judgement on the planning merits of a scheme.

- 7.6 The Development Plan currently comprises solely the Derbyshire Dales Local Plan (2005).

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out Government guidance on the full range of planning issues.

Paragraphs 214 and 215 of the NPPF explained the relationship between local plans adopted after 2004 and the guidance in the NPPF. Full weight was given to local plan policies for 12 months following publication of the framework (up to March 2013).

- 7.7 Paragraph 215 now applies as it deals with the situation after the initial 12 month period and states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given). The degree of conformity of Local Plan policies with the framework is discussed below but first it is relevant to assess the thrust of current Government guidance on the continued development of renewable energy.
- 7.8 At the time Carsington Pastures was determined, there was a clear spatial component to the delivery of national energy targets on renewable energy as the Structure Plan and Regional Plan included target figures for delivery. However, indicative targets no longer form part of the Development Plan. Even though spatial targets no longer exist the thrust of national energy policy and national planning policy in relation to renewables, notwithstanding the June 2015 Statement of Greg Clark, has not significantly altered and there remains strong support in principle for renewable energy proposals subject to their benefits outweighing the harm caused.
- 7.9 Paragraph 97 of the National Planning Policy Framework sets out the general approach that is expected of Local Planning Authorities and of relevance to this applications states:-
- “To help increase the use and supply of renewable and low carbon energy Local Planning Authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:-
- have a positive strategy to promote energy from renewable and low carbon sources,
 - design their policies to maximise renewable and low carbon energy development whilst ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts,”
- 7.10 The National Planning Policy Framework further states in Paragraph 98 in relation to determining planning applications that Local Planning Authorities should:-
- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - approve the application if its impacts are (or can be made) acceptable”
- 7.11 Having provided a brief overview from the National Planning Policy Framework as to how renewable energy projects are to be assessed it is pertinent to return to the Development Plan and in so doing assess the relevant policies that apply to assessing this application and consider their conformity with the National Planning Policy Framework, as their degree of consistency is then directly reflected in the weight to be attributed to them in decision making.
- 7.12 Policy CS6 of the Local Plan is the most directly relevant Local Plan policy as it deals specifically with wind turbines. Whilst its negative wording is not consistent with the National Planning Policy Framework, which in paragraph 14 places emphasis on approving development unless adverse impact would significantly and demonstrably outweigh the benefits, it is considered to remain relevant and generally consistent with the National Planning Policy Framework in highlighting those other planning considerations that Local Planning Authorities need to weigh in the balance in reaching a judgement on

their acceptability or not of wind turbines. The policy requires the decision maker to consider impact on the immediate or wider landscape and problems in terms of the relationship between the proposal and neighbouring uses and the provision of safe access without permanent damage to the immediate and wider environment.

- 7.13 Policy CS5 concerns wider Renewable Energy Installations and is more in tune with the positive wording of the National Planning Policy Framework and continues as such to carry substantial weight in the assessment of this scheme.
- 7.14 Policy SF3 of the Local Plan is directly relevant as it seeks to protect the National Park from development that may adversely affect the purpose of the National Park or be harmful to its valued characteristics. Whilst the National Planning Policy Framework does not deal specifically with the setting of National Parks the emphasis on the protection of their landscape in paragraph 115 of the National Planning Policy Framework reiterates previous Government guidance and in this context the protection of their landscape from major development on the boundaries whose impacts spill into the National Park remains consistent with the National Planning Policy Framework and Government Policy.
- 7.15 Policy NBE8 of the Local Plan seeks to protect landscape character and appearance. Whilst the negative wording is at variance with the tone of the National Planning Policy Framework the aim of the policy broadly aligns with the objectives of Paragraph 109 of the National Planning Policy Framework such that the policy retains significant weight.
- 7.16 Policies NBE16, NBE21 and NBE24 of the Local Plan seek to safeguard listed buildings and their settings, Conservation Areas and their settings and scheduled monuments or other important archaeology and its setting. The requirements of these policies generally accord with the guidance in the NPPF and they retain weight in the decision-making process.
- 7.17 The site lies close to Bees Nest and Green Clay Pits and Via Gellia Woods, both of which are defined as a Special Areas of Conservation and Sites of Special Scientific Interest. These European and National Ecological designations are covered by Policies NBE1 and NBE2 of the Local Plan. Their emphasis on protecting these areas from harm resulting from development is considered consistent with paragraphs 118 of the NPPF.
- 7.18 Policies L9 and L10 of the Local Plan seek to safeguard the amenity and continuity of Public Rights of Way and safeguard National Leisure Routes and Trails from prejudiced development. These aims accord with paragraph 75 of the National Planning Policy Framework.
- 7.19 The other policies listed in the policies section of the report are not assessed in detail but will be referred to as relevant in the analysis that follows.
- 7.20 Whilst the Local Plan as the Development Plan is supported by the overarching NPPF and the Planning Practice Guidance, on the one hand it also has supplementary guidance and background papers that aid in the analysis of this application.
- 7.21 The Peak Sub-Region Climate Change Study July 2009 in particular is a significant material consideration. However, the designations on landscape sensitivity with this site assessed as highly sensitive to large turbines cannot be viewed in isolation from the Inspector's decision on Carsington Pastures and subsequent Viaton and Ryder Point approvals which help define the baseline for this application.
- 7.22 As mentioned earlier in the introductory section the wider environmental benefits of renewable energy projects have been acknowledged as a material consideration in the assessment of planning applications.

- 7.23 The weight to be given to them, however, has not been specified and is in the hands of the decision maker. The fact that a scheme is providing a relatively modest contribution to overall energy production targets is not something that should count against it and, likewise, a very significant contribution to meeting energy targets is not a basis for setting aside proper assessment against development plan policies and relevant guidance in reaching a balanced judgement.
- 7.24 The site selection process can be a relevant consideration for wind farms as the development is subject to Environmental Impact Assessment. Notwithstanding the commercial forces that influence wind farm proposals it remains a relevant consideration to examine the degree to which an applicant has considered alternative proposals to minimise adverse impact arising individually and cumulatively.
- 7.25 It is also relevant in considering EIA development to address the degree to which the EIA submitted complies with the regulations in terms of identifying those aspects of the environment likely to be significantly affected, the description of the significant effects on the environment, direct, individual and cumulative, a description of the measures envisaged in order to prevent / avoid, reduce, remedy or offset those affects, and the data required to identify and assess the main effect. Should the EIA, in its totality be deficient in survey information or adopt a significantly flawed methodology, in analysing the impact, it would not be a reliable or sound document on which to base a planning decision.
- 7.26 From this assessment of the Development Plan and other material considerations, the comments of consultees and the public, a number of key issues arise around which the consideration of the merits of this scheme are logically discussed. These key issues are as follows:-
- (i) Visual / landscape impact incorporating impact on the National Park and cumulative impacts
 - (ii) The impact on heritage assets individually and cumulatively
 - (iii) The impact on users of the countryside in particular the High Peak Trail
 - (iv) The consequences of the development for the local economy
 - (v) Impact on residents of the locality including noise
 - (vi) The effects on nature conservation and fauna
 - (vii) The quality of the Environmental Impact Assessment

The analysis of the major effects of the development are then fed into the assessment of the planning balance.

i) Visual / Landscape Impact Incorporating Impact on the National Park and Cumulative Impacts

- 7.27 The applicants as part of the Environmental Impact Assessment have submitted a Landscape and Visual Assessment. It is worth recounting the summary of this piece of work below before discussing landscape impact. The proposal is the subject of objection from consultees and the public in regard to its landscape impacts including those impacts on the National Park.
- 7.28 Having regard to the difference of opinions expressed and based on the experience of having dealt with the complexities of assessing the landscape impacts of wind turbines in previous applications independent consultants with considerable experience in this specialist area were appointed to aid in the review of the submitted LVIA and provide an independent view on the impacts.

7.29 The applicant's summary of the landscape and visual impact assessment component of the EIA is as follows:-

i) Landscape Effects

- The site is considered to be of moderate to low sensitivity to the development due to the human influence in the vicinity of the site, including the operational Carsington Pastures wind farm and the Hoben International works. The overall effect on the landscape character of the site is assessed as moderate adverse (not significant), as the turbine would be locally prominent but it would not be considered to be substantially uncharacteristic due to the adjacent wind farm and Hoben International works. The surrounding field areas, dry stone walls and vegetation would be retained, therefore, the landscape character would not be totally changed and much of its key physical and perceptual characteristics would remain.
- Parts of the Derbyshire LCT 'Plateau Pasture', in which the site is located, would experience some localised effects, however the presence of the adjacent operational Carsington Pastures wind farm and Hoben International Works and nearby large quarries would mean that the development would not be substantially uncharacteristic, therefore the landscape character of the 'Plateau Pasture' would not be significantly affected by the turbine. Further away, the effects of the development on the surrounding LCTs would also not be significant, due to the distance from the development and presence of existing human influence in the area.
- The Peak District National Park is approximately 1.9km to the north of the site at the closest point. The turbine would be visible from the more elevated areas on the south-eastern edge of the Park and in views from more distant areas of high ground, it would always be seen alongside the adjacent Carsington Pastures wind farm; therefore it is not considered that the effects on the landscape character of the National Park would be significant.
- The other designated landscapes and sensitive receptors within the study area would also not be significantly affected.

ii) Visual Effects

- The range of visual receptors: properties, settlements, the transport network and recreational receptors have been assessed; some would experience significant effects but these would be within approximately 1km of the site – the prominent effects would be localised.
- Of the settlements in the ZTV, none would experience significant effects as the settlements are generally at lower elevations to the site and orientated away from the site to take advantage of views over adjacent valleys. The residents of the more elevated north-western and western sides of Brassington village would experience the most prominent views, these would however be oblique and above and between intervening buildings and vegetation, the village is generally orientated to face the south-east over the valley. The south-eastern areas of the village are not within the ZTV. Therefore, the overall effects would not exceed moderate adverse (not significant).
- None of the residents of the individual and small groups of properties within 2km of the site would experience significant effects as views would generally be oblique or limited by intervening landform and vegetation. The following properties would experience moderate adverse effects (not significant):

Middleton Top Railway Cottage, Eniscloud Meadow Farm, Brook Knowles, Breach Farm, Meadow Fleck Farm, the house on Manystones Lane west of the site and Longcliffe Dale Farm (7 out of the 15 properties / groups assessed).

- Of the transport and rights of way network in the area, users of Manystones Lane, and the Midshires Way / High Peak Trail / Pennine Bridleway / National Cycle Route 54 would experience significant effects as they pass the site due to the very close proximity, but these significant effects would quickly reduce beyond approximately 1km due to the presence of the adjacent Carsington Pastures wind farm, quarries and works. Users of the open access land and footpath at Harboro' Rocks would also experience significant effects due to the very close proximity, but in the context of the views, which include Carsington Pastures wind farm and the nearby quarries and works, the turbine would not be substantially uncharacteristic.
- As with the assessment in the landscape character, it is not considered that the effects on visitor enjoyment of the National Park would be significantly affected as where the turbine would be visible it would be alongside the adjacent Carsington Pastures wind farm and at some distance. This would also be the case for recreational receptors at Carsington Water.

iii) Cumulative Effects

- The operational Carsington Pastures wind farm, approved turbines at the Viaton works and Ryder Point Quarry and the proposed Griffie Grange wind farm are all within 1km of the Hoben International site, therefore the cumulative effects resulting from the addition of the Hoben International turbine to these schemes have been assessed.
- All the schemes are within the 'Plateau Pasture' LCT and would generally be visible in combination from within the LCT and from surrounding LCTs. The addition of the Hoben International turbine would result in some very localised significant cumulative effects on the landscape character of the area within approximately 1km of the site, due to the size difference of the turbines but it would not significantly extend the influence of wind turbines on the landscape character of the 'Plateau Pasture' LCT, therefore it would not result in significant cumulative effects on the landscape character of the LCT as a whole. It would also not result in significant effects on the landscape character of the surrounding LCTs or landscape designations and sensitive receptors, including the Peak District National Park.
- In terms of the cumulative visual effects, it is not considered that residents in the study area would experience significant cumulative visual effects resulting from the addition of the Hoben International turbine to other schemes in the area. Only the users of Manystones Lane, walkers / cyclists and horse riders on the Midshires Way / High Peak Trail / Pennine Bridleway / National Cycle Route 54 and users of Harboro' Rocks and the public footpath that crosses the Rocks would experience localised significant cumulative effects, due to the very close proximity of the road, paths and open access land to the Hoben International site, Carsington Pastures wind farm, the sites for the approved turbines at Viaton and Ryder Point and in planning Griffie Grange wind farm. The effects would quickly reduce with distance.

iv) Overall Conclusions

Overall, the scheme would result in some localised significant standalone and cumulative effects on both the landscape character and the visual amenity of the area, within approximately 1km of the site; but it would not be considered to be substantially uncharacteristic due to the adjacent Carsington Pastures wind farm, Hoben International works and nearby quarries. The localised significant effects would not extend into the wider study area and are reversible as once the turbine is dismantled the site would be restored and long term landscape and visual effects caused by its presence would disappear.

7.30 The independent consultant considered the applicant's submission and the views of consultees and undertook an extensive site visit in conjunction with the case officer. The consultant has the advantage of advising the Council on the Viaton proposal, Ryder Point turbines and the concurrent scheme at appeal for Griffie Grange and is consequently very familiar with the landscape context and its sensitivities. A summary of their conclusions written prior to Ryder Point and Viaton being operational on the landscape and visual assessment undertaken and the landscape impacts makes the following key points:

Introduction

1. The site for the single turbine is located between Harboro' Rocks to the north and Carsington Pastures to the south. The boundary of the Peak District National Park (PDNP) is located 1.9km to the north and 3.5km to the west. The edge of the blade swept area of the turbine is 33m from the High Peak Trail, the Pennine Bridleway, the Midshires Way and National Cycle Route 54.
2. There is a four turbine wind farm at Carsington Pastures to the south and consents for three further turbines (one at the Viaton Works and two at Ryder Point Quarry) to the east. The proposed Hoben turbine is a similar distance from the PDNP boundary to the three consented but not constructed turbines. The Carsington Pastures turbines are slightly more distant.
3. There is a planning application for a wind turbine development consisting of five turbines located to the north of the current application, between Harboro' Rocks and the boundary of the PDNP, which is currently the subject of an appeal. All five turbines that are the subject of this appeal would be closer to the PDNP than the current proposal.
4. The Carsington Pastures scheme was refused by DDDC but allowed at appeal (2008) the two other schemes were recommended for approval by the case officer. I undertook the review of the landscape and visual impacts of the Viaton turbines for Liz Lake Associates and the Ryder Point turbines for Gillespies LLP. For both Viaton and Ryder Point it was considered that the increase in landscape and visual harm (as the result of one additional turbine and subsequently two additional turbines) did not constitute a significantly additional adverse landscape and visual impact so as to suggest that the sites were unsuitable. However, it was acknowledged that both applications would have adverse landscape and visual impacts and would result in a loss to the special qualities of the landscape including landscapes within the PDNP. It was stated at the time of the second application (Ryder Point) that it was likely that the capacity of the area for wind turbines had been reached.
5. The LVIA is generally clearly written and organised and is generally consistent with the GLVIA3. The photomontages are also generally consistent with best practice. However, there are a number of concerns with the approach adopted in particular:

- The lack of wind turbine specific susceptibility criteria

- The criteria for magnitude of change
 - The interpretation of cumulative landscape and visual impacts (CLVIA)
6. Whilst the LVIA provides information regarding how landscape value has been assessed it is not clear how landscape susceptibility has been assessed as no wind turbine specific susceptibility criteria have been provided. The *Landscape Sensitivity Assessment for Renewables in the Peak Sub Region* (Peak Sub Region Study) is reference and I have made the assumption that the wind turbine specific susceptibility criteria in that study have been used.
 7. The LVIA assesses the site and the surrounding landscape as being comprised of medium value and having medium susceptibility to wind turbine development due to the presence of '*adjacent quarry processing plants, nearby large quarries and **the operational Carsington Pastures wind farm***' (my emphasis). The LVIA concludes that the presence of these features has:
 - Eroded the strong distinctive pattern of the Plateau Pastures LCT
 - Eroded the sense of tranquillity and remoteness
 - Adversely affected the existing skyline
 - Reduced the prominence of important archaeological features and the landscape feature of Harboro' Rocks.
 8. An assessment that adopts the approach that the presence of existing turbines reduces the susceptibility of the landscape to further turbines will inevitably fail to identify cumulative adverse effects on the landscape and on local amenity that may occur when you increase the numbers of turbines in an area.
 9. This approach is compounded because the LVIA concludes that the presence of existing turbines renders the additional turbine as '*not substantially uncharacteristic*' and this reduces the magnitude of change. In Appendix 4.4 the presence of the existing turbines is given as the reason for lower value (medium), the lower susceptibility (medium) and the reduced magnitude of effect (medium).
 10. The importance of considering cumulative effects is identified in Paragraphs 005 and 007 of the Planning Practice Guidance (PPG) '*cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases*';¹
 11. The LVIA includes a separate section on CLVIA. However, the assumption that the existing turbines reduce susceptibility, value and magnitude of effect undermines both the LVIA itself and the subsequent CLVIA.
 12. GLVIA3 lists a number of types of effects that made need to be considered when assessing the impact of additional development including extending and intensifying landscape effects, 'filling' an area and incremental change that results in significant effects even when individual effects may not be.
 13. If the approach adopted within the LVIA were taken to its logical conclusion every additional turbine would make the landscape less susceptible to wind turbine development. As a consequence, any number of turbines could be added without ever tipping the balance. This is not consistent with the approach that incremental changes can bring about significant effects and even a single turbine must in principle be capable of doing so.

Landscape and Visual Effects

14. The Hoben turbine is noticeably closer to Harboro Rocks than the existing turbines, in particular it is located between Manystones Lane and Harboro' Rocks. As a consequence, I consider that all the turbines, including the Carsington Pastures turbines, would be felt to be within the landscape of the Rocks which would feel dominated by turbines. This is an example of where incremental change because of its cumulative impact has a more significant effect than the turbine on its own would.
15. The Hoben turbine would extend the array of turbines on a prominent skyline and in places this will be on a section of the skyline that is currently relatively free of detractors. From other locations the Hoben turbine would intensify the landscape and visual effects of existing turbines and increase the likelihood that the presence of the turbines will be noticed.
16. It is acknowledged in the LVIA that the existing turbines have eroded the sense of tranquillity and remoteness in the landscape of the PDNP. A recent Secretary of State (SoS) decision letter has confirmed the importance given to valued and nationally designated landscapes, as set out in paragraphs 109 and 125 of the National Planning Policy Framework (NPPF), and the potential for visually intrusive wind turbine development to harm their scenic beauty and the purposes of their designation.²
17. The proximity of the turbine to the High Peak Trail/ Pennine Bridleway / Midshires Way National Cycle Route 54 would result in overbearing effects for walkers, cyclists and horse riders. It would not protect local amenity which the PPG has identified as an important consideration when locating wind turbines.
18. The choice of a different model of turbine would accentuate the presence of the turbine.

Setting of Heritage Assets

19. The approach adopted in Chapter 5 to the setting of heritage assets is similar to that taken in the LVIA, that the presence of the exiting turbines has reduced their sensitivity to change. If taken to its logical conclusion it would mean that the more turbines that were added to the landscape the less affected the Scheduled Ancient Monuments in the locality would be. In fact, the opposite is true. Additional turbines increase the harm and as with the landscape impacts may have the effect of tipping the balance such that the setting of these heritage assets, which is currently compromised, would be significantly harmed.
20. I consider that if the methodology within Chapter 5 is applied properly there is potential for a moderate adverse impact on the setting of Harboro' Rocks Cave SAM and on a number of barrows identified which include Round Low and Minninglow. A moderate adverse effect would be as a result of a 'Slight changes to the setting where setting elements affected make a high contribution to the significance of the asset'

Conclusion

21. The LVIA concludes that all landscape impacts, on both the local landscape character and the PDNP are lessened due to the presence of existing turbines. I do not agree with this conclusion. Having considered the impact of turbine development in this area over a number of years I consider that the additional turbine will result in

significant adverse effects on both the local landscape and the the PDNP as the tipping point has been reached in this landscape.

22. I consider that the harm to local amenity is exacerbated by the proximity to the High Peak Trail/ Pennine Bridleway / Midshires Way / National Cycle Route 5 which I consider to be unacceptable.

23. I consider that there is potential for a moderate adverse impact on the setting of a number of SAMs.

7.31 This proposal in contrast with the Griffe Grange turbines sits close to the existing turbines and their grouping in the landscape. Although it extends the visual envelope of the existing wind turbines slightly in the view from the south west and north east, from other vantage points it does not break out beyond the grouping. However, this relatively close visual association does not mean that it does not have significant additional adverse impacts.

7.32 The turbine sits higher than the Carsington Pastures turbines, lies in close proximity to the High Peak Trail and immediately below Harboro Rocks. The turbine is also a 77m turbine in contrast to the 100m turbines in the existing group and the photomontages suggest a differing nacelle design.

7.33 The impacts in the landscape and on the National Park are well illustrated in the photomontages which are to be commended for their quality and clarity.

- Viewpoint 1 demonstrates the scale of what will be seen from Harboro Rocks and how it will dominate this view and be discordant with the existing Carsington Pastures group. The provision of hard surfaces will exacerbate the harm in this view although not portrayed in the image.
- Viewpoint 4 shows the comparative prominence of the turbine when viewed from the west within the National Park. The differing dimensions and design further emphasise its visual disconnection from existing turbines. It is apparent also that it is uncomfortably close to Harboro Rocks in this view and engages the other turbines in cramping this important historic high point in the landscape.
- Viewpoint 5 shows the stretching of the wind turbine group to the west when viewed from the south west.
- Viewpoint 7 though not taken from the optimal location to assess the impact from the High Peak Trail as you leave the National Park, does emphasise the increased cumulative presence of wind turbines with the proposed turbine adding to the group and being closer to the Park with an alternative design.
- Viewpoint 8 shows an increase in the spread of the group when viewed from the north east above Ible with consequent increased impact on the setting of the National Park.
- Viewpoint 10 taken from north of Tissington illustrates the spreading of the turbine group and increasing encroachment into the setting of the National Park.
- Viewpoint 15 taken from west of Minninglow emphasises the degree to which turbines are impinging on the setting of this iconic Scheduled Ancient Monument. Cumulative harm is shown.

- 7.34 Although it is considered that the impacts of this turbine development is not as marked as Griffie Grange there are nevertheless significant harmful impacts to the landscape and setting of the National Park which weigh heavily against the proposal.
- 7.35 The turbine is closer to the boundary of the Park to the west and will appear conspicuous in views from this direction. It will appear discordant with the existing group by reason of its positioning, differing height and design which will combine to cramp the views of Harboro Rocks. It will by adding to the group in the way described emphasise their impact in the landscape, their impact on the important landscape feature of Harboro Rocks and on the setting of the Park. When viewed from the north above Ible the greater spread of turbines in the landscape and discordant design will be evident and compound the existing harm to the setting of the Park
- 7.36 Whilst the existing impacts of wind turbines on landscape and the National Park are substantial this does not mean that an additional turbine can be readily accommodated without causing further significant harm. As previously discussed in relation to the Ryder Point turbines there comes a point whereby a landscape is not capable of absorbing further development without taking the harm to an unacceptable level. In accordance with the view expressed by the Council's consultant it is considered that the additional turbine will result in significant adverse effects on both the local landscape and the Peak District National Park and the tipping point has been reached in this landscape.
- 7.37 Whilst discussed in more detail later in this report as a separate distinct topic, it is also the case that the very close proximity of the turbine to the High Peak Trail will significantly increase the imposition of wind turbines on the many users of the trail who are important and sensitive receptors to the individual and cumulative impacts of this development.
- 7.38 In conclusion the turbine individually and cumulatively with already constructed turbines will result in significant adverse effects on both local landscape and the setting of the Peak District National Park. This level of harm is contrary to both Local Plan Policy and guidance in the National Planning Policy Framework.

ii) **The Impact on Heritage Assets Individually and Cumulatively**

- 7.39 The local landscape is rich in manmade heritage of different eras. The response of the Development Control Archaeologist in particular highlights the range of assets that exist and the part they play in defining the qualities of the landscape.
- 7.40 The applicants in the EIA have included a chapter on heritage impacts which reaches the following conclusions:-
1. The assessment of potential archaeological and cultural heritage impacts associated with the proposed Hoben International turbine has established that, following consultation with the Derbyshire Historic Environment Record and the review of information from English Heritage data sets, no designated assets are located within the boundary of the site. There are however a number of heritage assets within the search area which may experience setting impacts which may then have an impact upon their overall significance.
 2. With regards to potential buried remains, there are mining remains located within the fields in which the application site is located. These relate to lead mining remains which are abundant in the locality and appear to be exploiting an east-west vein through the site. Mines such as this are difficult to date on the basis of typology but are likely to date from the post-medieval period and have local significance, although there are a number of mines within the surrounding area which are of national significance and are protected as Scheduled Monuments.

3. With regards to operation impacts to the setting of designated heritage assets, the ZTV model established that a total of 24 Scheduled Monuments had intervisibility with the proposed development, a single Grade I and three Grade II* buildings are within the ZTV. A total of 32 Grade II listed buildings were within 5km ZTV of the application site. In addition, two Conservation Areas, Hognaston and Brassington are also located within the ZTV.
 4. Of these potential effects, impacts of slight/moderate are predicted to the Harborough Rocks Cave SAM. Other impacts, principally to the settings of prehistoric burial mounds, have been predicted as being slight in significance due largely to negligible changes to the baseline conditions, which include the Carsington Pastures wind farm. Scheduled mining remains on Carsington Pastures (Nickalum, Perseverance, West Head Break Hollow and other small mines and field boundaries) would also experience slight impacts due largely to the relatively close proximity of the turbine to the remains; however this is tempered by the visual dominance of the existing turbine cluster at Carsington Pastures.
 5. With regards to listed buildings, the Church of St James, Brassington will experience visual effects when the church is viewed from above the churchyard to the west. The effect of being able to see the blades of the proposed turbine on the skyline over the church is predicted as being minor in magnitude and slight/moderate in significance. Slight impacts are predicted to the setting of St Bartholomew, Hognaston as there would be negligible change to the setting of the church.
 6. No Grade II listed buildings will experience impacts above neutral / slight, with these buildings being located within the western end of Brassington.
 7. Of the two Conservation Areas identified within the ZTV as having the potential to experience impacts, Brassington will experience slight impacts as the turbine blades will be visible on the ridgeline of the higher ground to the east of the village, which will distract viewers viewing the village over the churchyard. Views of the turbine will be possible from the churchyard of Hognaston, however this is considered negligible.
 8. Mitigation measures, in the form of archaeological monitoring works applied at the construction phase will mitigate any loss of archaeological material.
 9. No residual impacts are predicted.
 10. In terms of cumulative impacts, a number of in planning and consented schemes have been considered and it has been concluded that there will be no resultant significant impacts upon heritage assets.
- 7.41 Both the Council's consultant and the Development Control Archaeologist have looked carefully at the impact on heritage assets and their conclusions differ on the level of harm resulting.
- 7.42 In relation to below ground archaeology, although the area has potential for finds, the site does not directly affect a known asset. On this basis the DC Archaeologist is happy for a condition to be imposed to cover the matter.
- 7.43 In relation to offsite impacts the proposals will have an impact on the setting of a range of assets. In relation to Scheduled Monuments the most directly affected is Harboro Cave. This cave has views to the south from an elevated location. The turbine will be directly visible at close quarters from the cave and hill in which it is located. The turbine will be closer than the existing turbines looking south and the associated access track and

hardstanding will also be conspicuous. The relationship of the Scheduled Monument is illustrated directly in Viewpoint 1 and from a distance in Viewpoint 15 of the LVIA.

- 7.44 Whilst it is accepted by the DC Archaeologist that harm has already resulted to the settings of this Scheduled Monument from Carsington Pastures and Hoben Works which have eroded its landscape dominance and introduced incongruous industrial elements into this historic landscape where monuments relate visually to one another adding a fifth turbine is considered to magnify the harmful impact already present. In the case of Harboro Cave which has already suffered less than substantial harm from the Carsington Pastures development the effect of the new turbine is to draw the edge of Carsington Pastures Group closer to the observer magnifying the scale and dominance of the turbines in the view and further eroding the landscape dominance of Harboro Rocks. The additional harm to the setting of the asset amounts to less than substantial harm to its significance.
- 7.45 Other scheduled monuments in the locality also suffer harm. Round Low Barrow lies in short distance to the south east and Carsington Pastures lead mines lie to the south. Whilst it is recognised that their settings are already degraded further less than substantial harm will result.
- 7.46 Whilst not commented upon by the DC Archaeologist it is clear from the assessment of the Council's Landscape Consultant that Minninglow will also experience a degree of additional harm. This iconic hill top scheduled monument is visible over many miles across largely unspoilt views. It is apparent that the existing wind turbines have altered significantly the views east from it and the views in which it is seen from the west. The proposed additional turbine will further clutter the landscape with turbines which will make the group of turbines in the landscape more conspicuous and incrementally damage the setting of this asset. The harm to the assets significance is less than substantial but needs to be weighed in the planning balance.
- 7.47 Other heritage assets which have the potential to be impacted upon are Brassington Conservation Area and its listed church and the listed remnant windmill which sits alongside Carsington Pastures. Some intermittent view of turbine tips is possible from the western fringe of Brassington Conservation Area but in the context of existing turbines on the horizon any impact is considered negligible. The Church should be assessed in the same manner. In regards to the windmill it is not considered that its setting is further compromised by the proposal.
- 7.48 Whilst it is recognised that the Scheduled Monuments discussed above have had their settings eroded by industrial installations and existing wind turbines this does not mean that further significant harm could not result. Harboro Cave will, it is considered, experience an adverse impact on its setting which amounts to less than substantial harm to its significance from the dominant presence of the proposed turbine in views south and its cumulative harm bringing the other turbines closer. This harm is significant in the balancing exercise. Round Low, Carsington Pastures and Minninglow will also suffer harm to their settings and consequent less than substantial harm to the significance which needs to be weighed in the balance against the proposal.
- 7.49 Recent appeal decisions, following on from the Barnwell Manor Court judgement have confirmed that harm to heritage assets, even if this is found to be less than substantial may also weigh heavily against wind turbine development. The extent of harm identified to assets in this case means that the development would have a significant adverse impact on the historic environment. This harm is contrary to the Local Plan and National Guidance and weighs significantly against the proposal.

iii) Impact on users of the countryside and in particular the High Peak Trail

- 7.50 The turbine would be located immediately to the south of a National Trail, The High Peak Trail. The Limestone Way long distance footpath passes a short distance to the west running in a north / south direction and other well used footpaths traverse the area. The locality and particularly the trail are very popular with ramblers, cyclists and horse riders. The proximity to the Peak District National Park means that recreational users and holiday makers pass seamlessly between the Park landscape and this area. The local economy has a substantial tourism and recreational component to it, both in terms of accommodation and business providing other services including cycle hire and horse riding.
- 7.51 Planning Inspectors have often been reticent about assessing the impacts of wind turbines on recreation and tourism. In relation to Carsington Pastures amongst other things representations were made to the Inspector about the impact of development on tourism and recreation and in particular horse riding. The Inspector did not apportion significant weight to these objections. Notwithstanding this the current proposal differs significantly from previously considered wind turbines by reason of its immediate proximity to the National Trail. Its sits 60m from the trail and it has a height of 77m which means its blades will frequently cast moving shadows directly across the trail. In contrast Carsington Pastures can be seen from the trail without experiencing the same overbearing and to some threatening presence.
- 7.52 Representations against the scheme have been received from the officer at the County Council responsible for promoting countryside access improvement, from the Pennine National Trails Partnership and from the British Horse Society. Their objections are considered well founded in this particular case. At the very least the proximity of the turbine could deter use of this section of the trail and at its worst it could, for inexperienced horse riders, prove a dangerous distraction.
- 7.53 Whilst no enforceable guidelines on separation of turbines from trails exists, it seems reasonable to adopt, in part, the logic that Inspectors have applied to wind turbines and residential amenity. In this regard whilst previous turbines might have been considered to have had an adverse impact on the amenity of people using the trail, the current proposal would have an oppressive and overbearing impact which would harm the amenity of users and deter usage of this important recreational facility making it an undesirable location for recreation for some users.
- 7.54 Other users of the countryside may be deterred from using the area for recreation by reason of the cumulative harm that will result to their appreciation of the landscape but this is more difficult to quantify in the planning balance.
- 7.55 In conclusion on this matter the physical proximity of the turbine to the High Peak Trail would have an overbearing and oppressive impact which would be detrimental to the amenity of users of the trail and thereby may also deter usage of this important recreational route. The proposal as such would be contrary to Local Plan Policy, paragraph 75 of the National Planning Policy Framework and Planning Policy Guidance on important considerations when locating wind turbines.

iv) The Consequences of the Development for the Local Economy

- 7.56 The conclusions reached above on the impact of the turbine on users of the countryside suggest that it will have some potential knock-on effect on the local economy. Should the oppressive presence of this turbine reduce the number of people riding, cycling and walking along this section of the trail it will impact on the tourism component of the local economy.

- 7.57 In addition to this potential for a localised impact, it is also considered that the increased number of turbines in the landscape and their greater adverse impact on the setting of the National Park will serve as a general deterrent for recreation within the locality. The extent of this is difficult to quantify but those who seek tranquillity and an escape from manmade influences in utilising this landscape may choose to holiday and take recreation elsewhere.
- 7.58 In the balance on this issue it is also relevant to consider the benefits that could accrue to Hoben International as a business and the wider benefit to the economy from the construction of the turbine.
- 7.59 Hoben International employ thirty seven people in a specialist field of minerals processing, mostly from the local area. The application suggests that 10% of their product costs derives from the cost of energy. It is suggested that a 500KW turbine can provide more than half of the electricity requirement at a significantly lower cost. This they consider will allow Hoben International to maintain its successful place in the market thereby safeguarding jobs. It would clearly be of some benefit to reduce the energy bill for this business. This economic benefit, assuming the turbine remained tied to the business, would attract some weight in the planning balance but it has to be recognised that the reduced cost to the business will be relatively small as a percentage of the overall percentage of 10%.
- 7.60 The application has also detailed the spend in the local and regional economies that will result from the construction project. These are benefits that need to be weighed, but they are short-term with little, if any, long-term economic benefit derived from continuing employment for maintenance.
- 7.61 Overall on this issue there are potential benefits to the company, an important employer in the local economy and potential disbenefits associated with the impact of the development on tourism and recreation. In neither case are those impacts so substantial that they weigh heavily in the planning balance.

v) Impact on residents of the locality including noise

- 7.62 Government guidance on noise requires Local Authorities to assess noise against 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97). Good practice guidance on noise assessments has been produced by the Institute of Acoustics in 2013 to supplement this.
- 7.63 The guidance sets out standards for how background noise levels should be assessed at the nearest noise sensitive properties and then sets limits for daytime and night-time noise related to this. The sound power output of turbines at different wind speeds is then overlaid on this.
- 7.64 Normally speaking, if a wind farm is ETSU compliant there would not be a sound basis for objection in terms of noise nuisance although this does not equate to turbines being inaudible.
- 7.65 The noise survey work has been carried out following liaison with the Council's Environmental Health Officers and background noise levels have been measured at the 5 sensitive properties closest to the proposed turbines.
- 7.66 The applicants have modelled 2 scenarios. Firstly, they have modelled noise levels excluding Griffe Grange given that it has been refused and is at appeal. They have concluded that in this scenario all sensitive receptors will experience cumulative noise impacts within the ETSU guidelines.

- 7.67 They have also modelled noise for the scenario of Griffe Grange being successfully appealed and implemented. In this instance, whilst noise levels are higher ETSU guidelines can still be met and in any event the farms most directly affected are involved in the wind farm site, which excludes them from assessment against ETSU.
- 7.68 Environmental Health have examined the data submitted and are satisfied that it raises no noise concerns. They suggest conditions are imposed.
- 7.69 The applicants have assessed shadow flicker in their ES. The nearest property is 640m away outside the area where shadow flicker will occur, which in this case would be 540 given the dimensions of the turbine. They have concluded, therefore, that no shadow flicker would result and no cumulative effects would result.
- 7.70 Wind turbines can be deemed unacceptable by reason of their impacts on residential amenity resulting from their physical proximity and topography. In the case of the original Griffe Grange application the positioning of a turbine 600m away from Ible at a higher elevation was considered unacceptable as it would have made properties a less satisfactory place to live. The proposed turbine is closest to New Harboro Farm at 640m. However, this property sits the other side of Harboro Rocks and consequently will not experience any sense of oppression from the turbine. The ZTV's produced show as a worst case scenario a view of blade tips but this would be seen in the context of existing turbines and the Sibelco works. Other properties are sufficiently distant from the turbine so as not to suffer significant effects.
- 7.71 In summary on impacts on residential amenity there are no direct effects on nearby properties that are unacceptable and as such this is not a significant consideration in the planning balance.

vi) The effects on nature conservation and fauna

- 7.72 The ES includes an ecological survey which assesses the site and its relationship to surrounding sensitive sites. This initial survey has been supplemented with detailed survey work in relation to great crested newts, badgers, birds and bats.
- 7.73 The relevant chapters have been assessed by Natural England and Derbyshire Wildlife Trust whose comments are included earlier in this report. They are satisfied that the site itself has low botanical value and that all the protected species should not be unduly affected provided appropriate mitigation is undertaken.
- 7.74 In relation to Great Crested Newts the presence in nearby ponds is recognised and development would need to be undertaken in a way which incorporates survey / capture.
- 7.75 In relation to Badgers, the proposed layout is considered to allow appropriate standoff from setts and conditions should be imposed.
- 7.76 The site has a low number of recorded flights by target bird species and on this basis collision risk is low. It is suggested that measures should be taken to safeguard ground nesting birds such as Skylark during construction in accordance with the ES.
- 7.77 In relation to bats the exposed nature of the site limits overflying and a condition to separate the turbine from vegetation on the trail is recommended.
- 7.78 Overall, subject to appropriate mitigation, it is concluded that the impact on flora and fauna is not a significant planning constraint on this particular site.

vi) The Quality of the Environmental Impact Assessment

- 7.79 The Environmental Impact Assessment Regulations make it clear that planning permission cannot be granted for EIA development without substantial compliance with the Regulations.
- 7.80 It is apparent from the comments of consultees that the EIA is generally regarded as a thorough document which complies with the requirements of the legislation.
- 7.81 There are clear areas where its conclusions do not accord with the assessment of impacts made by the Council's consultees and consultant in relation to landscape and the impact on the National Park, impact on the significance of heritage assets and the assessment over the impact on users of the National Trail.
- 7.82 These areas where the Council have concluded more significant effects than the applicants are considered to be weaknesses in the analysis made but they are not so significant as to make the EIA fundamentally flawed and in its totality the EIA is a sufficiently robust document to identify the main environmental impacts of the development.

vii) Other Issues

- 7.83 The Local Highway Authority initially raised concerns in relation to the siting of the access. This has been amended to overcome their concerns and subject to conditions regarding this and the routing of construction traffic there is no overriding concern in relation to highway safety.
- 7.84 Impacts on aviation can be a consideration with wind turbines. However, it is noted that no objection has been raised by consultees.
- 7.85 Land drainage and telecommunications are also relevant considerations but the proposal raises no overriding concerns in regard to these matters.
- 7.86 The Government's view on the role of public opinion in making decisions on wind farm applications was to set out in the Ministerial Statement of the Secretary of State for Communities and Local Government in June 2015. The scheme is covered by the transitional arrangements therein. These allow Local Planning Authorities to grant permission if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing. This is identified as a planning judgement.
- 7.87 This application has attracted a limited amount of public comment. One Parish Council objects for planning reasons whilst another raises no objection. Only 2 individual letters of objection have been received. The National Park Authority has raised objection based on protecting the interests of its community. Whilst a balancing exercise on this point is aided by more substantial levels of public comment on balance in this case there are considered to be valid objections from the local community which are not satisfactorily addressed. The failure to address this requirement of the Ministerial Statement weighs against the proposal.

vii) The Planning Balance

- 7.88 The desirability of promoting renewable energy sources and on shore wind energy installations is not questioned. Government policy remains supportive of renewable

energy development in order that greenhouse gas emissions are reduced to tackle climate change and energy security improved. However, notwithstanding this supportive stance, all wind turbine developments need to be appraised on their planning merits which should have due regard to the development plan and other material considerations. The Planning Policy Section of this report covers what are considered to be the relevant policies of the development plan and the weight that should be attributed to them. As the policies of the adopted plan are largely consistent with Government guidance in the NPPF they can be afforded significant weight. The National Planning Policy Framework, Planning Practice Guidance for Renewables and the Council's Landscape Sensitivity Assessment for Renewables are all relevant material considerations. The renewable energy generated is also an important material consideration to be weighed in the balance. It is important also to have full regard in this location to the history of permission having been granted for Carsington Pastures and the Council subsequently supporting 3 more turbines at Viaton and Ryder Point. This baseline of 7 turbines in the landscape is essential to the understanding of cumulative impacts on the landscape, the National Park and heritage assets.

- 7.89 Of the issues highlighted above, a number raise no significant concerns, namely residential amenity, highway safety, noise, shadow flicker and ecology and aviation. The quality of the ES raises some but not substantial concern. Of the other matters, whilst the potential impact on the economy and benefits to Hoben International needs to be considered and given some weight in deliberations, the key matters to be assessed where significant impacts will result are the impact on the landscape and the National Park, the impact on heritage assets and the impact on users of the countryside. These impacts have to be quantified and weighed against the wider benefits of renewable energy from the scheme.
- 7.90 The scheme has been independently assessed by Landscape Consultants for the Council whom were also consulted previously on the acceptability of Viaton and Ryder Point. This is important as they consequently have a detailed understanding of the way these previous schemes related to Carsington Pastures, the prevailing planning circumstances at the time they were approved and the sensitivities of the landscape and the intimate relationship to the National Park. They have also assessed drawing on their experience of extensive planning appeals in providing a view on how the impact on the users of a National Trail might reasonably be assessed. The consultees on this application have also carried out very detailed assessments on the impact of the development in relation to heritage assets and, in the case of the Peak District National Park Authority provided a view on the impact on the special qualities of the National Park.
- 7.91 In relation to impact on the landscape, impact on the setting of the National Park and cumulative impacts on these the Council's consultant's findings are clear. They consider that the additional turbine will result in significant adverse impacts on both the local landscape and the Peak District National Park as the capacity of this landscape to accept turbines has been reached.
- 7.92 This independent judgement is considered fair and balanced and reflects the judgement reached by Council officers from visiting the site and surrounding landscape. The turbine will appear squeezed in between Carsington Pastures and Harboro Rocks. As a result all the turbines would be felt to be in the landscape of the Rocks which would feel dominated by turbines. This incremental change because of its cumulative impact has a more significant effect than the turbine alone would have. The turbine would extend the array of turbines on the skyline view out from the park to the north and from the south west and from other locations would intensify the landscape and visual effects of the existing turbines and increase the likelihood that their presence would be noticed. The additional turbine would be visible in viewpoints from the National Park to the west and

its closer proximity and differing design would increase the prominence of the existing group and further erode the sense of tranquillity and remoteness in the landscape of the Peak District National Park through impact on its immediate setting harming its scenic beauty and the purpose of designation. The significant harm that will result brings the proposal into conflict with Policies SF3, SF4, NBE8, CS5 and CS6 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.

- 7.93 The development has impacts on a number of Scheduled Ancient Monuments. These impacts on the significance of these heritage assets have been assessed by both the Council's Consultant and Development Control Archaeologist. It has been concluded that the addition of a further turbine will result in further incremental harm which magnifies the existing harm to the setting of Harboro Cave, Carsington Pastures lead mines, Round Low and Minninglow. This harm to the setting is considered to amount to less than substantial harm to the significance of the heritage assets. It is clear from recent decisions on wind farms following on from the Barnwell Manor Court judgement, that even if the harm is less than substantial it may weigh heavily in the balance against wind turbine development.
- 7.94 The range of heritage assets affected and the degree of harm identified to their settings, weigh heavily against this scheme and bring it into conflict with Policy NBE24 of the Local Plan and guidance in the NPPF.
- 7.95 The turbine is located just 60m from The High Peak Trail. Whilst the impact on recreational users of the countryside is a component of the assessment of landscape impacts in this case because of the oppressive physical proximity to this National Trail it requires separate additional consideration. As can be seen from the comments received there are legitimate concerns that a 77m turbine sited so close to the trail could be a significant impediment to the enjoyment of or deterrent to use of this route. The Council's consultant concurs with the view that the proximity in this instance is overbearing and will exacerbate the harm to local amenity. The impact on the users of the trail mean that the development conflicts with the aims of Local Plan Policies L9 and L10 and guidance in paragraph 75 of the National Planning Policy Framework. This harm carries significant weight in the planning balance.
- 7.96 The relationship of this scheme to the June 2015 Ministerial Statement has been discussed above. Whilst not determinant there remains community objection to the scheme for valid planning reasons. As such it cannot be claimed that the development is supported by the community.
- 7.97 Paragraph 98 of the National Planning Policy Framework has a positive outlook to renewable energy and requires Local Planning Authorities to approve applications if their impacts are (or can be made) acceptable.
- 7.98 Whilst it is obviously important to fully recognise the benefits that accrue from a 500KW wind farm in terms of renewable energy production, the reduction in greenhouse gases and increased energy security, these have to be properly weighed and balanced against the adverse impacts that will result.
- 7.99 In the analysis above significant adverse impacts have been identified to local landscape and the Peak District National Park as the capacity of this landscape has been reached with regard to wind turbines. In addition a range of Scheduled Ancient Monuments would have their settings further incrementally eroded resulting in less than substantial harm to their significance. The amenity of users of the High Peak Trail would also be harmed by the overbearing and oppressive presence of the turbine. These are substantial planning objections to the scheme which should carry substantial weight.

7.100 Although the generation of renewable energy to some degree counterbalances this harm in the final analysis, it is considered that the substantial adverse consequences of this development identified puts the development into conflict with paragraph 98 of the National Planning Policy Framework.

8. RECOMMENDATION

Refuse planning permission for the following reasons:

- 8.1 The proposed wind turbine by reason of its scale, positioning and design would result in harm to the character and appearance of the landscape and setting of the Peak District National Park. In addition the turbine would result in significant cumulative harm which would increase the harm to the setting of the Peak District National Park thereby undermining its scenic beauty and purpose of designation. As such the proposal conflicts with Policies SF3, SF4, NBE8, CS5 and CS6 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.
- 8.2 The proposed turbine would result in significant additional incremental harm to the setting of the Scheduled Ancient Monuments Harboro Cave, Minninglow, Round Low and Carsington Pastures Lead Mines. This harm though development in the setting of these monuments would amount to less than substantial harm to the significance of these heritage assets contrary to Policy NBE24 of the Derbyshire Dales Local Plan and guidance in the National Planning Policy Framework.
- 8.3 The proposed turbine by reason of its positioning and scale would have an oppressive and overbearing impact on users of the High Peak Trail thereby harming local amenity. The diminution of the enjoyment of users of this National Trail and potential deterrence of use is contrary to the aims of Policies L9 and L10 of the Derbyshire Dales Local Plan and guidance in Paragraph 75 of the National Planning Policy Framework.

BACKGROUND PAPERS

The following documents have been identified in accordance with the provisions of Section 100(d) (5) (a) of the Local Government Act 1972 and are listed for inspection by members of the public.

Background papers used in compiling reports to this Agenda consist of:

- The individual planning application, (including any supplementary information supplied by or on behalf of the applicant) and representations received from persons or bodies consulted upon the application by the Local Planning Authority and from members of the public and interested bodies by the time of preparation of the Agenda.
- The Town and Country Planning Act 1990 (as amended), the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and related Acts, Orders and Regulation and Circulars published by or on behalf of the Secretary of State for the Department for Communities and Local Government.
- The National Planning Policy Framework
- The Planning Practice Guidance

These documents are available for inspection and will remain available for a period of up to 4 years from the date of the meeting, during normal office hours. Requests to see them should be made to our Business Support Unit on 01629 761336 and arrangements will be made to comply with the request as soon as practicable.