

REPORT TO THE EXECUTIVE

Date : **8 SEPTEMBER 2004**

Title : **ADOPTION OF SUPPLEMENTARY PLANNING GUIDANCE: WIND TURBINES AND WIND FARMS**

REPORT OF THE PORTFOLIO HOLDER FOR SUSTAINABLE DEVELOPMENT, ENVIRONMENT AND PLANNING POLICY

IMPLEMENTATION DATE : 20 September 2004

PURPOSE

To adopt Supplementary Planning Guidance (SPG) on Wind Turbines and Wind Farms in order to assist better decision-making in the Development Control process and amplify existing policies in the Isle of Wight Unitary Development Plan (2001) (UDP).

BACKGROUND

1. To complement the implementation of the UDP the Council has been progressing a range of Supplementary Planning Guidance Notes (SPG). SPG is recognised through national planning guidance (PPS12) as the most effective way of amplifying more general policies set out in the UDP, so that they can be more easily understood and applied through the Development Control process.
2. The Council has a limited number of existing SPG, however members will recall the recent adoption of Project Cowes and Newport Harbour and longstanding documents relating to Whitecroft Hospital and Shopfront Guidance.
3. Members will also be aware of the new Planning legislation (Planning and Compulsory Purchase Act 2004) that was due to come into effect July 2004 but has been delayed until September 2004. The impact of the new legislation will mean that local authorities will no longer have the powers to progress SPG which, under the new system, will be replaced by Supplementary Planning Documents (SPD). If a decision about this draft SPG is delayed beyond September 2004, the Council will be left with no alternative but to start the process again on SPD, which could result in a further 12-18 month timescale. The impact would not only be to duplicate work already done, but will leave the Council without adopted supplementary guidance at a time of a major wind farm application, a Best Value Inspection and CPA Assessment.

STRATEGIC CONTEXT

4. The importance of improving the quality of the environment is a clear objective of both the Community Strategy and the Corporate Plan. Planning Services is identified as a Priority Improvement Area within the Council and the current Service Plan specifically identifies the need to establish and adopt SPG on a range of issues to assist in better and more consistent decision making, leading to a higher quality of development. SPG will also assist the speed of decision-making, which is a national PSA target and could impact upon future funding from central government (Planning Delivery Grant – PDG).
5. By adopting SPG the Council will be contributing to more effective and efficient decision making in the Development Control process and the achievement of higher quality developments, thereby improving the quality of the Island's environment. Through the consultation process the Council is also sharing and communicating the importance of these improvements to the wider community.

CONSULTATION

6. In order to adopt SPG, national guidance in PPG12 makes it clear that proper consultation should be carried out, with relevant stakeholders and that any comments are considered and reflected upon before any decision is taken. In the case of the SPG on Wind Turbines and Wind Farms, the Council has sent copies to interested parties, placed the draft SPG on the website and advertised its availability through the County Press for a six week period which ended on 21st June 2004.
7. Following the consultation period all of the comments received were collected and summarised in the attached table in Appendix 1. The text of the Wind Turbine and Wind Farm supplementary planning document was amended where necessary and the revised draft SPG is attached in Appendix 2.
8. The document has been forwarded to Dr Alan Taylor of Halcrow the wind energy consultant appointed by the Isle of Wight, for his comments. He has now commented and his comments have also been incorporated into Appendix 2.

FINANCIAL/BUDGET IMPLICATIONS

9. The draft SPG on Wind Turbines and Wind Farms has been produced in house by Planning Services with minimal cost for printing. Most people have been able to access the document via the web site, although paper copies have also been made available upon request.
10. Once adopted there will be a need for the document to be produced in its final form and in a "house" style. Funds for this have been identified within the existing planning services budget.

LEGAL IMPLICATIONS

11. The power to adopt SPG to an existing development plan is set out in PPG12 (and revised PPS12). This is on the basis of proper consultation and that the SPG is supplementary to existing policy and not creating new policy. The

Council has taken legal advice in respect of previous SPG at Project Cowes and the process for adoption of this document is considered to be in line with advice contained within PPG12. All decisions are however open to challenge.

12. Under paragraph 3.15 of PPG12 Supplementary Planning guidance can be used as a means of setting out more detailed guidance on the way in which the policies in the UDP will be applied in particular circumstances or areas. It will not form part of the plan but must be consistent with the plan and with national and regional guidance.
13. The adoption of the SPG will not, in itself, affect the human rights of individuals, but will assist in demonstrating that the planning authority has taken into account relevant factors when, and if, granting in the future a consent in relation to a wind turbine or wind farm where that consent does restrict the human rights of individuals.

OPTIONS

14. Although the recommendation is that this SPG should be adopted, the Council have three other courses of action it could pursue.
 - (1) To adopt as SPG
 - (2) Not to adopt as SPG
 - (3) To delay adoption and pursue SPD as part of the new planning legislation
 - (4) To adopt as interim guidance.
15. **OPTION 1**
To adopt the draft Supplementary Planning Guidance, subject to implementing any further directives from the Office of the Deputy Prime Minister, in consultation with the Portfolio Holder for Sustainable Development, Environment and Planning Policy.
16. **OPTION 2**
Not to adopt as SPG would leave the Council without guidance on an important area of planning, relying instead on general policies in the UDP. This will do nothing to speed up the decision making process or achieve greater consistency in decision making. During the pre Best Value Inspection meeting the lack of up-to-date SPG was identified as a major weakness of the service.
16. **OPTION 3**
Delaying adoption would leave a policy gap for a period of approximately 12-18 months, duplicate work and consultation already undertaken and leave Planning Services with little SPG at a time of Best Value Inspection. The results of the BVI for Planning will feed directly into the Council's overall CPA Assessment.
17. **OPTION 4**
The Council could adopt the guidance on a more informal basis, which does comply with current advice. This however, would give it little weight in the development control process and could render the document ineffective or powerless.

18. Option 1 is the preferred option as it is the only one, which allows for the adoption of SPG prior to the enactment of the new legislation. The SPG is required to amplify general policies of the UDP and to speed up and aid the decision making process.

EVALUATION/RISK MANAGEMENT

19. Adoption of SPG could result in High Court challenge if objections to the document are not properly considered or the document is not considered to supplement existing policy. Given that the SPG is not site specific it is unlikely that any individual would pursue with any such action. If however, this were the case, the Council would choose not to implement the SPG through the DC process as it is only through its implementation with regard to a specific application that individuals could become aggrieved.
20. In order to ascertain the effectiveness and use of SPG it will be necessary to monitor its application and any resulting appeals. Through this process, the SPG can be kept under review and reconsidered (if necessary) as SPD in the new Planning process.
21. There is always the possibility of costs being awarded against the Council through the appeal process, however, adopted SPG is seen as a way of reducing uncertainty.

RECOMMENDATIONS

To adopt the draft Supplementary Planning Guidance, subject to implementing any further directives from the Office of the Deputy Prime Minister, in consultation with the Portfolio Holder for Sustainable Development, Environment and Planning Policy

BACKGROUND PAPERS

PPG12/PPS12
UDP
Service Plan

Contact Point : Ashley Curzon, ext 4557, Ashley.curzon@iow.gov.uk

Andrew Ashcroft
Head of Planning Services

Terry Butcher
Portfolio Holder for Sustainable
Development, Environment and Planning
Policy

SPG	Main Point	Comment Made By	Date	Officers Comment	Suggested Action
Wind Farms	Impact of Wind turbines foundations on watercourses	Environment Agency	Letter dated 14/06/04	SPG should be expanded to incorporate requirements of EA	Make changes to wording of 4.23 Include EA requirements for natural watercourses.
Wind Farms	SPG should include reference to Wind Farm Industry and Tourism.	Isle of Wight Economic partnership	Letter dated 17/05/04	The manufacture of wind turbines is and should be an entirely separate matter from the installation of wind turbines. It should have no bearing on this policy. There is no evidence especially at small scale, that installations will promote green tourism.	No change to SPG regards manufacture or tourism.
Wind Farms	SPG fails to make reference to disturbance to birds. RSPB advise that applications for wind farms must asses impact upon birds	IWC Ecology Officer	e-mail 03/06/04	Amendments can be made to include reference to birds, migration routes and habitats. Appendix 1, already states that any applications should address the impact upon wildlife, and this can be amended to include birds.	SPG altered to include RSPB advise.
Wind Farms	PPG22 will be replaced by PPS22, and the SPG does not refer to PPS22.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	Amend para 1.2 to refer to both PPG22 and PPS22.	Amend paragraph 1.2

Wind Farms	Para 2.1 should read "... tackle climate change and environmental pollution. ...".	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	Amend the text to include the suggested wording, as both issues are a key consideration.	Amend paragraph 2.1.
Wind Farms	The development of renewable energy (not simply wind turbines) needs to be given an IW context.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	The addition of new paragraph 2.3 referring to the IW Council's renewable energy strategy and accompanying background analysis will set the context for the Island.	Amend the SPG by adding new para 2.3.
Wind Farms	Para 3.1, amend to read "Wind power, both onshore and offshore, has the opportunity ..."	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	This SPG is clear in its intention to relate to wind farms and wind turbines, and it is therefore not necessary to include the additional words within this paragraph.	No amendment to the paragraph.
Wind Farms	Para 3.2. Reword to more accurately reflect the range of machines available.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	The paragraph can be reworded to provide a more accurate general description of the range of machines available.	Amend to read " Sizes, from units designed for domestic supply to very large wind turbines rated at several megawatts".

Wind Farms	Amendments to para 3.3 to clarify the resources from which turbines are made and grammatical inaccuracies.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	The amendments can be made to the paragraph, and additionally the deletion of the words “..(lattice or cylindrical)” is proposed.	Amend as per the suggestion and the additional change proposed by officers.
Wind Farms	Para 3.5. Change the range of distance between turbines to 400-800 meters, and remove unnecessary text in the paragraph.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	Reference to the distance between turbines can be deleted, as it is directly related to the rotor diameter and will vary between turbines. The unnecessary text can be removed as it does not relate to this issue at all.	Amend to remove the unnecessary text and delete the reference to distance between turbines.
Wind Farms	Para 3.6. Substitute the words “is likely to” with “continues to be”.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	It is considered that the original wording of this paragraph more appropriate describes what is likely to happen in the future. It is by no means certain that the trend will “continue to be” for larger machines.	No amendments required.
Wind Farms	Amend para 4.3 to refer to the need to take into consideration guidance in the AONB Management Plan.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	This suggestion can be included, whilst recognising that this will not always be the case, should a proposal come forward which is outside of the AONB.	Amend the paragraph to refer to the AONB Management Plan.

Wind Farms	Amend para 4.4 to refer to the acceptability or otherwise of turbines in terms of their physical size, and proximity to the coast and the AONB.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	This paragraph specifically relates to medium sized windfarms of 10-25 units, and quite clearly states that, wherever the location on the Island, development of this size and nature is not considered to be appropriate.	No amendment.
Wind Farms	Paragraph 4.5 should be reworded in understandable terms.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	Given that reference to other SPG and the AONB Management Plan is already made within this section, this paragraph is not needed.	Delete the paragraph.
Wind Farms	Para 4.6 – add “ ... electricity distribution company) and the fact that separate consent under S37 of the Electricity Act is required for grid connection”	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	This SPG is concerned with the planning issues with regard to Wind Farms and Turbines. Any other consent that may be required for grid connection will need to be obtained by the developer.	No changes.
Wind Farms	Amend para 4.8 top include “ design life, and fails to generate electricity for a period of more than 6 months”	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	This amendment can be made to clarify the meaning of “end of its design life”.	Amend as per the suggestion from Wight Against Rural Turbines.

Wind Farms	Para 4.10, refer to an Environmental Impact Assessment, and the need to all applications to be accompanied by a full and formal environmental impact assessment, together with public consultation on scooping.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	Whilst the paragraph does need to refer to Environmental Impact Assessment rather than simply EA, it would be overly onerous to insist that all proposals for wind turbines should be accompanied by a full and formal EIA, if the regulations would not require an EIA. It is considered that detailed consultation is sufficient to mean “public” consultation.	Amend to refer to Environmental Impact Assessment and “full” environmental assessment.
Wind Farms	Appendix 1 gives insufficient detail.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	It is considered that Appendix 1 provides a comprehensive list of all factors that any submission will need to fully consider (in detail).	No change.
Wind Farms	The text is too short, too general and contains insufficient detail.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	The SPG is not intended to be an exhaustive, technical description of types of wind turbines/farms and their locations, but simply to amplify the existing criteria within policy H18, describing what is actually meant by the individual criteria.	No change.
Wind Farms	The energy benefits and context could be more fully set out.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	It is considered that the Renewable Energy Strategy and its accompanying background analysis report provide detailed information with regard to context and benefits. Replication of the information within the document would be too detailed for inclusion within the SPG and would not serve to amplify Policy H18.	No change.

Wind Farms	A proposed structure for the SPG is produced and major omissions listed.	The Wight Against Rural Turbines Environmental Information Services Mr Sinclair	Report 14/06/04	The aim of this SPG is to further clarify the criteria set out in Policy H18 of the UDP. As such the content is based around these criteria. The Council has stated that there will be a need for all proposals to fully consider a list of factors (appendix 1 of the SPG) and considers that further detail expanding on these factors is inappropriate for inclusion within this SPG. Additionally, the context and general discussion on Renewable Energy has also been provided through the Renewable Energy Strategy and its associated background reports.	No change.
Wind Farms	Provide reference to documents quoted in 2.1 and 2.2 Para 4.2 is unclear in who has the commitment and where it is stated. Queries para 4.6 the long-term designation of land used for wind turbines. The SPG by picking out the unacceptable adverse effect on designated areas implies it is acceptable in non-designated areas.	Andrew Turner MP	21/06/04	A reference can be provided	Provide reference for the documents in 2.1 and 2.2

Wind Farms	Para 4.2 is unclear in who has the commitment and where it is stated.	Andrew Turner MP	21/06/04	<p>The paragraph states that there is long-term commitment through both national and local policy, which clearly identifies it as being a commitment of the council, as well as a national commitment.</p> <p>The document through which this is stated in the main is the council's statutory planning document (UDP), to which this SPG is supplementary.</p>	No change
Wind Farms	Queries para 4.6 the long-term designation of land used for wind turbines.	Andrew Turner MP	21/06/04	This issue is outside of that which can be discussed through the SPG.	No change.
Wind Farms	Wind farms should not have any adverse impact upon any designated landscapes, not just the most sensitive landscapes.	Andrew Turner MP	21/06/04	Paragraphs 4.13 – 4.16 clearly illustrate that the intention of the policy is that such proposals should not have any adverse impact upon any designated landscapes. Whilst there are in effect a “hierarchy” of landscape designations, all nature conservation issues are material considerations and will carry weight with all other factors in the determination of an application.	No change.
Wind Farms	Paras 4.13 and 4.14 includes the visual impact of wind farms from the areas or coasts concerned.	Andrew Turner MP	21/06/04	This will be a material consideration for any proposal.	No change.

Wind Farms	Oppose the development of wind farms to generate electricity. Preference is for generators using tidal power.	Isle of Wight Society	17/06/04	The SPG is aimed at supplementing guidance specifically for wind farms/wind turbines. This would not preclude other forms of renewable energy from being developed. Additionally it should not be a foregone conclusion that because of the existence of SPG, any proposal coming forward would receive approval.	No change.
Wind Farms	Any permission given should be conditioned to be for a period of time.	Isle of Wight Society	17/06/04	Planning conditions are the remit of the Development Control process and not appropriate for inclusion within SPG.	No change.
Wind Farms	Production of wind generators does create several hundred jobs on the Island but should not prevent other forms of renewable energy from being developed.	Isle of Wight Society	17/06/04	The existence of a manufacturing industry on the Island is not a consideration in terms of a planning application for wind turbines. The two are entirely separate issues. Additionally, proposals for wind farms do not preclude proposals for other forms of renewable energy being developed.	No change.
Wind Farms	The proposed wind farm at Wellow is not accurately reflected in Zone 5 of the CDS and more appropriately fits into Zone 3.	Freshwater Parish Council	Email 16/06/04	This comment actually relates to the CDS and will be dealt with in that section.	No Change.

Wind Farms	<p>Paras 3.1 – 3.6. The technical summary is useful, but there is some unnecessary wording.</p> <p>It should not however imply that commercial considerations should outweigh environmental or other considerations.</p>	IW AONB Partnership	June 2004	<p>The unnecessary wording can be deleted.</p> <p>These paragraphs are purely discussion relating to wind turbines and do not imply that other considerations are not of equal and/or greater consideration. Para 4.14 specifically states that all nature conservation issues are material considerations.</p>	<p>Delete the unnecessary reference to “People’s Trust for Endangered Species”.</p> <p>No other changes required.</p>
Wind Farms	4.2 – 4.11. Suggestion for inclusions of paragraphs contained within the AONB Management Plan.	IW AONB Partnership	June 2004	The amendment of para 4.3 to include reference to the AONB Management Plan has already been discussed within this section.	Amend para 4.3 as previously discussed.
Wind Farms	There is a need for a separate section entitled “submitting an application”, which deals with what will be required for the application process.	IW AONB Partnership	June 2004	The suggested amendment would clarify for potential developers exactly what would be required as part of any submission.	Amend to include a section on Submitting an application.
Wind Farms	4.12-4.14 should include the need for a visual impact assessment and the need to relate to the AONB Management Plan.	IW AONB Partnership	June 2004	<p>The need for proposals within the AONB to refer to the AONB Management Plan is discussed in paragraph 4.3 (revised) of the SPG.</p> <p>Appendix 1 has been amended to include Visual Impact Assessment and the impact upon designated landscapes.</p>	<p>No change.</p> <p>Amend Appendix 1</p>
Wind Farms	The need to provide geological surveys needs to be included	Shalfleet Parish Council	21/06/04	Appendix clearly identifies geology as being a factor that needs to be fully addressed as part of any submission for an application.	No change.

Wind Farms	A commuted payment sum should be set aside so that should there be financial failure, the turbines can be removed.	Shalfleet Parish Council	21/06/04	It is not appropriate to include this detail within the SPG, and may be an issue more appropriately dealt with through any Section 106 Agreement.	No change.
Wind Farms	Visual impact should also be discussed in terms of views from AONB/Heritage Coast as well as views within these areas.	Shalfleet Parish Council	21/06/04	It is considered that a visual impact assessment (required to accompany any proposal) would be sufficient to cover this issue.	No change.
Wind Farms	Effect of bird strike and migration patterns.	Shalfleet Parish Council	21/06/04	The IW Council's Ecology Officer has already raised this issue, and it is considered that the response to his comment is sufficient to cover this second comment.	See response to comments from Ecology Officer.
Wind Farms	Prior to any application, an archaeological survey will be required to be carried out.	Shalfleet Parish Council	21/06/04	It would be difficult to undertake surveys prior to any application, as sites would first have to be identified, and these would naturally come through the application process. Archaeological survey would be a condition of any applications where development required ground-works to be undertaken.	No change.
Wind Farms	An additional paragraph to cover financial liability and associated information.	R B Claxton	21/06/04	This information is outside the scope of this SPG.	No change.
Wind Farms	Once erected, the land upon which the turbines are sites should remain "rural" in classification. It should not become "industrial" and alter the associated noise levels permitted within such areas.	R B Claxton	21/06/04	An individual Wind Turbine is considered to be within the sui generis use classes order, whilst a cluster of over 3 is considered to be a B2 use. . This is difference to any national land use class, and associated environmental health noise legislation. As such it is not a planning consideration and outside of the scope of this SPG.	No change.
Wind Farms	Para 4.8 – include reference to a performance Bond	R B Claxton	21/06/04	Any such bond will be negotiated on an individual proposal basis and would be subject to a planning condition or Section 106 Agreement. This detail is outside of the scope	No change.

				of this SPG.	
Wind Farms	Additional pre-application information is required.	R B Claxton	21/06/04	It is considered that the revised Section 5 and Appendix 1 of this SPG are sufficient to detail what will be required as part of any submission.	No change.
Wind Farms	The Parish Council is encouraged and pleased to see this guidance, despite having reservations about the cost of investment.	Gurnard Parish Council	09/06/04	Support and comment noted.	No change.
Wind Farms	Unnecessary words included in Para 3.5.	Wildlife Trust	18/06/04	This inaccuracy has already been raised and the words will be deleted.	Delete the unnecessary reference to people's trust for endangered species in para 3.5.
Wind Farms	Why greater weight to impact on SINC's than national or local importance.	Wildlife Trust	18/06/04	There are a hierarchy of designations, and this paragraph actually refers to Sites of International Importance for Nature Conservation, not SINC's as thought by the Wildlife Trust.	No change.

Isle of Wight Council
Supplementary Planning Guidance
Wind Turbines and Wind Farms



This is one of a series of Supplementary Planning Guidance Documents. This Guide was adopted by Isle of Wight Council, on _____, following public consultation. It is published by Isle of Wight Council, Directorate of Environment Services.

1. Introduction

- 1.1 This note is Supplementary Planning Guidance (SPG) to policy U18 (Development of Renewable Energy) of the Unitary Development Plan (UDP) and in particular relates to the development of onshore wind turbines and wind farms.
- 1.2 It consolidates the criteria-based approach in the policy and sets out the basis on which the Council will both expect applications to be submitted and the approach that it will take in determining those applications. It also seeks to expand national guidance on Renewable Energy (PPS22).
- 1.3 Any planning application will need to refer to the Council's Renewable Energy Strategy, which clearly sets targets for the Island. It identifies the need for the development of renewable energy technologies, which will benefit rural communities, promote green tourism and blend with the Island's unique landscape and environment. It also forms an integral element of the Community Strategy, which actively supports the use of renewable technologies for the generation of electricity and seeks to secure localised production of those technologies particularly appropriate for Island development and manufacture.

UDP Policy

U18

2. Context

- 2.1 The United Kingdom is faced with a major need to tackle climate change and environmental pollution and to find a sustainable method to meet its demands for the generation of power. The UK Government is committed to ensure that 10% of the country's electricity should be generated from renewable sources by (PPS22).
- 2.2 A study of the range of renewable energy resources in the South of England was carried out in 1993/4 by consultants acting for the Government. This resulted in an assessment of potential renewable energy resources on a county-by-county basis. For the Island, the greatest potential was considered to be the wind resource, but the report recognised that this potential resource will be reduced by environmental constraints.
- 2.3 The Isle of Wight Council's Renewable Energy Strategy and its accompanying Background Report sets the context for the development of renewable energy options on the Isle of Wight, including wind farms and wind turbines.

3. Wind Turbines

- 3.1 Wind power has the opportunity for widespread commercial exploitation as a source of electricity generation. Within Europe the UK is well placed to exploit wind energy, because of its climate.
- 3.2 The majority of commercial machines currently available are of a horizontal axis type whose rotating shafts are horizontal. Wind turbines are available in a wide range of sizes, from units designed for domestic supply, to very large wind turbines rated at several megawatts.
- 3.3 The turbines usually have steel towers supporting the nacelle, which contains the mechanical machinery and a device known as a "yaw mechanism" which allows the machine to turn itself towards the prevailing wind. The rotors can be made of glass fibre, reinforced plastic, wood epoxy, aluminium or steel. The turbine itself is controlled by its own computer system, which provides both operational and safety functions.
- 3.4 Wind turbines can be deployed singly, in small clusters, or in larger groups (wind farms). Factors, which may influence the size of a development, include the physical nature of the site, the capacity of the local electricity distribution network and the organisation undertaking the development.
- 3.5 Wind turbines need to be positioned so that the distances between them are around 5-10 rotor diameters. This spacing represents a compromise between meeting compactness, which minimises capital cost, and the need for adequate separation to lessen energy loss through wind shadowing from upstream machines.
- 3.6 The power produced by wind turbines depends on both the strength of the wind and the area swept by the rotor. By way of example, a machine located on a site which has an annual mean wind speed of 6 metres per second will typically produce only half as much energy as the same machine on a site where the annual wind speed is 8 metres per second. Similarly, the area swept by the rotor increases with the square of the rotor diameter so a machine with a 15 metre diameter rotor will produce only a quarter of the power of a machine with a 30 metre diameter rotor. On this basis, the trend for future commercial wind farming activities is likely to be towards larger machines.

4. Detailed Guidance for Wind turbine and Wind Farms on the Isle of Wight

- 4.1 This section of the SPG note is set out around the criteria in Policy U18 of the Unitary Development Plan, providing further information for each of the criteria, for any wind turbine or wind farm application.

The total effect of all such development is at a scale sympathetic to the intimate character and landform of the Island.

- 4.2 There is a long-term commitment, through both national and local policy, to protect the landscape beauty and character of the Island's countryside and coasts. Although the countryside and coasts will be protected from inappropriate development, there is additional protection for areas that have been designated of national significance, such as Areas of Outstanding Natural Beauty and Heritage Coast.
- 4.3 The Council will expect any planning application to take into consideration the guidance set out in the AONB Management Plan and any other Council landscape character guidance.
- 4.4 Part of the impact of wind turbines and wind farms on the character and landform of the Island stems from the construction of associated development (e.g. sub-stations, foundations and grid connections). Irrespective of the various organisations which may be involved in the overall development of wind farm technology (e.g. a wind farm developer or a local electricity distribution company) the Council will expect a single master plan for the development both of the wind turbines and ancillary equipment, taking into account the immediate landform and landscape characteristics, the positioning of existing buildings and the appropriateness of using either natural features or vegetation to screen ancillary equipment from wider views. The Council will expect detailed consideration to be given to the method of installing cables between turbines and ancillary equipment that may be required.
- 4.5 Vehicular access tracks to installations will be expected to be rural in character and positioned and surfaced in a fashion that respects the local landform circumstances. Tarmac, concrete or similar surfaces will be discouraged. Proposals, which would require alterations to the road, network in order to provide construction or maintenance access and which would lead to the loss of landscape features or habitats of local or national value will not normally be permitted.
- 4.6 In the event that a turbine, (or series of turbines), reaches the end of its design life, and fails to generate electricity for a period of 6 months, the Council will expect the turbines and foundations to be removed. This will be controlled by conditions on the original consent. Subject to separate planning permission, the foundations could be re-used/modified for the installation of new turbines.
- 4.7 The Council will expect the submission of high-quality, fully researched, applications for wind farm developments. Such proposals are sensitive both in their local environment and across wider areas of the Island and it is important that all concerned have full and appropriate information on which to base new assessments.
- 4.8 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 set out the type of proposals, which require the determination of a planning application through an Environmental Impact Assessment. Notwithstanding these regulations and the thresholds contained therein, the Council will expect all proposals for wind turbines to be accompanied by a full environmental assessment appropriate to its positioning, scale and likely impact. Detailed consultation on scoping will also help to inform and assist scheme location, design and facilitate debate, both before and during the processing of an application.
- 4.9 An indicative list of factors that will be expected to be addressed in any submission is set out at Appendix 1.

They avoid and do not have an unacceptable adverse impact on the most sensitive areas of designated landscape, coastal, nature conservation or archaeological importance.

- 4.10 The Isle of Wight does have a unique character, both in terms of its built environment and the natural and landscape context in which development is set. This section of this SPG note sets out the approach that the Council will take, when considering the potential impact of proposed wind farms on the natural and built environment.
- 4.11 In general, appropriately designed and located wind turbines will be more acceptable where they either avoid or can be demonstrated not to have an unacceptable impact on the following landscapes and designations, which generally, will have equal importance in the determination of applications
- Area of Outstanding Natural Beauty (Policy C2 of UDP)
 - Heritage Coasts (Policy C4 of UDP)
- 4.12 Additionally, the Council will give greater weight to the likely impact of proposed wind farm development on Sites of International Importance for Nature Conservation than for national or local importance. Nonetheless, all nature conservation issues are material considerations and will carry weight with all other factors in the determination of applications.
- Sites of International Importance for Nature Conservation (Policy C9 of UDP)
 - Special Protection Areas
 - Special Areas of Conservation
 - RAMSAR Sites
 - Sites of National Importance for Nature Conservation (Policy C10 of UDP)
 - Sites of Special Scientific Interest
 - Sites of Local Importance for Nature Conservation (Policy C11 of UDP)
 - Nature Reserves
 - Sites of Importance for Nature Conservation
- 4.13 Applications will also be expected to minimise the impact upon wildlife. In particular, they should be sited away from narrow bird migration routes and concentrated feeding, breeding and roosting areas. The Council will require an environmental statement to consider potential effects upon all protected species found locally, and to propose mitigation measures for any detrimental effects upon either the species themselves or the habitats, which support them.
- 4.14 The Council will also expect the wider balance of archaeological and historic sites and monuments issues on any proposal to be fully tackled in an environmental assessment/impact assessment prepared as part of any planning application.

They minimise any detrimental effect from noise, electromagnetic, visual or similar interference.

(a) Noise

- 4.15 Government guidance provides detailed guidance on technical issues surrounding wind farms. Noise can be a material planning consideration and as such, the Council will expect any submission to address noise within the context of the planning application and any associated environmental statement.
- 4.16 PPG24 (Planning and Noise) provides detailed advice on how noise issues should be balanced with other material planning considerations in the determination of planning applications. Para 20 of PPG24 recognises the need to give special consideration of noise issues where development is proposed in or near Sites of Special Scientific Interest. Similarly, the PPG indicates that special consideration should also be given to development that would affect the quiet enjoyment of Areas of Outstanding Natural Beauty or Heritage Coasts. The effect of noise on the enjoyment of other areas of landscape, wildlife and historic value should also be taken into account.
- 4.17 The Council will expect any proposal for wind farm development to be accompanied by the following noise information (whether independently or within the wider context of an environmental assessment):
- Existing ambient noise levels within the immediate vicinity of the boundary of the application site.
 - Anticipated noise levels at the immediate vicinity of the boundary of the application site following the completion of the development and at various wind speed levels.
 - Impact on noise sensitive development within the vicinity of the application site.
 - Proposed measures to ameliorate the noise impact on noise sensitive development.
 - Technical details of the wind turbine.
 - Hub height and rotor diameter.
 - Location of rotor (upwind or downwind of the tower).
 - Cut in wind speeds.
 - Scale map showing the proposed wind turbines, the prevailing wind conditions and nearby existing development.

(b) Electromagnetic production and interference

- 4.18 Any structure can interfere with electromagnetic transmissions. The nature of the interference depends on the size of the structure relative to the wavelength of the radiation. A wind turbine placed in a communicator path may interfere with it in the same way as any other structure of similar dimensions.
- 4.19 The Council will expect all proposals for wind turbines to submit detailed information on electromagnetic production and potential for interference as part of the planning application and any appropriate environmental assessment.

They do not have a detrimental effect on water requirements or quality.

- 4.20 The Island is dependent largely upon its own sources of water supply for consumption and for sustaining wetland sites and habitats. Policy U19 of the UDP indicates that development will only be permitted where the Council is satisfied that surface and underground water resources will be safeguarded and supplies will be protected from pollution. Proposals to fill, divert or culvert a watercourse will require prior written approval of the Environment Agency (Sec 23 of the Land Drainage Act 1991).
- 4.21 Planning applications for wind turbines will require:
- Full information on the impact of proposed turbine development and associated foundations and technical equipment and sub-stations on natural watercourses and groundwater flow.
 - Surface water run-off to be disposed within the wider landscape (if appropriate) in a sustainable fashion.
 - Any necessary foul drainage within site areas to be disposed of in a sustainable fashion and without connection to main drainage facilities, except in circumstances where existing drainage is already in place and with capacity available.

5 Submitting an Application

- 5.1 Any proposal for a wind farm and/or wind turbines should:
- Be of a high quality and fully researched.
 - Be accompanied by an EIA (where required by the Regulations) and/or a full Environmental Assessment.
 - Address all the factors listed in Appendix 1 of this report.
 - Include detailed information with regard to noise, as detailed in para 4.18 of this document.
 - Include detailed information of electromagnetic production and potential for interference.
 - Have the prior written consent of the Environment Agency if the proposal involves the filling, diversion or culverting of a watercourse, together with information stated in para 4.23 of this document.

Summary of Contacts

The Development Control Section is part of the Council's Planning Services Department, which is located at:

Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS Tel: (01983) 823552

The Councils Planning Policy and Building Control Sections are also located at the address

above.

Agenda 21 Officer, County Hall, Newport, Isle of Wight,, Tel: 01983 823204.

Environment Agency: Colverdene Court, Wessex Business Park, Wessex Way, Coldon Common, Winchester, Hampshire, SO21 1WP. Tel: 01962 764847. Fax: 01962 841573.

Appendix 1

Indicative List of Factors to be Addressed in Submission for Wind Turbines

Technical Information	Local population Employment Location of housing Location of public and utility services Location of transport infrastructure, including construction access Noise Vibration Electromagnetic/radiation Transport (including aircraft) Effect on radar and aircraft navigation systems
Heritage	Conservation Areas Listed buildings Archaeology Other historic interests
Land Use	Full description of surrounding uses Agricultural economy
Physical Information	Geology Minerals Ground contamination Agricultural land quality
Visual and Landscape	Landform Topography Landscape character Landscape quality Visual Impact Analysis
Nature Conservation	Habitat types Impact on designated areas & landscapes Impact upon wildlife, birds & their habitats Statement of wider environmental benefits
Water	Surface water Ground water Coastal water
Other	Indication of community benefit.

Employment generation
Other economic effects, including upon tourism
Rights of Way