



area of outstanding  
natural beauty

Mr A Pegram  
Development Control Manager  
Planning Services  
Isle of Wight Council  
Seaclose Offices  
Fairlee Road  
Newport  
Isle of Wight  
PO30 2QS

Your Ref: TCP/27774 – P/01400/06

File Ref: CS01-03iii

20<sup>th</sup> July 2006

Dear Mr Pegram,

**Land south of Wellow/east of Holmfield Avenue west of Stoneovers and off Broad Lane Shalcombe Yarmouth: Proposed wind turbine generating station comprising 4 turbines 59m hub height and 100m overall height (tip height) and 2 turbines 68.5m hub height and 109.5m overall height (tip height)(total of 6 turbines) with associated infrastructure to include 59m high (approx.) meteorological mast crane pads switching station underground cables temporary construction compound parking bay and new access off Broad Lane.**

Thank you for consulting us on this proposal, we hope the following comments are of use to you in determining this application.

The Isle of Wight Area of Outstanding Natural Beauty (AONB) Partnership is an independent organisation funded by the Countryside Agency and the Isle of Wight Council to oversee the conservation and enhancement of the land covered by the AONB designation (half the land area of the Isle of Wight including the two areas defined as Heritage Coast). Part IV of the Countryside and Rights of Way Act 2000 has increased the profile, protection and management of AONBs. It has conferred a duty on all local authorities with land designated as AONB within their administrative area to produce, adopt and review an AONB Management Plan setting out their policies in relation to their functions in the area. Additionally the Act places a 'duty of regard' on all local authorities and other public bodies to consider the impact of their policies, decisions and activities on the purposes of designation. The Isle of Wight AONB Management Plan 2004-2009 formulated by the Isle of Wight AONB Partnership on behalf of the Isle of Wight Council, has now been published and adopted, and should be referred to accordingly.

AONB Unit  
Innovation Centre  
St Cross Business Park  
Monks Brook  
Newport  
Isle of Wight  
PO30 5WB

01983 823855

01983 550368

unit@wightaonb.org.uk

THE ISLE OF WIGHT AONB  
PARTNERSHIP IS JOINTLY  
SUPPORTED BY THE  
COUNTRYSIDE AGENCY AND  
THE ISLE OF WIGHT COUNCIL

The Isle of Wight AONB Partnership aims to ensure the conservation and enhancement of the area in line with the statutory purpose of the designation. We also work to increase the understanding and enjoyment of the special qualities of this nationally treasured landscape by those who live in, work in or visit the area. Due to the significance of this proposal to the setting of the AONB and in particular views to and from the designated area, this submission is a result of consideration by the Development Control and Planning Work Group of the Isle of Wight AONB Partnership which has delegated powers to provide comment on such matters.

We would firstly like to point out some failings in the submitted application which preclude us from evaluating the visual impact and effect of this development in its entirety. These missing elements are:

- Photo montages/visual assessment of the meteorological mast;
- Photo montages of **all** relevant view points;
- Information regarding the nature of the connection to the National Grid;
- Proposed finish of access tracks;
- Percentage representation of electricity supplied to the Island.

The Government has Renewable Energy targets to meet by 2010, this application is based on these government policies (PPS 22) and in principle we support the use of renewable energy.

The Isle of Wight Council's Supplementary Planning Guidance on Wind Turbines and Wind Farms states:

**'The total effect of all such development is at a scale sympathetic to the intimate character and landform of the island'**

and

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

The planning application states that there will be a significant adverse impact from the development on the landscape character of the Island. We consider that the intimate character of the Island's landscape is of inadequate scale to accommodate such large industrial structures. The development is bordered on three sides by the AONB, in addition there are view points from a number of sites i.e. Five Barrows, that have not been included in Your Energy's visual assessment which we consider to be highly visible and important views to the site.

Under the CROW Act 2000 AONB's and National Parks are given equal priority under the planning system, under Section 85 public bodies were given a 'duty of regard' when exercising their functions and activities. We would wish to draw to your attention to an appeal decision made with regards to a wind farm in Whinash. In this case the inspector concluded that whilst the proposed wind farm was not in the designated National Park that 'the presence of a wind farm...would fail to conserve or enhance the natural beauty of both National Parks' and 'the harm to this particular landscape outweighs the benefits of securing renewable energy'. Whilst we appreciate every case is evaluated on its own merits, this case has substantial similarities.

The applicants claim there will be Business, Employment and Educational benefits from the development. These have been described in very little detail and should not be afforded weight as they can not be conditioned or enforced as

part of an approval and, therefore, will not ensure economic benefits for the Island and its residents.

Tourism forms one of the Island's main industries and is a large contributor to the economy as a whole providing up to 20% of jobs on the Island. One of the many reasons visitors come to the Island is to enjoy the countryside, views, wildlife, tranquility and for quiet enjoyment. We are concerned that this application would be detrimental to our tourist industry, which could increase exponentially over a period of time. It will also have considerable impact on the Island's award winning Rights of Way network, which are enjoyed by residents and visitors alike for walking, cycling and horse riding. Allowing this application could have a detrimental impact on one of our major economic providers.

If members were minded to approve the application we would want to insist that measures and conditions were put in place requiring the site to be restored to its former state as and when the development was no longer functional.

We have not commented on issues such as the historic landscape, biodiversity and farming issues, as we feel these issues will be better dealt with by the relevant experts in their fields. We support any comments they may make in relation to this proposal.

In summary, we consider that the proposed wind farm will have a detrimental visual impact on the AONB and inhibit the quiet enjoyment of our 'most finest landscapes'. It could have a negative impact on our tourism economy and reduce, in time, the desire to visit the Island for its unique landscape.

We strongly object to this proposal.

Yours sincerely



**Nicky Rogers**

**AONB Planning Officer**

On behalf of the Isle of Wight AONB Partnership