

The Ramblers' Association

Working for walkers



Environment Services Directorate
Planning Section
Council Offices
Seaclose
Fairlee Road
Newport
PO30 2QS
4th July 2006

Isle of Wight Area
Isle of Wight Group

Dear Sir,

TCP/27774 P/01400/06

We refer to the above application for a wind farm development near Wellow, which affects public rights of way S18, S19, S21, S21a, and S34 which cross the designated site and Y1, Y9 and Y10 which are just outside the site and comment as follows:

1. The map fig.3.1 only shows Y1 and S19 and does not show the other aforementioned rights of way and their relative positions to the turbine towers and ancillary equipment. Although fig 9.8 does show all the rights of way, again there is no indication of the relative positions of the turbines to these rights of way. We therefore request that a scaled map of the definitive lines of the footpaths, with the positions of the turbine towers, be submitted as an additional plan.

2. In the absence of a definitive map a process of interpretation indicates that one of the turbine towers and concrete pad stands within the triangular intersection of rights of way S21 and S22a and almost if not on S21. The diversion or permanent closure of these rights of way would not be acceptable. Similarly S34 would appear to be extremely close if not blocked by the wind monitoring mast, an unacceptable situation.

These observations further indicate that there is insufficient information provided to make a reasoned decision on the effect on users of the area.

2. The construction phase of the development will have adverse and far-reaching effects, probably as far as Newport in the east, on the usage of the overall rights of way network, analogous to a stone thrown into a pond. Within the relative narrow confines of the island there are few opportunities for the variety of long distance routes both linear and circular. In the west of the island because of the number of footpaths and bridleways that cross the site of the proposed wind farm, these long routes, both east to west and north to south, tend to converge on this area. Large scale development will deter users from visiting during the construction with a high probability of a significant reduction of usage in the short to medium term.

3. Enjoyment of the countryside from significant parts of the prestigious Tennyson Trail and downs will be severely disrupted with views to the north interrupted by the intervention of the turbines and ancillary equipment. This is in direct contravention of UDP10 C1, the preservation of landscape character from wherever viewed.


Chapter 8 of the impact assessment specifically states that there will be substantial negative impact on the nature of the views and lists those features of the development that will give rise to this. We would be of the opinion that this impact will serve to detract from enjoyment of the rights of way to a majority of users.

4. Whilst the designated site is outside the AONB we would opine that the proposed position of the turbines contravenes the guidelines of PPG7 referring to safeguarding of the countryside and protection of the landscape and its character.

5. In Chapter 16 of the application the impact on the water courses is summarized in terms of the number of crossings and the mitigating solutions proposed but no assessment has been made on the presence of substantial permanent service tracks which themselves will become watercourses and hence detract from the natural drainage of this catchment area for Thorley Brook and the River Yar. This could produce a negative affect on the nature of the walking experience in changing the rights of way by dint of flooding.

6. Should the planning application be agreed we would expect the lines of the rights of way to remain open and usable at all times during the course of the works; and for any materials, equipment and vehicles to be kept well clear of the footpaths and bridleways. We would request that this be controlled by way of condition.

Enclosed please find a stamped envelope for notification of the outcome.



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