



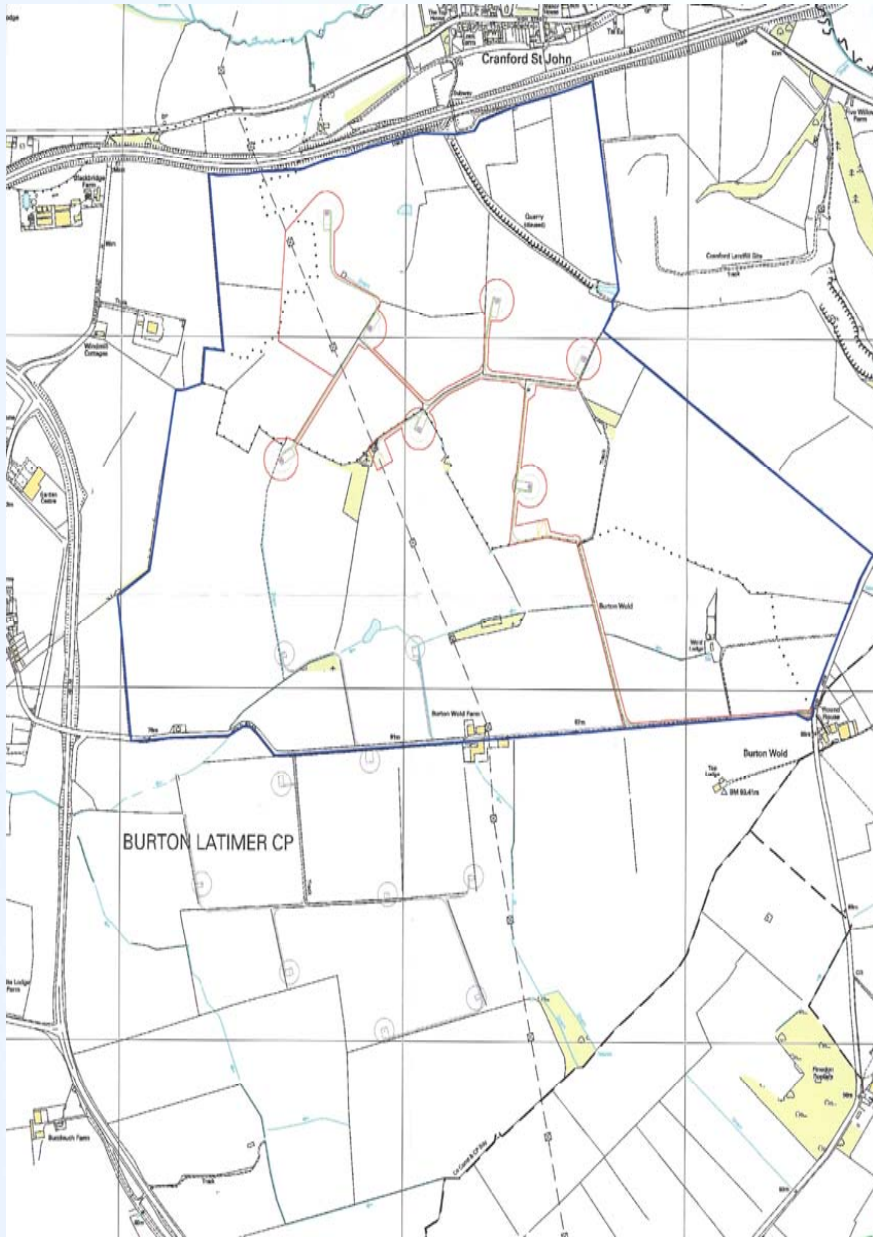
# Burton Wold Wind Farm

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Development Officer

11<sup>th</sup> September 2008

**Kettering**  
*Borough Council*



# Two Applications

- KE/03/0559
  - 10 Turbines
  - 100 metres to tip (approx 80m blades, 60m to hub)
- KET/2007/1033
  - 7 Turbines
  - 100 metres to tip
  - Land north of existing turbines

# Planning Policy

KE/03/0559

- Application received May 2003, Determined March 2004
- PPG1, PPG22 (draft PPS22), PPG24
  - PPG22 ‘it is inevitable that wind development will be in exposed locations . . . The LPA should weigh the visual impact against the desirability of exploiting renewable energy resources’
- Northamptonshire County Structure Plan Policy AR2 & EN1
  - EN1 ‘the wider benefits should be considered alongside impacts on the environment and local amenity and measures will need to be taken to mitigate the adverse impacts’.
- No specific Local Plan Policy

# Pre- Application discussion

- Early discussion lead to early identification of the planning issues.
- Committee Members and Planning Officers visited and researched existing Wind Farms, including:
  - Spalding (conditions used based on here)
  - Orkney
- Developers organised and held events in Burton Latimer

# Positive Site Factors

- Location :  
Landscape setting
- Weather  
Conditions
- Landscape Form
- Proximity to  
Residential  
Dwellings
- Highway Presence



# Issues to Consider

- Visual Impact
- Ecological effects
- Noise
- Amenity / Shadow Flicker
- Infrastructure / Highways
- Archaeology & Historic Environment
- TV Interference
- Section 106 agreement



# Committee Meeting

- Included was a presentation prepared jointly with the applicant
- Invoked significant debate
- Members kept informed throughout the process
- Few objections but those received were concerned about;
  - Noise
  - Shadow Flicker
  - Health Risks
  - Bird/wildlife impacts
  - Visual Intrusion
  - TV Interference
  - Safety i.e. from lightning
  - Property Values



# Application KET/2007/1033

- Significant pre-application discussions commencing in 2006
- Scoping Report received January 2007  
Opinion issued February 2007
- Application Registered November 2007,  
Determined at Planning Committee March 2008

# Planning Policy

- Revised planning guidance to consider application against including:
  - PPS1 and PPS1 supplement, PPS9, PPS22  
‘the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved’
  - RSS8, Policy 41 ‘Regional Priorities for Renewable Energy’  
‘LDFs should promote and encourage the delivery of renewable energy targets’
  - Still no local policies

# The Applications

## Differences

- Location
- Conditions
- Time taken to determine
- Experience

## Similarities

- Developer engagements with residents
- Officer & Member contact



# Local Value

- The first application generated a lot of Local Interest, including:
  - Open Day
  - School Projects
  - Press involvement
  - Renewable Energy Campaign in Burton Latimer spurred by the Community Fund
  - Relatively few objections



# Positives

- Notable / Sustainable Developments
- Community Involvement (community fund/open days)
- Good working relationship with Applicants
- Successful joint-up working with partners i.e.
  - Northamptonshire County Council
    - Highways Authority
    - Rights of Way
    - Environmental Planning Team
  - Good Internal working
    - Strategic Management team
    - Environmental Health
    - Community Services
  - Positive Councillor Involvement
  - Engaging Local Press



# Lessons

- Project and time management
- Pre-Application discussion & investigation
- Careful consideration of Planning Conditions
- Encourage public involvement from an early stage
- Joint-up working
- Make use of current Technology
- Encourage public liaison
- Sharing of lessons with others



# Emerging Policy

- Proposed changes to RSS8 (policy and targets)
- Energy Strategy - Responding to Policy 14 CSS (adopted June 2008)
- Sustainable Design SPD (awaiting adoption)
- Site Specific Proposals LDD

# What Next?

- Discharge of Conditions
- Construction of seven new turbines
- Kettering has received two further requests for scoping opinions which have been issued
  - KET/2008/0589  
(Land to north of Rushton)
  - KET/2008/0212  
(Land to east of Mawsley)