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BHP Commercial



The Local Perspective: Local Planning & Decision Making
A Blow by Blow Account

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What Planners Dread

- Just when the horizon looks clear
- And special landscapes seem more protected than ever...
- Your first wind farm arrives!





The new mobile phone masts?

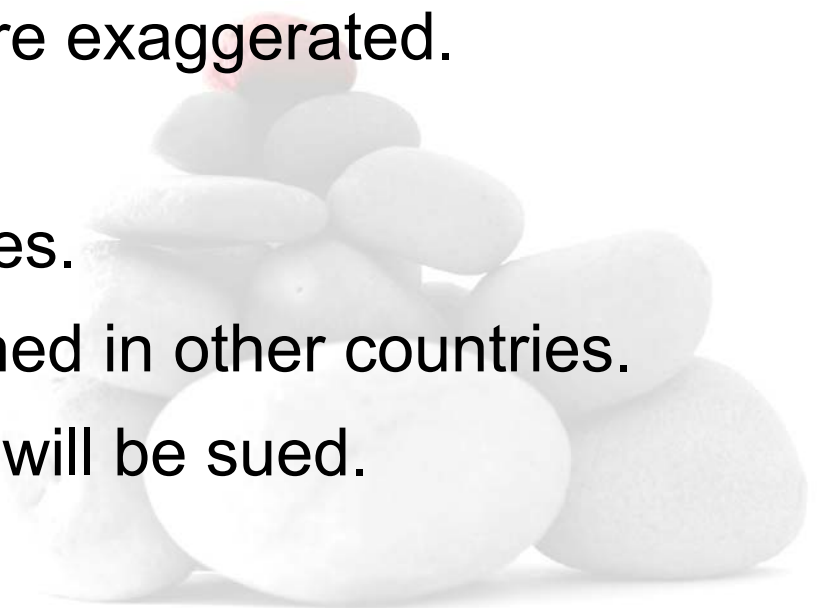
- Development arising from public demand for more energy.
- Development arising from strong objections to alternatives.
- A necessary evil in the countryside?





We face numerous Red Herrings

- The majority of objections nation-wide come from a small group of people.
- The power generating claims are exaggerated.
- Property devaluation.
- Profiteering from public subsidies.
- Wind Farms are being abandoned in other countries.
- Recommend approval and you will be sued.





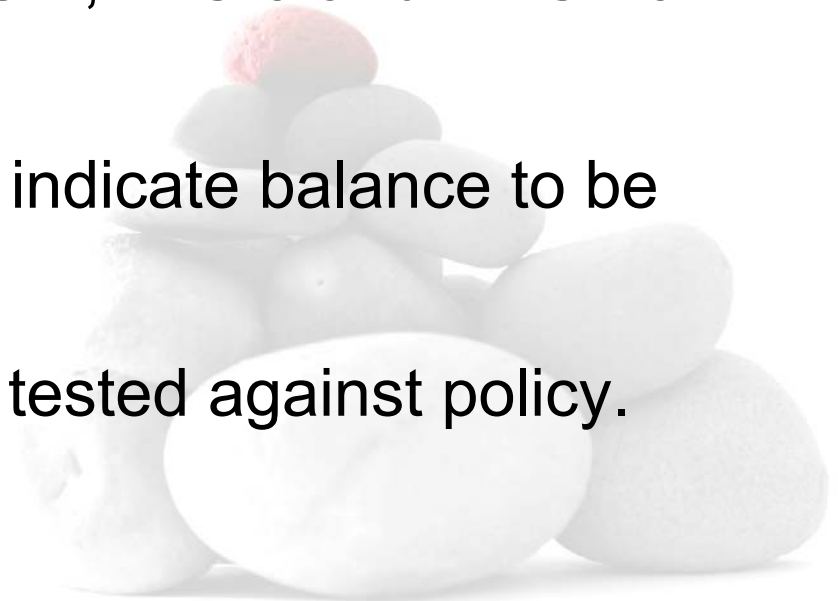
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Keeping a Clear Head

- Sequential policy advice is clear.
- PPG.22 balanced against PPG.7, PPG.9 and PPG.20.
- Targets in RPG.1
- Development Plan will usually indicate balance to be struck.
- Even replacements should be tested against policy.





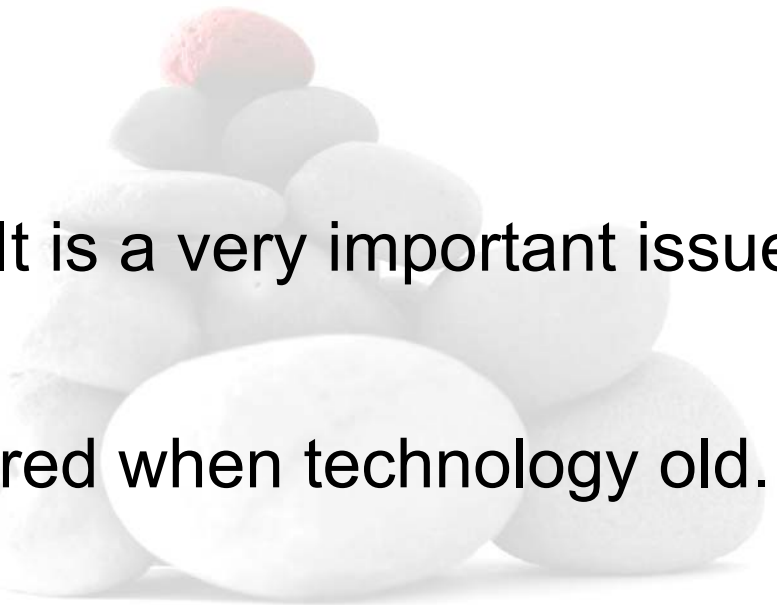
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Other Material Considerations

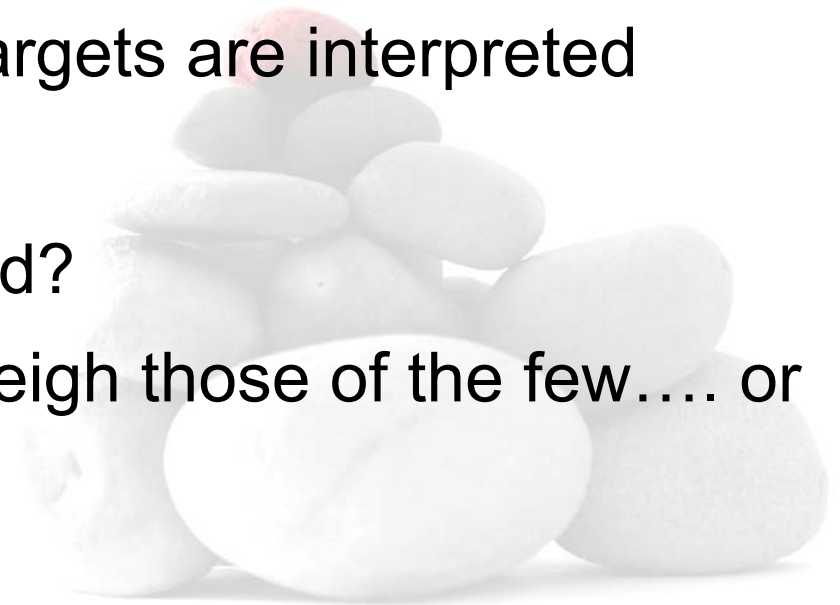
- EIA correct scoping for all possible effects.
- Vital to use visual assessment criteria in para 62 of PPG.22
- Road improvements.
- Noise: Engage consultants. It is a very important issue. Low frequency hum.
- Don't assume site will be cleared when technology old.





Should LPA question national policy position?

- Probably not a good idea. Do you have the expertise?
- Kyoto Protocol and British Targets are interpreted through RPG 13.
- Can that debate be re opened?
- The needs of the many outweigh those of the few.... or the one!





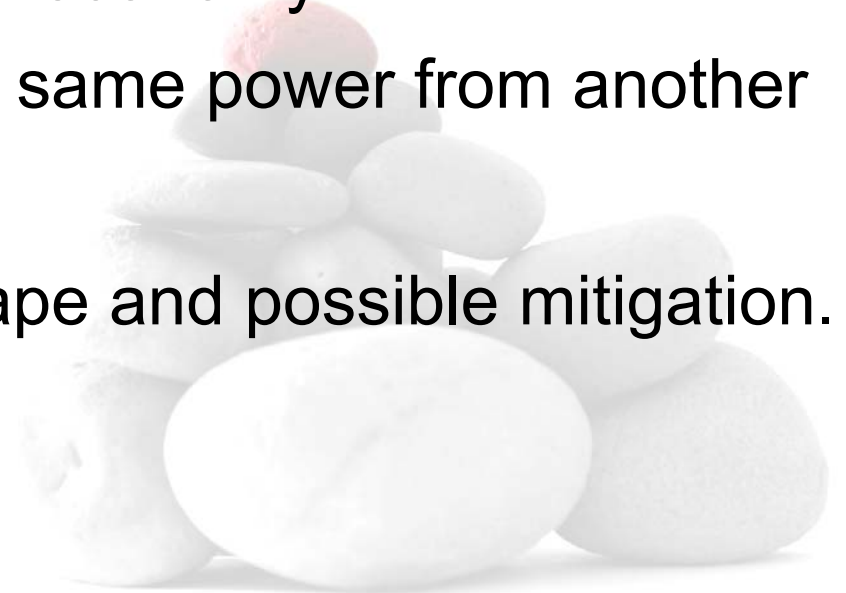
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National Park or AONB

- Need for development in national context. Impact of permitting or refusing on local economy.
- Cost and scope for providing same power from another site or source.
- Detrimental effect on landscape and possible mitigation.





External Pressures

- Excessive lobbying or bullying from applicants and objectors.
- Conflicting Counsels opinions.
- Complexity of considerations for Members.
- Fears of legal challenges.





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After Thoughts

- Are objectors stakeholders in the future
- Is reaction prompted to pursue a new nuclear programme?
- Is society really committed to renewables?
- What next....a barrage ?

