

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE - 30th May 2017**

**Application** 3

**Application Number:** 13/02403/FUL **Application Expiry Date:** 29th January 2014

**Application Type:** Full Application

**Proposal Description:** Erection of wind turbine (77m high to tip) and associated access track, hardstanding, substation, temporary meteorological mast and infrastructure.

**At:** Land To East Of Edlington Wood Wood Lane White Cross Lane Wadworth

**For:** Energy Prospects Co-operative

<b>Third Party Reps:</b>	26	<b>Parish:</b>	Wadworth Parish Council
		<b>Ward:</b>	(Historic) Torne Valley

**Author of Report** Mark Sewell

**MAIN RECOMMENDATION:** Grant



## **1.0 Reason for Report**

1.1 The application is being presented to Planning Committee for determination on account that the proposal is a departure from the Doncaster Unitary Development Plan 1998 (development within the Green Belt).

## **2.0 Proposal and Background**

2.1 The application involves the erection of wind turbine (77m high to tip) and associated access track, hardstanding, substation, temporary meteorological mast and infrastructure on land to the East of Edlington Wood.

2.2 The application has been made on the basis that the resultant operation will be connected to a community company that local residents can be a part of and profits invested in the community of Edlington/Wadworth.

2.3 The application site is located in a large field approximately 1 km to the east of the settlement of New Edlington, between New Edlington and Warmsworth. The land use of the site is mainly recreational associated with the restored Yorkshire Main Colliery which is now parkland, with an agricultural fringe to the south east. The site is within a predominantly semi-rural area and is bounded by a wooded hill to the west and southwest, and woodland to the south. The reclaimed colliery to the north has been formed into a hill, whilst to the east the land drops away with long distance views over Doncaster and the surrounding area. The area has two main motorway routes in relatively close proximity, with the A1 (M) traversing the landscape from southeast to northwest, and the M18 crosses from the southwest to the northeast.

2.4 The proposed wind turbine will have a hub height of 50m, and a blade tip height of up to 77m, and rated at 500kw. Per year, the turbine would generate sufficient electricity for about 415 homes, and bring about the reduction in emissions of approximately 684 tonnes of carbon dioxide.

## **3.0 Relevant Planning History**

3.1 None

## **4.0 Representations**

4.1 There have been a total of 26 representations supporting the proposal on the basis that the development is beneficial given its provision of renewable energy and consequent lower carbon emissions, plus supporting the principal behind the development of investing profits in the parish and help its regeneration.

## **5.0 Parish Council**

5.1 Braithwell with Micklebring Parish Council have objected on the proposal as stated below:

- a) It is considered there can be no special reasons for siting such a turbine in what is the green belt.
- b) There would be an adverse environmental impact on neighbouring towns and villages, in particular to this parish council. Braithwell and Micklebring are designated as having areas of Special Landscape Value.
- c) This turbine would be visible from neighbouring towns and villages i.e. Edlington, Braithwell, Micklebring and Clifton. The lack of local consultation with these neighbouring places is of great concern and contrary to the Localism Act, The Big Society and the principles of good and effective consultation.
- d) Doncaster M B Council's re-generation policy has been good so far, the number of wind turbines appearing on its landscape could adversely affect the sustainability of its long term re-generation programme.
- e) The risk of unknown effect to people's health locating wind turbines so close to residential properties gives great concern. No assessment appears to have taken place regarding this.
- f) The accumulative effect of the site of wind turbines as previously stated but particularly Marr and the east side of Doncaster including mobile masts have an increasing adverse effect on the landscape.

5.2 Wadworth Parish Council has objected on the grounds of noise pollution which they believe will be generated by the turbine and the loss of amenity/recreational area. The site is a popular walking area.

## **6.0 Relevant Consultations**

Joint Radio Company has raised no objections as the proposal does not interfere with any radio link infrastructure.

Robin Hood Airport (Doncaster/Sheffield) No objections to the proposal following an agreement between the applicant and Robin Hood Airport for the provision of mitigation for the proposed turbine and conditions.

NATS Safeguarding - No objections as the proposal will not likely have any impact on their electronic infrastructure.

Defence Infrastructure Organisation - No objections.

DMBC Ecology - No objections subject to condition

DMBC Conservation - Recognise that the scheme will have a moderate impact upon heritage assets.

DMBC Environmental Health - No objections subject to condition.

Public Rights of Way - No public rights of way effect therefore no objections.

Neighbourhood Manager - No objections.

Yorkshire Wildlife Trust - No response.

Ramblers Association - No response.

Local Planning Authority Highways officer - No response.

The Coal Authority - Standing advice.

South Yorkshire Archaeology Services - No objections

Civil Aviation Authority - No response.

## **7.0 Relevant Policy and Strategic Context**

Planning policy relevant to the consideration of this application includes:

National Planning Policy Framework

Planning Policy Principle 7: Requiring good design

Planning Policy Principle 9: Protecting Green Belt land

Planning Policy Principle 10: Meeting the challenge of climate change, flooding and coastal change

Planning Policy Principle 11: Conserving and enhancing the natural environment

Planning Policy Principle 12 - Conserving and enhancing the historic environment

Doncaster Council's Core Strategy:

CS3: Countryside

CS14: Design and sustainable construction

CS15: Valuing our historic environment

CS16: Valuing our Natural Environment

CS19: Renewable Energy

Saved Doncaster Unitary Development Plan (UDP) Policies

ENV3: Green Belt Policies

## 8.0 Planning Issues and Discussion

### Principle of Development

8.1 The starting point for considering any application is the Development Plan. Saved Policy ENV 3 of the Doncaster Unitary Development Plan states that development in the Green Belt is not permitted other than for a limited number of uses that include such things as agriculture, forestry etc. unless they demonstrate very special circumstances.

8.2 The National Planning Policy Framework (NPPF) states that 'when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.'

8.3 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. In terms of this planning application it is clear that the nature of a wind turbine as a 'renewable energy device' represents a form of development which would meet the definition of 'sustainable development'.

8.4 Para 93 of the (NPPF) states that 'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

8.5 National Policy Statement for Energy (EN-1) states that the UK is determined to obtain 15% of its energy from renewable sources by 2020. To hit this target, and to largely decarbonise the power sector by 2030, it is necessary to bring forward new renewable electricity generating projects as soon as possible. The need for new renewable electricity generation projects is therefore urgent (para 3.4.5).

8.6 It is acknowledged that a number of planning applications have been approved and generating power in the borough, Marr, Hampole (both in the Green Belt), Tween Bridge etc. Core Strategy policy CS19 sets out a target of at least 37 MW of power from renewables by the turn of the next decade. It should be noted, however, the target is a minimum requirement and not a maximum.

8.7 At paragraph 11 of the National Planning Policy Framework it reminds us that planning permission should be determined according to the development plan and is not changed by the Framework. However, paragraph 14 states that where the Development Plan is silent or relevant policies are out of date permission should be granted for sustainable development unless material considerations indicate otherwise.

8.8 The National Planning Policy Framework at Paragraph 17 states that among the 12 core planning principles there should be support for the transition to a low carbon future in a changing climate...and encourage the use of renewable resources (for example, by the development of renewable energy).'

8.9 Paragraph 91 states that 'elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources'.

8.10 Further, at Paragraph 98, Local Planning Authorities are instructed 'to not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application (unless material considerations indicate otherwise) if its impacts are (or can be made) acceptable.'

8.11 In October 2014 the Department of Energy produced a document 'Community Benefits from Onshore Wind Developments: Best Practice Guidance for England' which states that community benefits should be considered, '... separate from the planning process and are not relevant to the decision as to whether the planning application for a wind farm should be approved or not - i.e. they are not 'material' to the planning process.' This means the community benefits put forward by the applicants should generally not be taken into account by the local planning authority when deciding the outcome of a planning application for a wind development.

8.12 Further the guidance reminds the authority that the only situation in which financial arrangements are considered material to planning is under the Localism Act, as amended (2011) which allows a local planning authority to take into account financial benefits where there is a direct connection between the intended use of the funds and the development. In this case the benefits would be to residents in the wider parish and not directly linked to the development.

8.13 As of 18 June 2015 the National Planning Policy Guidance was updated. It states at Paragraph 33 that,

'Local Planning Authorities should only grant permission where the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. Whether the proposal has the backing of the affected local community is a planning judgment for the local planning authority'

8.14 There is a transitional provision for assessing applications, like this one, that had already been submitted as follows;

'Where a valid planning application for a wind energy development has already been submitted to a local planning authority and the development plan does not identify suitable sites, the following transitional provision applies. In such instances, local planning authorities can find the proposal acceptable if, following consultation, they are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing.' The ministerial statement also states that 'Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority'

8.15 The applicant in responding to this change and the objections which were first received carried out a public consultation which now showed a majority of respondents in favour of the proposal. Also they point to how the application documentation covers the issues raised by the objectors.

8.16 The reference in the NPPG paragraph and in the ministerial statement does not define what constitutes 'local communities' but it would be reasonable to look at the locality of the respondents and that of the Parish areas in relation to the immediate surrounds of the site.

8.17 The vast majority of the respondents are from within the local area. The Parish Councils of Wadworth and Braithwell with Micklebring have registered objections. It is not known if the Parish Councils undertook any form of consultation within their areas prior to their responses.

8.18 The NPPG guidance is silent in terms of the role of Parish Council's referring only to local communities. In this case, those local residents who initially objected have since expressed their support for the scheme following further public consultation from the applicants.

8.19 In assessing the impact of the proposal on the openness of the Green Belt the turbine tower at its widest at the base is 5.0m in diameter and in rising to 50m to its hub (and 77m to blade tips) is a tall, slender structure when viewed in its rural context. Wind turbines are quite familiar structures in rural locations. Fields, field boundaries and woodlands can be seen all around the site. The harm to the openness of the Green Belt is considered to be small. A further assessment of the visual impact will follow.

8.20 The single wind turbine proposed for the Yorkshire Main site is being developed by the Energy Prospects Co-operative as a co-operatively-owned wind turbine. This means that the members of the co-operative who have invested in the project take an active part in the democratic (one-member-one-vote) decision-making processes of the co-op and receive a fair return on their investment. In addition, the co-operative intends to set aside a portion of the income as a community fund for use on energy and environmental projects in the local area. The aim is to ensure that as much of the benefit from the project as possible remains in the local area.

## Noise

8.21 In terms of noise, the accepted method of assessment is contained within "The Assessment and Rating and Noise from Wind Farms" (ETSU -R-97), drawn up by the Noise Working Group for the DTI. Since the proposal is predicted to give rise to noise levels of less than 35 dB LA90 at all of the closest neighbouring non - financially involved properties for wind speeds of up to 10m/s, ETSU-R-97 advises that it is unnecessary to carry out background noise measurements at these locations.

8.22 The predictions provided by the applicants show that no residential property would be likely to experience noise levels arising from the proposed wind turbine above 32.5 dB LA90. As such, the predicted noise levels would meet noise level set out in the ESTU-R-97 document by a margin of at least 2.5dB.

8.23 In addition, it is predicted that the background noise at the nearest properties will be dominated by the A1(M) and M18 motorways and interchange, and as such the potential for any audibility of the turbine at nearby residences is negligible.

8.24 The Council's Environmental Health team have been consulted and raised no objections to the proposed scheme, subject to the imposition of a condition to ensure that shall not exceed a certain level when measured at the boundary of the identified nearest noise sensitive property.

8.25 On the basis of the above, the applicants have demonstrated that the proposal would not exceed the noise limits set out within accepted national guidance. No objections have been received from the Environmental Health team to the proposal.

### Air Safety

8.26 As part of the application process, Robin Hood Airport, NATS (National Air Traffic Services) and the Ministry of Defence have been consulted. Part C of Core Strategy Policy CS19 seeks to ensure that such proposals allow for the safe and efficient operation and growth of Robin Hood Airport. Consultees have raised no objections to the proposal following further information provided by the developer to provide mitigation strategies to overcome radar clutter. Robin Hood Airport have provided planning conditions to ensure that a detailed scheme of mitigation measures are agreed prior to the commencement of development, and are implemented before the turbines become operational.

### Heritage

8.27 The application has been submitted with a Heritage Assessment which identifies and considers the impact on designated heritage assets that may be affected by the proposal as required by the National Planning Policy Framework. There are 10 scheduled monuments and 12 grade 1 or grade 2\* listed buildings within a 5km radius and 9 conservation areas and 2 nationally registered parks and gardens. There are a further 7 grade 2 listed buildings within a 2km radius. Since the original study the adjacent Edlington Wood has been identified as a park and garden of local historic interest.

8.28 The assessment is based on local and national policies which are still current and uses typical Environmental Impact Assessment methodology with a detailed consideration of the setting and significance of the heritage assets in line with the National Planning Policy Framework. The assessments of individual impacts are contained in section 5.4 p13 onwards of the heritage assessment. The conclusion of the statement was that there will be no more than a minor adverse impact (overall) and that mitigation measures are not considered to be a requirement.

8.29 The Council's Conservation Officer broadly agrees with the assessment that for most of the identified heritage assets the impact of the proposal is none or negligible, being either too far away or as in the case of the scheduled or listed monuments within Edlington Wood their heritage significance is archaeological or historic and views towards the turbine do not contribute to this.

8.30 However, it is considered that the impact on some heritage assets is underplayed. The grade 2 listed White House farm and separately grade 2 listed barns are approximately 750m south east of the site. In the view of the Conservation Officer the assessment underplays the contribution of the surrounding landscape to the heritage significance of the listed buildings in defining it as having a neutral contribution. The listed buildings are affected by the proximity of the motorways on 2 sides but the view north west is still a reminder of its rural character and due to its proximity and height the turbine will intrude into this. This is roughly analogous to viewpoint 4 in the landscape assessment. This could be defined as having some harm to the setting. The distinctive white Church of St Peter, Warmsworth Road is grade 2 listed and falls just outside the 2km limit. Its heritage significance is primarily architectural being built in the 1930s in a Greek style with a distinctive dome. Being on the elevated Warmsworth Road it is a distinctive landmark when seen from the south as far as the M18. There are also views towards the church from the bridleway immediately south of the turbine before it disappears into Edlington Wood. The Conservation Officer classes this as minor harm.

8.31 The adjacent Edlington Wood is proposed for designation as a park and garden of historic interest. The park is of historic interest as the former grounds of Wood Hall and incorporate significant landscape features including a listed monument and woodland plantations. The key views are internal to the wood and some of the significance lies in the archaeological heritage assets and listed structure within the wood which as discussed in the assessment are minimally affected. The turbine may be visible from the path within the eastern edge of the wood and through the trees particularly in winter. It is difficult to assess to what extent the turbine will be visible above the trees particularly in the open areas at the centre of the woodland due to the difference in contour. The turbine is likely to be visible at the western entrance to the Loversall conservation area but this is not a key view.

8.32 It is considered that there would be some harm (less than substantial) to the settings of the listed buildings at White Cross grange farm and there will be some impact on the significance of the local park and garden of historic interest where the turbine impinges on views. The NPPF states that where there is less than substantial harm this should be weighed against the public benefits of the proposed development which is a conclusion ultimately arrived at in the assessment (para. 6.5). These benefits are primarily described as Environmental benefits in part 5 of the supporting planning statement which include renewable energy generation, ecological enhancement, and community benefits in the form of generating an income for the local community through co-operative ownership.

8.33 Overall, it is considered that these benefits of the scheme, together with the demonstration of public support carry significant weight against the less than substantial harm to local heritage assets.

## Landscape and Visual Impacts

8.34 As part of the application submission, the applicants have provided a Landscape and Visual Appraisal. The application site and surroundings have previously been described earlier in the report. As part of the appraisal, the applicants have identified a Zone of Theoretical Visibility (ZTV) to assess the visual impacts of the proposal upon the wider landscape.

8.35 The recommended ZTV for a 77m high wind turbine is a 25km radius. The applicants have considered the characteristics of the proposed development, including its scale, siting, landscape characteristics with the areas of theoretical visibility outlined in the ZTV, and concluded that it would be unlikely that significant landscape or visual impacts would be experienced beyond a 10km radius of the proposed development. A 10km study area was therefore chosen for the assessment, which was considered to be appropriate by officers.

8.36 The wind turbine itself is obviously the main element of the proposal, however there are ancillary works and structures associated with the development. The assessment considers the site tracks and substation, and concludes that these would not have any significant impact upon the character of the surrounding landscape. Only some 200m of new track together with the upgrading of 465m of existing track is required to access the turbine, and the track will be constructed of stone as is typical of farm tracks. In addition, all of the cabling within the site will be underground, and the small substation is proposed to be located close to the proposed turbine on the edge of the hardstanding. As such, it is not considered that the proposed ancillary works would have a minimal impact upon the character of the surroundings.

8.37 The landscape and visual assessment was based on a total of 8 viewpoints that were selected to be representative of the main views of the site from a variety of landscape and visual receptors in the study area.

8.38 The assessment made a number of main points. Firstly, that there are no nationally or regionally designated landscape areas within the 10km study area. Although the site is within the Green Belt, this is itself is not a landscape designation. The site lies within the Stanton to Edlington Limestone Plateau Landscape Character Area (LCA). The development would not result in the loss of any of the characteristics which define this LCA, and it was found that the magnitude of change would be low.

8.39 Furthermore, in terms of sensitivity to change it is noted that this LCA is less sensitive to the north and east, and is defined within the Council's Landscape Character and Capacity Study as being of moderate sensitivity to wind turbine development. As such the effect on the LCA is not deemed to be significant, and the baseline characteristics continue to provide the defining influence in this area. The development would not cause significant impacts upon adjoining LCA's.

8.40 With regards to visual amenity, it is assessed that the proposal would have a significant effect on residents to the south western edge of Alveley who would have direct and unobscured views of the turbine, however residents in Warmsworth, New Edlington, Loversall, Wadworth and Cadeby would not experience a significant change of view. There would be significant visual effects for pedestrians using the public rights of way within the immediate vicinity of the site. Similarly, there would be significant effects on visual amenity for users of the motorways closest to the site, albeit for short sections of these roads.

8.41 From further afield, the turbine may still be visible, however not to the degree of being a defining feature and would appear to be a smaller element within the wider landscape. There is an operations windfarm at Marr comprising of 4 turbines located some 7.4km to the north west, and a single turbine at Fieldhouses some 6.8km to the south west, however the cumulative effect of the proposal together with these is not considered to be significant.

8.42 Policy CS19 of the Core Strategy is concerned with renewable energy, and seeks to ensure that new development has no significant adverse effects on landscape character, and that stand alone renewable energy schemes will be directed to those landscapes with the highest relative capacity for the development proposed. Policy CS16 of the Core Strategy, concerned with the natural environment, seeks to ensure that development is appropriate to the landscape's character, sensitivity and capacity. Saved Policy ENV3 of the UDP states that the scale and appearance of a proposal must have regard to the wider visual impact and should not result in a significant impact on views from major transportation routes, across open countryside or of important landmarks.

8.43 As described above, the proposal would be located in an area defined by the Council's Landscape Character and Capacity Study (LCCS) as being of medium sensitivity and moderate capacity for wind turbine development. Furthermore, the proposal would only result in a low magnitude of change in terms of the characteristics which define this LCA. The LCCS sets out characteristics which are more accommodating of wind turbine development, which include;

Located in more disturbed areas where views are already disrupted by man made elements such as major road corridors

Locating development next to motorways

Avoiding locating near historic elements or conservation areas

Locate in hollows in landform and use existing woodland to screen lower parts, or replacing lost hedges on field boundaries

Use existing farm tracks for maintenance access

Locate away from settlement edges

8.44 It is considered that the proposal achieves the majority of these elements, being located next to major road corridors, making the most of the landform to screen views from the west, located away from settlements and historic assets, and utilises existing farm tracks for access.

8.45 On this basis, whilst the proposed turbine will be visible within the landscape, the overall impact is considered to be moderate, and the site is located in an area which is lower in sensitivity and has capacity for accommodating the development.

## Ecology and Wildlife

8.46 Policy CS 16 of the Doncaster Council Core Strategy states that Doncaster's natural environment will be protected and enhanced in accordance with a number of principles. Nationally and internationally important habitats, sites and species will be given the highest level of protection and proposals will be supported which enhance the borough's landscape and trees by ensuring that design are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

8.47 An Ecology report has been submitted with the application which sets out which species may be impacted by the scheme, and the potential impact of the scheme upon nearby protected sites. The report covers all of the identified potential ecological 'receptors' and carries out surveys and appraisals using best practice methodology.

8.48 The habitats identified would seem to be typical of arable landscapes within the limestone ridge area of the borough. The presence of typical species including orchids clearly indicated this.

8.49 Bats were identified as using the area and this was identified through transects and the use of specialist recording equipment. The outcome of the surveys showed three species of bat using the area around the site and that two of the species may be roosting within Edlington Wood may be roosting in nearby. However the level of activity was assessed as low and from that it can be assumed that the site is not an important foraging site for bats. Certain bird species were identified as using the site but it was assessed that certain species that are potentially at risk from collision with turbines would use the area infrequently making the risk of collision very low and that it would not impact upon local populations.

8.50 Badgers were not identified as using the site and great crested newts were also considered to be absent following a brief survey that was shortened by the drying up of the only pond within 500m of the site.

8.51 In total it was identified that impacts on ecological receptors would probably be low at a local level and hence there would be only be a minimal impact on biodiversity but even this level of impact would need to be mitigated or compensated for. On this basis, a condition to ensure that an ecological enhancement scheme is agreed and implemented will be imposed.

8.52 The scheme will not result in the loss of any trees, and the existing field boundary hedges are to be retained.

## 9.0 Summary and Conclusion

9.1 The application is in the Green Belt and represents a departure from the Local Plan. National Policy acknowledges that very special circumstances can exist in the Green Belt due to the wider environmental benefits associated with increased production of energy from renewable sources.

9.2 The Government have set out that local communities should have the final say in these types of Planning Applications and judging by the response to community consultation, the proposal is viewed favourably by the majority of the respondents to the Planning Application. The guidance and accompanying Ministerial Statement is capable of being a material consideration, but not one to which significant weight should be attached to outweigh the fact that the proposal complies with the National Planning Policy Framework and the Development Plan.

9.3 The creation of sustainable energy and the associated environmental benefits from the very special circumstances that justify the development within the Green Belt. The very special circumstances afforded by the benefits of the development outweigh the other material considerations discussed above and the proposal should be approved.

**The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**

### RECOMMENDATION

**Planning Permission GRANTED subject to the following conditions.**

01. STAT1            The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON  
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U48545            Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
- Turbine Details Drawing No  
Combined Access Rev A Drawing No  
Unlabelled location plan Scale 1:2500 stamped
- REASON  
To ensure that the development is carried out in accordance with the application as approved.

03. U48546 Within 4 months of the 25th anniversary of the date of first export (as defined in condition 04 below), all wind turbines, the sub-station, and other removable above ground elements not subsequently required for the then current use of the land, will be removed and the ground re-instated in accordance with details to be approved in writing by the local planning authority. Any elements of the development that are to be retained will be approved by the Local Planning Authority prior to the re-instatement being commenced.  
REASON  
To ensure that the site is appropriately restored.
04. U48550 Development shall not commence until a detailed scheme for the provision to air traffic controllers of Doncaster Sheffield Airport of a Wind Farm Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority, in consultation with the airport operator and all necessary approvals for the construction, installation, testing and operation of the works in the approved detailed scheme have been obtained to the satisfaction of the Local Planning Authority in consultation with the airport operator and including regulatory approval by the Civil Aviation Authority where necessary.  
REASON  
In the interests of air safety
05. U52611 The wind farm shall not commence operation until the works and other requirements of the approved detailed scheme have been constructed, installed, effected, tested and become operational and any further necessary approvals for the same, including regulatory approval of the Civil Aviation Authority, have been obtained, all to the satisfaction of the Local Planning Authority in consultation with the airport operator. Any variation of the approved scheme, including its implementation, shall not take place except with the prior written approval of the Local Planning Authority.  
REASON  
In the interests of air safety
06. U52612 The Wind Turbine Noise Levels as measured in accordance with the method stated in ETSU-97 shall not exceed 35dB(A)L90,10min at wind speeds not exceeding 10 metres per second at the boundary of the nearest noise sensitive dwelling.  
REASON: To ensure that the development does not prejudice the local amenity.

07. U52613 No development shall take place until an ecological enhancement plan has been submitted to the Local Planning Authority for approval in writing. This plan shall include details of proposed mitigation and enhancement measures to be delivered on or offsite, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

REASON

To ensure the ecological interests of the site are maintained in accordance with policy CS16 of the Doncaster Core Strategy.

08. ENVH4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

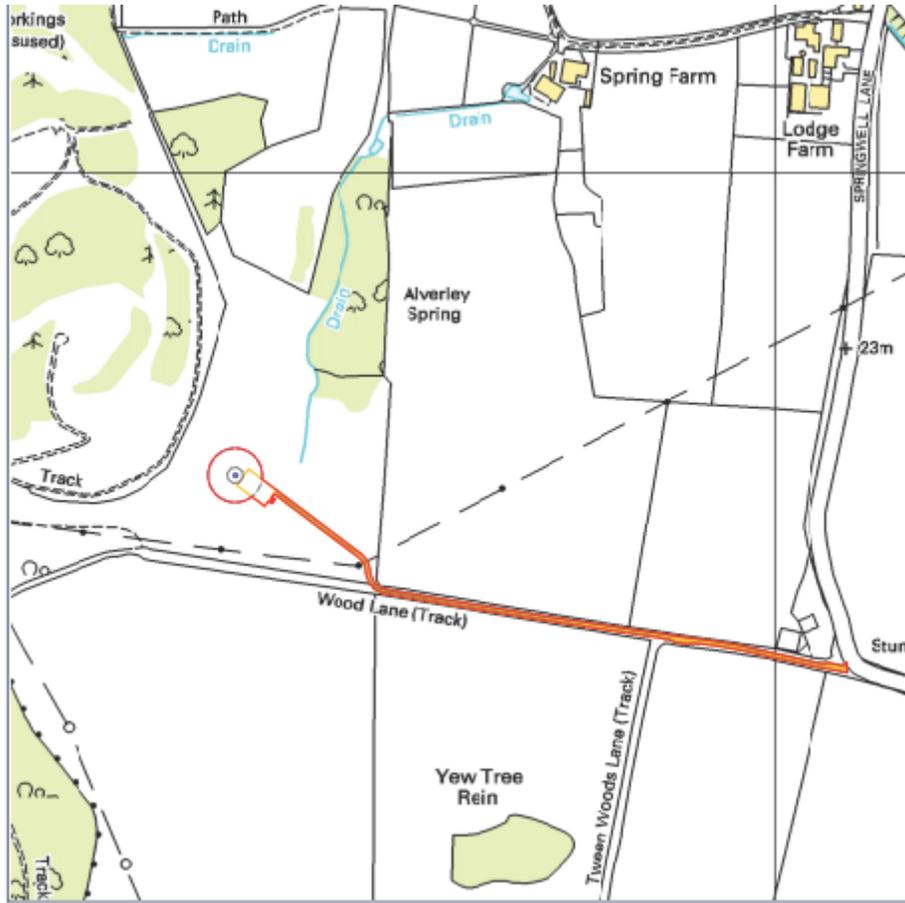
01. U11354 **INFORMATIVE**  
The detailed scheme referred to in condition 3 above shall demonstrate that the scheme, when operational, will ensure that any radar returns from the development will not be displayed to air traffic controllers of the airport and will not adversely affect air traffic control at the airport. "Wind Farm Mitigation Scheme" means a scheme for the mitigation of the anticipated impacts of the development on the operation of the Doncaster Sheffield Airport primary surveillance radars and associated air traffic management operations.

# APPENDIX 1



Location Plan

# APPENDIX 2



APPENDIX 3



Sattelite Image



# APPENDIX 4

