



Redcar & Cleveland Borough Council
Regeneration Services Directorate
Development Management
Redcar and Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

Direct line: 01287 612546

Website: www.redcar-cleveland.gov.uk/Planning
Email: planning_admin@redcar-cleveland.gov.uk

ENTRUST
DARESBURY INNOVATION CENTRE
KECKWICK LANE
DARESBURY
CHESHIRE
WA4 4FS

Our Ref: PX0573/2014
Your Ref:
Contact: Mr D Pedlow
Date: 29 January 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: SINGLE WIND TURBINE
LOCATION: LAND AT SEDGEMOOR ROAD ESTON

This proposal does require permission under the Town and Country Planning Act 1990.

The application site on which the turbine is proposed is an area of open land to the south of the A174 and the settlements of Normanby and Eston. The proposed turbine is as shown on the submitted documents is proposed to have a maximum height of 77m, which due to its scale would result in the development being considered as Schedule 2 development under the Environmental Impact Regulations 2011 and therefore any submission should be screened under the regulations to determine whether any planning application would be required to be supported.

With regard to the location of the proposed turbine consideration needs to be given to the proximity of the residential properties to the north of the site with regard to visual impact, noise and shadow flicker. These considerations would require the preparation of technical reports and therefore at this time it is not possible to give detailed advice with regard to these matters.

The proposal should be considered at a national policy perspective with regard to the NPPF and the local perspective within the Council's LDF. Policies relating to renewable energy developments and landscape considerations include; CS3, CS20, CS21, CS22, CS24, DP1, DP2, DP3 and DP6

The site is also situated within a landscape that is designated within the Redcar and Cleveland Local Development Framework Landscape Character SPD. The site on which the turbine appears to be located on, is situated within a landscape designated as Restoration Landscape, however it is also in very close proximity to landscape which is designated as Sensitive Landscape and therefore consideration also needs to be given to the impacts on the wider landscape character. I would therefore direct you to the Landscape Character SPD which can be found at the link below;

<http://www.redcar-cleveland.gov.uk/rcbcweb.nsf/Web+Full+List/2FF81629814A6EAB80257607004F2795?OpenDocument>

An assessment will also be required with regard to the impact of the proposed development on designated heritage assets including Conservation Areas, Listed Buildings and Scheduled Monuments. This assessment should have regard to the National Policy perspective in the NPPF along with the Local Policies within the LDF, namely CS25, DP9 and DP10.

The application would also be required to be supported by ecological assessments, including consideration of ornithological matters.

I would also advise that you make contact with Durham Tees Valley Airport (DTVA) in advance of any application being submitted as we have had a number of applications for single turbines within the borough which have raised concerns with DTVA.

Applications can be submitted electronically through the Planning Portal (www.planningportal.gov.uk). Alternatively forms can be downloaded from the Councils website (www.redcar-cleveland.gov.uk/planningforms). The forms should be submitted together with detailed plans, any additional supporting information and a fee.

Please note that the Council does not keep a hard copy of any documentation submitted with the enquiry.

Yours faithfully

Mr D Pedlow
Planning Officer