

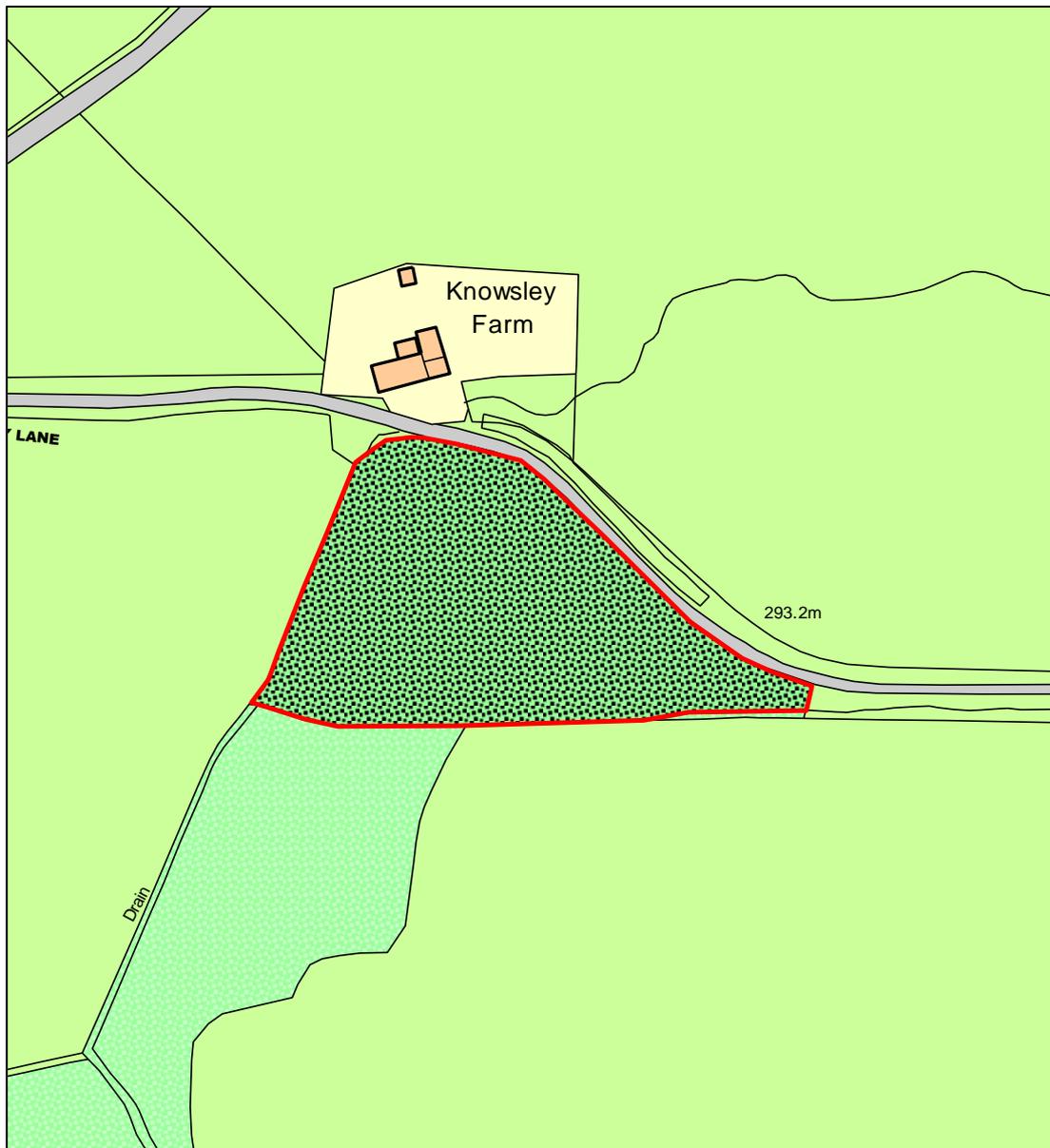
Proposed Development: Construction and operation of a combined ground mounted solar PV array (7kW) and wind turbine (5.5kW) with a maximum tip height of 17.5m

Site Address: Knowsley Farm, Knowsley Lane, Edgworth, Bolton, BL7 0JH

Applicant: Mr Cleveland Forty

Ward: West Pennine

**Councillor Jean V Rigby
Councillor Julie H Slater
Councillor Neil Slater**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed development is recommended to be granted planning permission, subject to the conditions and informative note detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

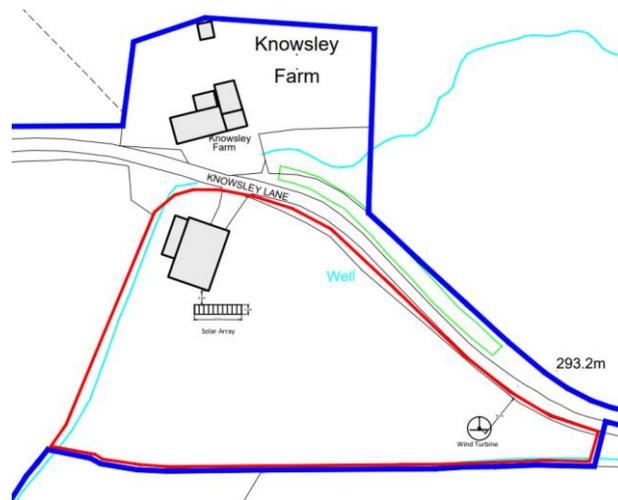
- 2.1 This application is presented to the Planning and Highways Committee, in accordance with the Council's scheme of delegation, and given that objections have been received from both North Turton Parish Council and a Ward Councillor. A number of public objections have also been received, which principally concern the potential for adverse landscape impacts to be caused. Impacts on private views, damage to the surface of Knowsley Lane, and the potential for ground disturbance have also been cited as concerns.
- 2.2 The proposed development has been publicised through letters to residents and occupants of the nearest 13 properties, initially on 17th May 2022. In addition, a site notice was displayed outside of the site, on 27th May 2022. A number of consultations have also taken place following the receipt of amended plans and information.
- 2.3 The Council's development plan supports new renewable energy developments and associated works, provided they constitute sustainable development and accord with the development plan when taken as a whole. The proposal will deliver a combined ground mounted solar photovoltaic array and wind turbine energy generation system for domestic use.
- 2.4 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process, or capable of being controlled or mitigated through appropriately worded planning conditions.
- 2.5 The key issues to be addressed in determining this application are;
- Establishing the principle of development
 - Assessing impacts on landscape character
 - Safeguarding residential amenity
 - Safeguarding public safety
 - Assessing impacts on highway safety
 - Minimising potential impacts on ecological populations
 - Assessing any potential risks from former coal mining activity
 - Establishing potential impacts on hydrology and below ground conditions

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is an agricultural field located to the north of the village of Edgworth, within an allocated Countryside Area. The field comprises of circa 1 acre and slopes towards the west side down from Broadhead Road.

Figure One – Location Plan (amended)



3.1.2 Some trees intersperse the site with many lining the site boundaries. An agricultural building is positioned to the west edge with the dwelling of Knowsley Farm located on adjacent land to the north. Dwellings intersperse the adjacent countryside with the surrounding land uses being predominantly agricultural.

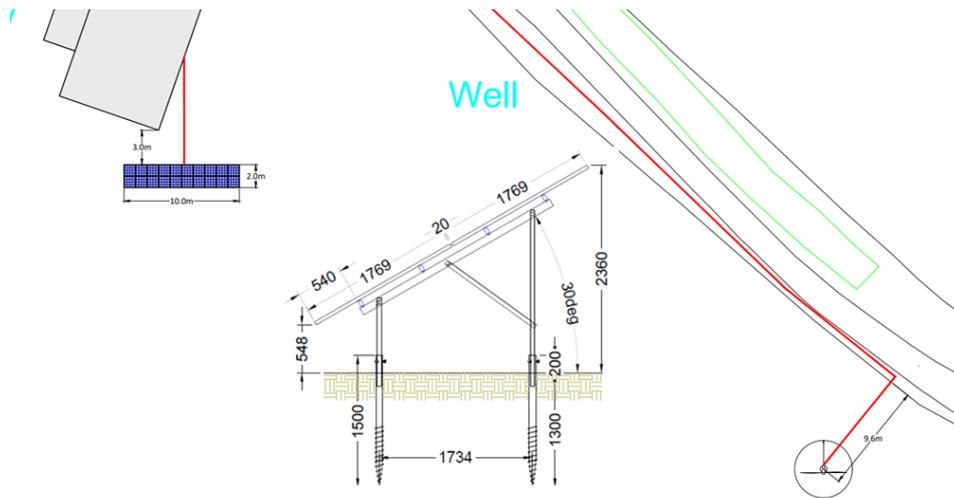
Figure Two – Satellite Image of the Site (taken 2022)



3.2 Proposed Development

3.2.1 As detailed above, this planning application involves the installation of a combined ground mounted solar photovoltaic array (PV) and wind turbine system for the generation of electrical energy. The development description states that around 12.5 kilowatt-hours (kW) of power would be generated from the two installations, which would be utilised by the residents of Knowsley Farm.

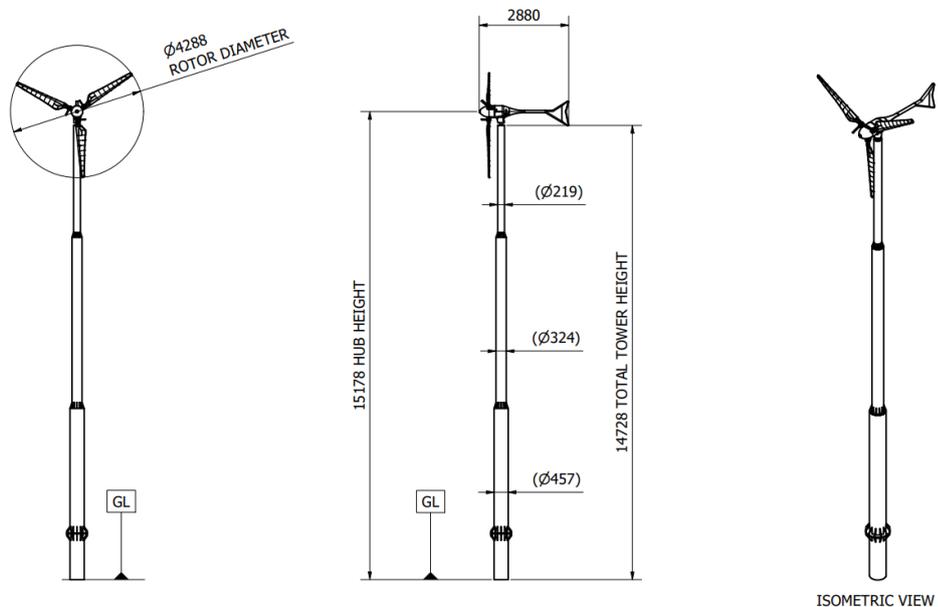
Figure Three – Proposed Site Plan and Solar Panel Cross-Section



3.2.2 The proposed PV would have an area of 20 square metres with its highest point being around 2.4m from the ground. It would consist of sixteen ground mounted panels. The supporting frame would have a galvanised steel construction and would be fixed to the ground with galvanised ground anchors.

3.2.3 The proposed turbine would have a vertical axis construction. It would have a tip height of 17.5m with the turbine body being supported 15.2m above the ground by a galvanised steel monopole. Underground cabling would be used to link the PV and turbine with an electrical distribution board at Knowsley Farm.

Figure Four – Technical Plans of Proposed Windturbine



3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (adopted December 2015):

- Policy 5: Countryside Areas
- Policy 7: Sustainable and Viable Development
- Policy 8: Development and People
- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design
- Policy 36: Climate Change
- Policy 37: Wind Turbines
- Policy 41: Landscape

4.0 **ASSESSMENT**

4.1 Principle of Development

4.1.1 As detailed above, the proposals would involve the installation of a micro energy generation system for the benefit of a private dwelling. Policy 5 does not specifically allow for the development of sustainable energy infrastructure within allocated Countryside Areas. That said, wider policy support is provided for such forms of development within the Local Plan.

4.1.2 Policy 36 allows for the development of small-scale renewable or sustainable energy schemes, including solar and wind energy. The proposals would allow the carbon footprint of the dwelling to be reduced, thereby contributing towards the aspirations of that policy.

4.1.3 Policy 37 specifically regards the development of wind turbines. The majority of the relevant requirements of that policy are covered in subsequent sections of this report. One of the relevant requirements states that following neighbour

consultations, it must be demonstrated that the planning impacts identified by affected local communities have been fully addressed, thereby securing their backing. As detailed above, a number of objections have been raised to the development and the proposals arguably do not entirely have the backing of the local community.

- 4.1.4 However, Policy 37 goes on to add that where a conflict exists with one or more of the criteria, and this cannot be eliminated through mitigation measures, the Council should consider whether the environmental benefits of the renewable energy generation potentially realisable through the development outweigh the harm caused. Such an outcome is applicable for these proposals for the aforementioned reasons.
- 4.1.5 There is a global drive to reduce the reliance on fossil fuels and cut carbon emissions more generally and proposals such as these should be supported provided no unacceptable wider impacts are applicable, which are covered in a greater level of detail below. The submitted Supporting Statement also contains a decommissioning schedule and it is expected that the installations would be in place for around 30 years, which is relatively standard for installations of the proposed type. The principle of development is therefore acceptable, in accordance with Policies 36 and 37.
- 4.1.6 In accordance with the presumption in favour of sustainable development detailed in the Framework, and Policy 7, development proposals should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of the proposal are identified; subject to assessment of the following matters;

4.2 Design and Landscape Character

- 4.2.1 The site is positioned on sloping land within an open valley landscape. In general terms, Policy 11 requires all development proposals to represent a good standard of design through demonstrating an understanding of the site's wider context. Policy 41 states that development will be permitted provided there is no unacceptable impact on landscape character or the principal traits associated with it. Moreover, Policy 37 requires proposals for wind turbines to have no unacceptable adverse visual impact and not unacceptably undermine the character of the surrounding landscape. Concerns have been raised in consultee and public comments on design and landscape character grounds.
- 4.2.2 The proposed PV would not cause any harmful visual impacts owing to its low-profile nature. Large commercial turbines have the propensity to form extremely prominent features within the surrounding landscape. The design of this turbine is somewhat different however and it involves the installation of a modestly scaled turbine atop a tall pole. At up to 17.5m in height, it is acknowledged that the proposed turbine would be visible within the surrounding landscape. That said, tall structures such as telegraph poles are already found in abundance locally with much taller structures such as pylons and masts interspersing the wider landscape.

4.2.3 When those landscape traits are considered alongside the slim-line design of the turbine, the proposals would not cause any adverse visual impacts nor would they unacceptably undermine the character of the surrounding landscape or conflict with the principal traits associated with it. The proposed development is therefore acceptable with reference to design and landscape character, in compliance with Policies 11 and 41 together with the relevant requirements of Policy 37.

4.3 Residential Amenity

4.3.1 As detailed above, isolated dwellings intersperse the surrounding countryside and safeguarding the amenities of those neighbours is an important planning consideration. Policy 8 states that all development proposals must secure a satisfactory level of amenity and safety for surrounding uses, with reference to noise, light, pollution, nuisances, and the general relationship between buildings. Moreover, Policy 37 requires proposals for wind turbines to have no unacceptable adverse impact on the amenity of neighbouring occupiers and not give rise to unacceptable nuisance from noise, shadow flicker, reflected light or other associated effects.

4.3.2 It should be initially noted that specific concerns have been raised in public comments regarding the potential for private views to be adversely effected. Losses of private views are not material planning considerations and there would be no losses of public views to the extent that would lead to the conclusion that this application should be refused, as appraised above in Section 4.2.

4.3.3 The proposed PV would not cause any harmful residential amenity impacts owing to its low-profile nature. The closest neighbouring residential property is at the Toby Inn, which is circa 115m away from the proposed turbine. Potential residential amenity impacts have been appraised at length within the submitted Supporting Statement. BwD Public Protection have reviewed the merits of the submission and no objections have been raised.

4.3.4 Two conditions have been advised in order to mitigate any potential impacts for neighbours in the way of noise pollution and shadow flicker, which are recommended to be added. The relatively modest scale of the proposed turbine would also assist with those arrangements. Subject to compliance with the recommended conditions, the proposed development would be acceptable with reference to residential amenity, in accordance with the relevant requirements of Policies 8 and 37.

4.4 Public Safety

4.4.1 Any potential impacts on public safety must be appraised for all turbine developments given their height. Further requirements within Policy 8 state that all development proposals must secure a satisfactory level of safety for surrounding uses. Moreover, Policy 37 requires proposals for wind turbines to not interfere with telecommunications paths or air traffic services, including those associated with the military.

4.4.2 The amended position of the proposed turbine would not interfere with telecommunications paths. Moreover, the relevant public safety authorities have reviewed the merits of the application and no objections have been raised on those grounds. The proposed development is therefore acceptable with reference to public safety, in accordance with the relevant requirements of Policies 8 and 37.

4.5 Highway Safety

4.5.1 The site is accessed off Knowsley Lane, which is a privately maintained highway. Policy 10 requires all development proposals to not prejudice road safety, or the safe, efficient and convenient movement of all highways users. Moreover, Policy 37 requires proposals for wind turbines to not create a potential hazard to the public using highways, footpaths, bridleways or other public rights of way.

4.5.2 It should be initially noted that specific concerns have been raised in public comments regarding the potential for construction works to damage the surface of Knowsley Lane. The upkeep of private roads is controlled by non-planning legislation and any potential disputes in that respect would be civil matters that should be resolved outside of the planning process.

4.5.3 The proposed PV would not cause any harmful highway safety impacts owing to its low-profile nature. As detailed above, amended plans have been submitted during the course of the application and the proposed turbine would now be positioned further away from Knowsley Lane, at 9.6m. The distances involved would remove the potential for harmful safety impacts to be caused for motorists and pedestrians navigating that highway.

4.5.4 Moreover, no obstructions would be caused for Knowsley Lane, which is an allocated public footpath. As proposed, the development is thus acceptable with reference to highway safety, in accordance with Policy 10 together with the relevant requirements of Policy 37.

4.6 Ecological Considerations

4.6.1 The site is currently undeveloped agricultural land, which partly interspersed by trees of varying ages and species. In addition, areas of the West Pennine Moors Site of Special Scientific Interest (SSSI) are found to both the east and west. Policy 9 states that development will only be permitted where, following implementation of any required mitigation, there is no unacceptable impact on environmental assets or interests, including habitats and species. Moreover, Policy 37 requires proposals for wind turbines to not cause an unacceptable adverse impact on a protected habitat or other features of ecological importance.

4.6.2 A Preliminary Ecological Appraisal has been submitted in support of the application. Those matters have also been appraised as part of the submitted Supporting Statement. Both the BwD Ecological Advisor and Natural England has reviewed the merits of the submitted information and the proposals as a

whole. The proposed PV would not cause any harmful ecological impacts owing to its limited scale.

4.6.3 Some initial concerns were raised by the BwD Ecological Advisor given the proximity of the proposed turbine in relation to trees on the boundary with Knowsley Lane, which may have caused conflict with species of flight. As detailed above, amended plans have been submitted during the course of the application and the turbine would now be positioned further away from boundary trees, thereby adequately addressing those initial concerns. No objections have been raised by Natural England following a review of the submitted Preliminary Ecological Appraisal.

4.6.4 A number of conditions have been advised by those consultees in order to minimise potential risks to nesting birds and local ecology and to ensure ecological enhancement measures are provided in support of the development, which are recommended to be added. Subject to compliance with those conditions, the proposed development would be acceptable with reference to ecological considerations, in accordance with Policy 9 together with the relevant requirements of Policy 37.

4.7 Coal Mining

4.7.1 The site is positioned within a High Risk Area for former coal mining activity. Further requirements within 8 state that in the case of potentially unstable land, a land remediation scheme must be secured in order to provide a safe environment for site users. The Coal Authority have reviewed the merits of the application and no objections have been raised.

4.7.2 A specific Informative Note has been recommended that should be added to any approvals issued. Subject to those obligations being followed at the Building Regulations stage (where relevant), the proposed development would be acceptable with reference to coal mining, in accordance with the remaining requirements of Policy 8.

4.8 Hydrology and Below Ground Conditions

4.8.1 Owing to the height of the proposed turbine, any required foundations may potentially be significant in scale. Further requirements within Policy 37 state that proposals for wind turbines must ensure that no unacceptable impact on local hydrology or other below ground conditions are caused, including safeguarded mineral resources. Concerns have been raised in public comments given a lack of submitted details regarding the required foundations and the potential for ground instabilities to be caused.

4.8.2 It should be initially noted that the proposals would occupy a small area of land and the extraction of minerals from the site would be unviable. The close proximity of dwellings provides further significant constraints in that respect alongside the potential for former coal mining workings to run beneath the site. No further assessments are therefore required in that respect.

4.8.3 In relation to the required foundations, those matters have been partly appraised within the submitted Supporting Statement. Such matters can only realistically be finalised once the relevant geotechnical investigations have been undertaken. It is likely that those costly surveys would be commissioned by the Applicant once an approval has been secured. Given the limited scale of the proposed turbine, it would be unreasonable to expect such information to be submitted ahead of the determination given the costs involved.

4.8.4 That said, a review of those details is necessary with these proposals in order to ensure that their construction would not cause any unforeseen harmful environmental impacts. A condition is therefore recommended in order to control those details. Subject to compliance with that condition, the proposed development would be acceptable with reference to hydrology and below ground conditions, in accordance with the remaining requirements of Policy 37.

4.9 Summary

4.9.1 This application involves the construction and operation of a combined ground mounted solar PV array and wind turbine system. Subject to appropriate conditions, the proposed development would be acceptable on all the relevant planning grounds, in accordance with the policies detailed in Section 3.4.

4.9.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposal would be acceptable in principle and with reference to design and landscape character, residential amenity, public safety, highway safety, ecological considerations, coal mining, and hydrology and below ground conditions.

4.9.3 The proposed development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

5.0 **RECOMMENDATION:**

5.1 **Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to the following conditions and informative notes;**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (EW/21/01 – Revision C),

Proposed Site Plan (EW/21/02 – Revision B), Proposed Wind Turbine Plans and Proposed Ground Mounted Solar Array.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external materials to be used for the construction of the development hereby approved shall be as stated on the submitted application form and approved drawings and those materials shall not be varied without the prior written consent of the Local Planning Authority.

REASON: Those materials are acceptable for this development and site, in the interests of visual amenity, and to comply with the requirements of Policy 11 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

4. No development shall commence on site unless and until, a detailed landscaping and ecological enhancements scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be exclusively limited to the following;
 - a) Details of proposals for supplementary landscaping around the development, and;
 - b) Details indicating the location, arrangement, species, sizes, specifications, numbers, and planting densities of all new planting;

The approved scheme shall be implemented in its entirety following the development hereby approved being substantially completed. Any tree/shrub or other planting that is lost, felled, removed, uprooted, dead, dying or diseased or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

REASON: In order to provide supplementary landscaping and ecological enhancement measures in support of the development, in the interests of visual amenity, landscape character and local ecology, and to comply with the requirements of Policies 9, 11 and 41 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

5. With the exception of Knowsley Farm, any noise emissions generated by the development hereby shall not give rise to noise levels at neighbouring residential premises which exceed 35 dB LA90, 10min at wind speeds of up to 10 m/s, and the turbine noise at all neighbouring residential properties must not have a tonal character.

REASON: In order to prevent adverse noise pollution for neighbours, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6. With the exception of Knowsley Farm, the development hereby approved shall not give rise to shadow flicker at any neighbouring dwelling.

REASON: In order to prevent shadow flicker for neighbours, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

7. Where relevant, no works in support of the development hereby approved to clear trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey produced by a suitably experienced ecologist has been carried out immediately prior to clearance works. In addition, written confirmation confirming that no active bird nests are present shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any such works.

REASON: In order to minimise disturbance for nesting bird populations during the construction phase, in the interests of local ecology, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

8. The development hereby approved shall be implemented in strict accordance with all of the recommendations and measures of ecological mitigation detailed in the submitted Preliminary Ecological Appraisal, prepared by Taxus Ecology, and dated April 2022.

REASON: In order to minimise the developments impacts on local wildlife populations, in the interests of maintaining the ecological value of the site, and to comply with the requirements of Policy 9 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

9. No development shall commence on site unless and until, detailed plans showing the required foundations for the wind turbine hereby approved, together with any relevant geotechnical investigations, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the agreed details.

REASON: In order to agree the required extent of foundations works, in the interests of preventing adverse impacts on hydrology and below ground conditions, and to comply with the requirements of Policy 37 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

Case Specific Informative Note

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and

adits); shallow coal workings; geological features (fissures and breaklines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (where relevant)

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

6.0 PLANNING HISTORY

6.1 No relevant planning history.

7.0 CONSULTATIONS

7.1 BwD Public Protection – Should this application be approved, the following conditions are recommended to be imposed if planning permission is granted;

(Noise Condition) The approved wind turbine shall not give rise to noise levels at residential premises and the Toby Inn which exceed 35 dB LA90, 10min at wind speeds of up to 10 m/s, and the turbine noise at these premises will not have a tonal character.

(Shadow Flicker) The wind turbine hereby approved shall not give rise to shadow flicker at the Toby Inn or any dwelling, with the exception of Knowsley Farm.

7.2 BwD Ecological Advisor – The potential ecological issues include bats and birds.

7.3 (Bats) Bats are known to collide with windturbines and normally we would request a bat activity survey to ensure the turbine was not located in a high risk location for commuting and foraging bats. In this instance the development is a small single turbine in an area assessed less than 2 years ago for bats as part of an adjacent application. This found the building to be negligible risk and to be located in a low risk area for foraging and commuting. In terms of risk to bats the overall risk would therefore be low (single small turbine a low risk location).

The turbine does however appear to be located adjacent to a couple of trees that could attract bats. To reduce the risk further it would be better located away from any trees or linear landscape features that could be utilised for bats. I therefore recommend either relocation of the turbine away from any landscape features that could attract or act as flight paths for bats or carry out bat activity surveys at the location proposed to demonstrate negligible to very low bat activity.

(Nesting Birds) It is unclear whether the windturbine or cable laying will require removal of trees or shrub, potential bird nesting habitat. I therefore recommend as a precaution a condition along the following lines – No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

(Contributing to and Enhancing the Natural Environment) Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The habitat losses for the turbine and solar array are small. Mitigation should however be provided for any loss of trees, shrubs and associated bird nesting habitat. The details can be conditioned.

(Update) I acknowledge the relocation of the turbine away from the copse in to the body of the field. I now have no further issues regarding bats, which given the scale of the turbine and location is very low risk. The previous recommendations regarding nesting birds and mitigation/enhancement measures still apply.

7.4 BwD PROW Officer – Knowsley lane is a public footpath, being footpath 91 Edgworth. Looking at the location provided the turbine appears to be adjacent to the Public right of way however it doesn't directly affect it as it is only a footpath and not a bridleway. If the right of way is to be used for access to install the turbine and the surface needs to be changed to allow this, prior approval for a change of surface needs to be sought from the Highway authority before

any work commences. If there is any risk to the public using the right of way during site preparation and installation the applicant will need to apply for a temporary closure of the footpath prior to any work commencing.

7.5 North Turton Parish Council – We strongly object to application 10/22/0419 for the construction and operation of combined ground mounted solar PV array (7Kw) and wind turbine (5.5Kw) with maximum height of 17.5m at Knowsley Farm, Knowsley Lane, Turton, on the grounds that they will have an intrusive visual impact on the openness of the Green Belt and the nearby SSSI, and would be of detriment to public visual amenity.

7.6 Natural England – As submitted, the application could have potential significant effects on West Pennine Moors Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required: • An Impact Assessment which considers bird species and populations which form part of the SSSI.

(Update) Based on the information submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection. Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

West Pennine Moors Site of Special Scientific Interest Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection. Natural England would welcome mitigation measures such as those listed within Paragraph 6.1.4 and those to address the potential displacement of nearby lapwing, including avoidance of sensitive timings. Other Advice

7.7 Coal Authority – The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

7.8 Ward Cllrs – I wish to object to application 10/22/0419 – mostly the proposal for a wind turbine, on the following grounds: In my opinion the wind turbine would be a detriment to the public visual amenity alongside landscape character also

the location would have a significant impact on the green belt adjacent with long views to the SSSI landscape.

7.9 Health and Safety Executive – No objections.

7.10 NERL Safeguarding (Aviation) – No objections.

7.11 Ministry of Defence – No objections.

7.12 Summary of Public Responses

- The development would appear incongruous
- Adverse landscape impacts may be caused by the windturbine
- Private views may be adversely effected
- Structural damage to Knowsley Lane may be caused
- No details of the foundations have been submitted
- The proposals may cause ground disturbance and impacts on hydrology

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

9.0 DATE PREPARED: 04th August 2022

10.0 SUMMARY OF REPRESENTATIONS

Objection – Cllr Jean Rigby. Received: 09/06/2022.

I wish to object to the following planning application: 10/22/0419 mostly the proposal for a wind turbine, on the following grounds: In my opinion the wind turbine would be a detriment to the public visual amenity alongside landscape character also the location would have a significant impact on the green belt adjacent with long views to the SSSI landscape.

Objection – Norma Syddall & Mrs Irma Syddall, Lower Giles, Knowsley Lane, Turton. Received: 26/05/2022.

Dear Mr Barton

Following our telephone conversation on 18/5/22, I have now been able to access the plans and supporting documents for the above application.

I am writing to register my serious concerns regarding the proposed wind turbine. Our home is at the bottom of Knowsley Lane - downhill to the west of the proposed location of the turbine. As I explained in our conversation I am deeply worried about the ground disturbance.

We have lived here for 55 years and over that time have experienced many occasions where any digging - sometimes even to a shallow level - has resulted in the contamination of our seepage well with soil and silt. We have also had fecal contamination, which we referred to The Environment Agency and Blackburn Council. This was subsequently resolved when our neighbour kindly relocated his sewage plant waste pipe.

I have been advised by Waterline Environmental Ltd (who maintains our water system) that the cause of any contamination is the high clay level in this area, which carries this contaminated water into our well when the water table/aquifer is disturbed.

Our well is our only source of water as there is no mains water provided in Knowsley Lane.

Looking at the size of the turbine - 17.5 metres to the tip - the supporting statement refers to a "small" concrete foundation. No details are yet available as :-

"the final foundation design will depend on the results of pre-construction geotechnical investigations at the turbine location. These investigations will provide confirmation of the suitability of ground conditions for the intended foundations and allow for the preparation of a detailed foundation design."

So I understand from this that there may be multiple test digs until suitable ground conditions have been identified. Given the size of the turbine I can't imagine that a "small" concrete base would be adequate to stabilize a structure of this height - supporting rotating blades of 4.3 metres in diameter. As you will already be aware - we regularly experience extremely high winds (according to The MET Office occasionally 60/80 mph) here on the West Pennine Moors.

In addition, I note that the "15 metres tall steel monopole" would be transported to the proposed location down Knowsley Lane. Knowsley Lane is a private lane maintained by the 5 properties situated here. Although the supporting document states that there would be minimal disruption we would need to have a **realistic** assessment of what possible damage to our lane might be caused should the pole be transported by this route.

I will be asking for a written guarantee that, should any contamination of our well occur during the digging operations, or any damage to Knowsley Lane happen - the cost of rectifying the situation will be borne by the applicants.

As we were not included in your list of neighbours to be consulted, I would be grateful if you would add Lower Giles to your list of neighbour consultations. This would keep us informed of any future changes or additional information if or when it becomes available.

We have no objections to the solar panels but would ask you to take our real concerns regarding the wind turbine into consideration when determining this application.

Objection - Jackie Lloyd, Fox's Lair, Top O'th' Lane Farm, Broadhead Road, Edgworth. Received: 27/05/2022.

I am writing to lodge an objection to the location of the proposed wind turbine which will cause a significant visual obstruction in an area of outstanding natural beauty. It's proposed location will be highly intrusive to the whole environment and will be visible from many miles around and from almost every direction. A ground mounted solar panel on the other hand would be less intrusive and prominent, for not only the immediate neighbours and surrounding home owners, but also for visitors to the area who walk and visit for the area's natural beauty and environmental interest. Of particular note is the proximity of the proposed erection site to my adjoining land and property, and therefore the risk it poses to my horses who will be grazing next to and in the shadow of, the proposed turbine. They will be at significant risk of harm and injury due to the movement and sound of the turbine immediately next to them, which will in essence appear to them to actually be in their grazing paddock as it is so close and borders the fence line perimeter of my grazing land. It may in fact render their grazing paddock unusable.

In conclusion, the siting of a turbine in the proposed location would be damaging to the environment, harmful to wildlife and residing equines, obtrusive to visitors to the area and detrimental to the visual beauty for residents who live in the area. There is of course the likelihood of the proposed turbine posing a threat to several property values in the area too. The proposal is likely to cause more harm and damage to the area overall than it adds benefit to the individual. The overall preservation of the area's natural beauty with it's environmental and scientific interest should be protected for the future, especially given the relatively small benefit to the individual that the proposed erection would bring. Whilst ground mounted solar panels still bring some potential environmental risk and damage, they are at the very least a little less visually intrusive.

Please would you acknowledge receipt of this e mail and lodged objection.

Objection – Terry Kakoullis, The Toby Inn, Broadhead Road, Edgworth. Received: 13/06/2022.

I write in relation to planning application number 10/22/0419.

The proposed (17.5m) wind turbine is in the direct line of sight from our conservatory, bedroom and living room. The conservatory is downstairs in our restaurant and is our main dining area – customers specifically request to sit in there so they can enjoy the uninterrupted views over Broadhead Valley. Our business and wider industry has been severely affected by Covid, and we are no where near back to full strength. The location of this turbine would have a further devastating effect, of this I am certain.

I also live on the premises and the turbine seems to be very close to our building. I am concerned about this on a personal level in addition to the points made above and the further impact it will on me. Whilst I am no expert, my understanding is this a turbine needs to be located the turbine's height plus a minimum of 10% away from the boundary of a property. Our boundary includes the car park on the other side of the road, opposite our building. I am quite certain that the location proposed for the turbine does not meet this criteria and is in fact too close.

I strongly object to this application and I look forward to hearing from you in response. If you would like to discuss further, I am contactable on 07710025932 and 01204 852276, or via this email address.
