



Sadberge Parish Plan

SUGGESTED WIND FARMS POLICY

1. Introduction

During the second half of 2008, the Sadberge Parish Plan was extended to cover the issue of wind farms near Sadberge. In accordance with Parish Plan Action 11.4, Sadberge Parish Council requests that Darlington Borough Council adopts a policy on wind farm development as described in this note.

To the maximum extent possible, the policy provisions should be included in the Darlington Local Development Framework Core Strategy. Any provisions that are deemed to be too detailed for the Core Strategy document should be incorporated in a Supplementary Planning Document on renewable energy.

2. Definitions

In this document:-

- 2.1 The term **wind farm** means a wind power facility with a total installed generating capacity of more than 100 kW.
- 2.2 The distance between a wind farm and a settlement is the shortest distance between any wind turbine in the wind farm and any dwelling in the settlement.
- 2.3 The distance between any two wind farms is the shortest distance between any wind turbine in the first wind farm and any wind turbine in the second wind farm.
- 2.4 **The north-eastern part of the Borough of Darlington** means the area that is:-
 - within the Borough of Darlington,
 - north of the A66 and the A1150, and
 - east of the A167 and the A1(M).

See figure 1 on the following page.

Commentary: This area is similar to the hatched area in figure 3.1 on page 24 of the Core Strategy: Preferred Options document. Note that, although the Core Strategy: Preferred Options document refers to this as the "area with least visual and landscape impact", it is not the same as the 'least impact' area defined in the Landscape Capacity Studies report.

3. Policy statements

- 3.1 Wind farm development in the Tees Plain area within Darlington Borough will be restricted to the 'least impact' area specified in the *Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain* report. See figure 2 on the following page.
- 3.2 Consent will be given for no more than 8 commercial-scale wind turbines in the north-eastern part of the Borough of Darlington.
- 3.3 Each wind farm will consist of no more than 4 wind turbines.

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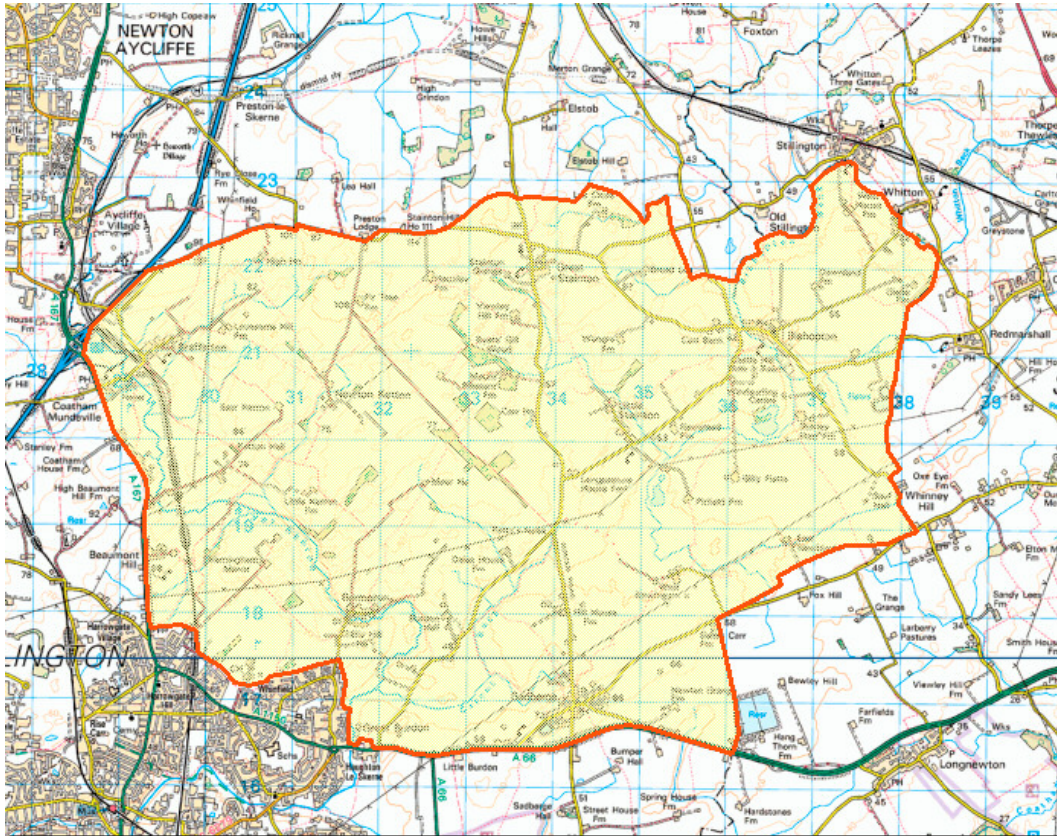


Figure 1: The north-eastern part of the Borough of Darlington.

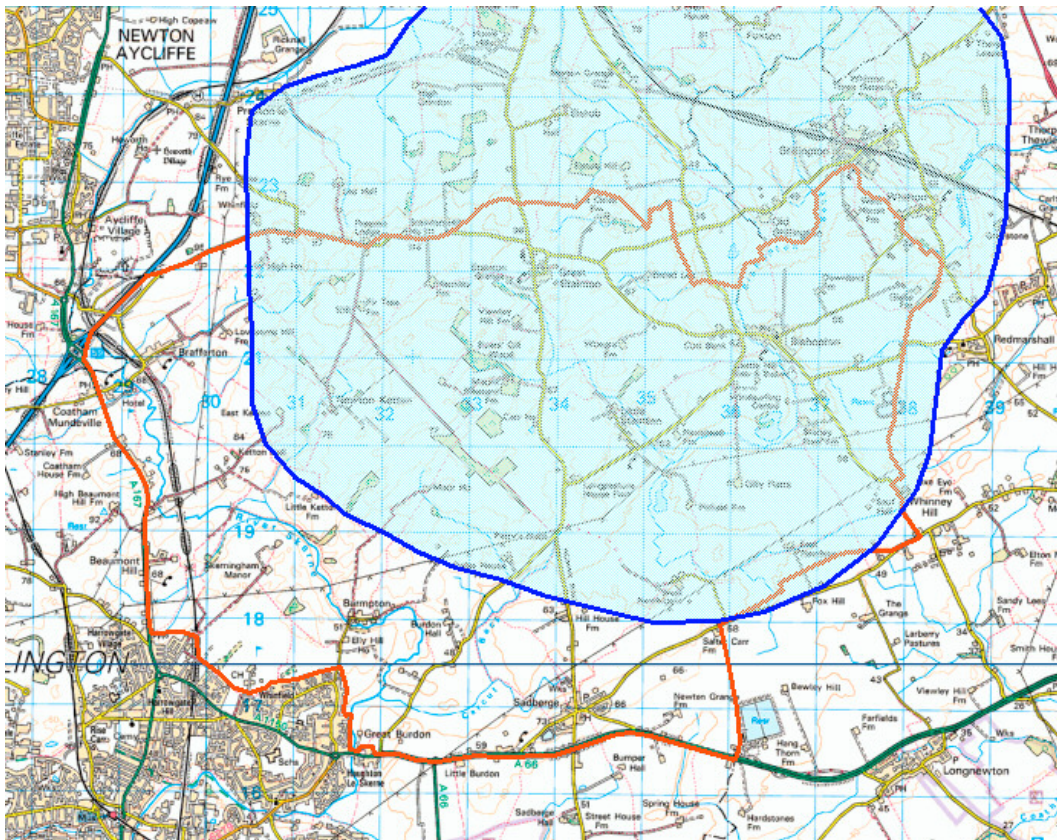


Figure 2: The south-western part of the 'least impact' area.

- 3.4 The distance between any wind turbine and any dwelling will not be less than 1 kilometre.
- 3.5 The distance between any wind farm and any settlement comprising ten or more dwellings will not be less than 1.5 kilometres.
- 3.6 The distance between any two wind farms will not be less than 5 kilometres.

Notes

Policy statements 3.4, 3.5 and 3.6 includes distances to dwellings, settlements and existing wind farms outside the Borough of Darlington. This means, for example, that planning permission will be refused for any wind farm in the north-eastern part of the Borough of Darlington Borough that would be situated less than 5 kilometers from any existing or consented wind farm, irrespective of whether that existing or consented wind farm lies within the Borough of Darlington.

Commentary

In these comments, "the Landscape Capacity Studies report" refers to the document "Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain" prepared for the North East Regional Assembly by Ove Arup & Partners Ltd.

- 4.1 *As defined in this note, the "north-eastern part of the Borough of Darlington" is similar to the hatched area in figure 3.1 on page 24 of the Core Strategy: Preferred Options document.*
- Note that, although the Core Strategy: Preferred Options document refers to figure 3.1 as showing the "area with least visual and landscape impact", this area is not the same as the 'least impact' area defined in the Landscape Capacity Studies report.*
- 4.2 *The Landscape Capacity Studies report (p81) concludes that wind farm development within the least impact area could potentially exceed the levels of development specified in the North East Regional Spatial Strategy. There is therefore no need for wind farm development outside the least impact area.*
- 4.3 *The Landscape Capacity Studies report (p81) concludes that there is potential for "around 9 - 15 turbines within the 'least impact' area in addition to the existing and consented development". Only a small part of the least impact area is within the Borough of Darlington. It is therefore reasonable to limit the number of commercial-scale wind turbines in the north-eastern part of the Borough of Darlington to no more than eight.*
- 4.4 *The Landscape Capacity Studies report (p59) suggests that the relevant zones could, in principle, have the capacity to accommodate "medium small – small scale developments (i.e. 4-6 turbines per development)". Since the total number of wind turbines in the north-eastern part of the Borough of Darlington will be restricted to eight, it is reasonable to restrict the number of turbines per development to the lower end of the range suggested in the Landscape Capacity Studies report.*
- 4.5 *There is a strong argument that it is not appropriate to site commercial-scale wind turbines amongst the villages and other settlements in the Tees Plain. At the very least, there should be reasonable separation distances between wind farms and dwellings.*
- Given the scale of development proposed in the Landscape Capacity Studies report, there is no need to site any wind farm close to existing dwellings or settlements. In*

particular, there is sufficient space within the 'least impact' area to allow separation distances of 1 kilometre from any dwelling and 1.5 kilometres from any settlement comprising ten or more dwellings.

Figure 3 shows the 1.5 km separation zones around Sadberge, Barmpton, Brafferton, Great Stainton, Little Stainton, Bishopton, Stillington and Whitton. It is clear that applying these separation zones still leaves sufficient space within the 'least impact' area for the relevant number of wind turbines.

Note: In the detailed drafting of the policy you may wish to exclude dwellings for which the owners and occupiers have a financial interest in the proposed wind farm.

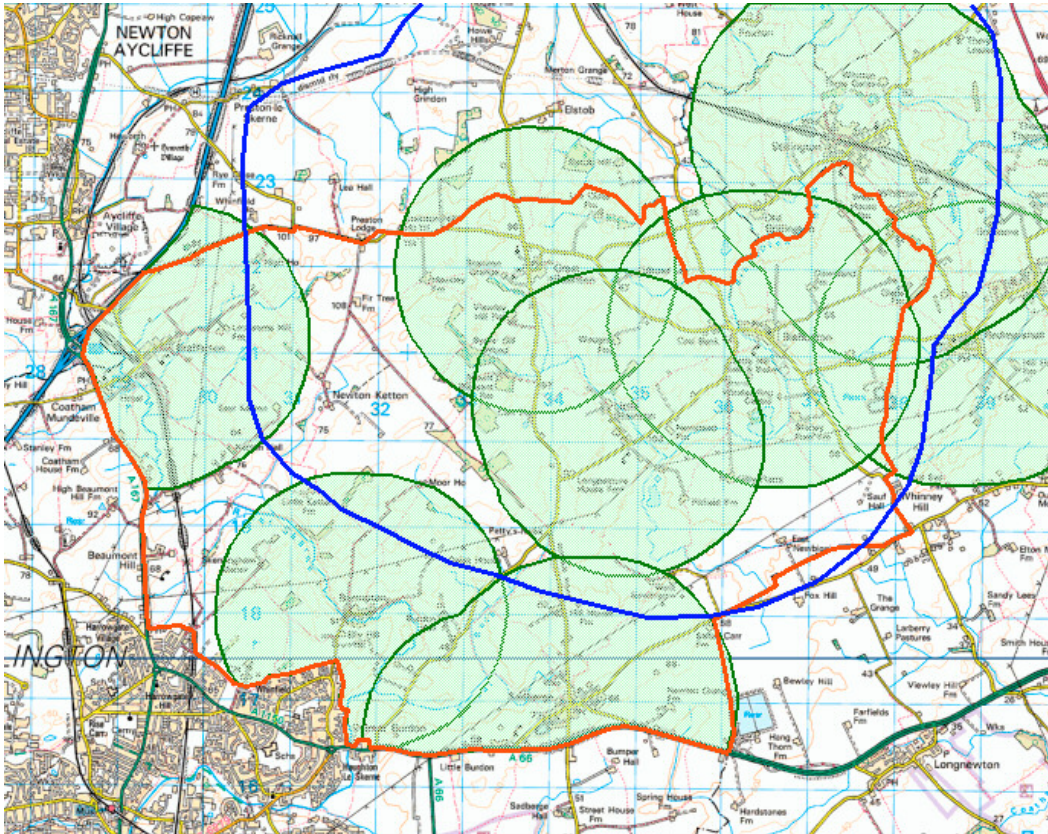


Figure 3: 1.5 km separation zones.