

**Application Number: FYR11/0444/F
Major
Parish/Ward: March North
Date Received: 9 June 2011
Expiry Date: 8 September 2011
Applicant: Waste Recycling Group
Agent: Parsons Brinckerhoff**

**Proposal: Erection of 2 x 85.0 metre high max (hub height) wind turbines with associated infrastructure including a construction compound, access tracks and control building
Location: March Landfill Site, Hundred Road, March**

Site Area: 4.30 Ha

Reason before Committee: This application is before committee due to the wider interest of the proposal

1.0 EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for erection of 2 x 85.0 metre high max (hub height) wind turbines with associated infrastructure including a construction compound, access tracks and control building, within an existing Landfill Site to the north of March.

Whilst mindful of the general thrust of national planning policy which actively promotes the need for renewable energy development it is considered that the impact of this scheme, in terms of landscape character, visual and residential amenity, would be so significant as to outweigh the positive benefits.

In addition the scheme has failed to demonstrate whether harm will occur in respect of a number of local heritage assets. Although independent specialist advice noted that there will be an adverse effect on the wider setting of St Wendreda's Church, the absence of more a comprehensive assessment results in the LPA being able to satisfactorily conclude that any benefits of the scheme would outweigh likely harm, in this respect.

Furthermore there is a maintained objection to the scheme in light of the likely impacts that the development would have on the integrity of MOD Radar systems. This again contradicts with the relevant planning policy framework.

In accordance with Local and National Planning Policy it is therefore considered that the scheme must be resisted.

2.0 HISTORY

F/YR10/0432/F Erection of 85.0 metre high (hub height) wind turbines with associated infrastructure including a construction compound, access tracks and control building. Withdrawn 04/02/11

F/YR09/0501/F Erection of a 50.0 metre high anemometer mast Granted 10.09.09

3.0 PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise
Paragraph 14 - Presumption in favour of sustainable development.

Paragraph 128 – applicants should describe the significance of affected heritage assets

Paragraph 132 – great weight should be given to asset's conservation when considering the impact of development on heritage assets.

3.2 Fenland Local Plan:

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

LP19 – The Natural Environment

3.3 Fenland Supplementary Planning Documents:

Resource Use and Renewable Energy Document - Adopted July 2014

Delivering and Protecting High Quality Environments in Fenland - Adopted July 2014

3.4 Cambridgeshire & Peterborough Minerals and Waste Core Strategy Development Plan Document 2011

4.0 CONSULTATIONS

4.1 *March Town Council*: Recommend refusal – too prominent and intrusive for this area

- 4.2 **Local Highway Authority (CCC):** The only highway comments relate to the proposed access route. A condition survey along the route from the A141/Hostmoor junction, Melbourne Avenue and Hundred Road is required to be undertaken with area highway maintenance engineers in attendance prior to any vehicle using the route. Any remedial works required to be undertaken following the survey will have to be undertaken by the applicants at their own expense. It is also highlighted that on Hostmoor Avenue there is an existing pedestrian refuge just past the new Tesco Roundabout that restricts the carriageway width. Remedial measures may be required to be undertaken by the applicant to overcome this.
- 4.3 **Cambridgeshire County Council Minerals and Waste Planning Group:** Originally the Waste Planning Authority objected to the scheme proposals as they were at conflict with the original restoration scheme for the site. However subsequent to this a revised planning permission was issued altering the final restoration and drainage schemes for the site permitting an altered landform on completion of the sites restoration. This has enabled the WPA to withdraw their original objection noting that March Landfill site will continue to make its current contribution in delivering the Council's Waste Strategy (CPMWCS) until the last few years of the Plan Period (2022). The loss of void space would be regrettable and it will contribute to the loss of the surplus of non-hazardous landfill space, but it is unlikely to prejudice the delivery of the waste strategy set in compliance with PPS10 and policy CS21 of CPMWCS. It is considered that the submitted proposals do not materially conflict with the restoration scheme for the site or significantly compromise the surplus of non-hazardous landfill space as detailed in the waste strategy.
- 4.4 **CCC Environment Management and Climate Change: Raise an objection** Given the lack of up-to-date ecological assessment contained within Chapter 9: Ecology of the ES. Not all survey work, including surveys agreed with Natural England, have been undertaken or included within the assessment; therefore a comprehensive assessment of the impact upon European protected species cannot be concluded. All survey work is over 2 years old and conditions on-site may have changed. No consideration on the impact on invertebrates.
- 4.5 **CCC Archaeology:** In view of the nature of the present land use of this development area and only the former presence of archaeological remains of low significance being present here prior to their removal for a landfill site we have no objection to the development and no requirements for archaeological work.
- 4.6 **Middle Level Commissioners:** Insufficient information submitted to prove that a viable scheme for appropriate water level / flood risk management exists or could be constructed and maintained for the lifetime of the development without detrimentally affecting the Boards system. Also require the method and location of water level management devices. The use of soakaways may not provide an effective means of surface water / treated effluent disposal.
- 4.7 **Natural England:** Initial objection raised requesting clarification regarding ES conclusion that there will be no impact on the Lagoon emergent communities as the site layout for the scheme appears to show both turbines within the lagoon features. Highlighting concern that the bat assessment has not been included in the baseline for the ES and requesting that ES is revised to take account of all known baseline information on the March noctule roost, providing greater clarity on the potential risks of collision based on the activity recorded and explaining how the results have been used to inform the location of the turbines.

Also request that a commitment to post-construction monitoring is secured in principle before the determination of the application.

Following further clarification from the Applicant's Ecologist NE maintain their objection as they considered the further information provided little in the way of clarification noting that if lagoons are not going to be present once turbine construction begins, this should be clearly set out in the conclusions on habitat impacts in Chapter 9 of the ES (currently confusing). Highlighting that the ES is unclear regarding what the conditions will be in the areas where turbines are to be constructed as this will differ from the baseline. In addition they maintained their request that a commitment to post-construction monitoring is secured in principle before the determination of the application.

Again further information was supplied and Natural England's have confirmed that their concerns relating to on site habitats, buffers from the proposed turbines to landscape planting and requirements for post- construction monitoring of bats have been addressed.

- 4.8 **FDC Conservation:** The nearest listed building is the Marshalling Yard Water tank, which is Grade II listed, whilst the turbines would be visible from this distance this may not be significant as the tank is not easily visible outside its immediate railway related curtilage. Therefore an objection would be unreasonable. Suggests condition to require the implementation of remedial landscaping works for a landscaping scheme for the remainder of the site to encourage wildlife and provide a more natural setting for the turbines.
- 4.9 **Environment Agency:** Whilst the EA raised an initial objection to the scheme this was subsequently withdraw on the proviso that conditions regarding the infill of the void area, details of surface water disposal and a scheme for piling or the foundation designs were imposed on any subsequent consent.
- 4.10 **CPRE:** No objections - approve of the installation of renewable energy sources where appropriate and feel previously developed land can often provide a suitable location. In the case of March landfill and the surrounding area CPRE considers the effect on the landscape will not be too intrusive
- 4.11 **Cambridgeshire Bat Group:** Formal objection based on potential collision risks to bats and in particular the effects that such collisions could have on an important colony of noctule bats which roosts within the town of March. Bat activity (5 species) has been recorded at height in the area of the proposed turbines, which appear to be located directly next to those features used for foraging. Concerned that the potential impacts of the proposals have been underestimated.
- 4.12 **Wildlife Trust:** No comments received
- 4.13 **RSPB:** No comments received
- 4.14 **Wildfowl and Wetlands Trust:** No comments received
- 4.15 **MOD Defence Infrastructure Organisation:** Objects to proposal as it will cause unacceptable interference with ATC Radar at RAF Marham. This was challenged by the applicants but the MOD maintained their position noting that they would not accept any further radar degradation.

- 4.16 **CAA:** there is an international civil aviation requirement for all structures of 91.4 metres or more to be charted on aeronautical charts. Any structure of 150 metres or more must be lit in accordance with the air navigation order and should be appropriately marked.
- 4.17 **English Heritage:** Considers there is insufficient information to properly assess the impact on the setting of a number of highly graded heritage assets within 5km of the development site. The extent of any harm to the setting of these assets cannot therefore be determined, and the LPA is not in a position to determine whether or not sufficient public benefit will result from the development to offset that harm. English Heritage recommends that the applicants be asked to provide additional information. In the event that the applicant is not prepared to provide this information EH recommends that the application be refused.
- 4.18 **Crime Prevention Team (Cambs Constabulary):** Disappointed that the documentation does not indicate crime and antisocial behaviour had been taken into account or consultation entered into with CC regarding the force helicopter and marking of the nacelle with navigation lights. Crime risk for such development is similar to any industrial premises electrical substation in that inadequate perimeter protection can lead to theft and graffiti. No objection in principle but recommend consideration is given to fencing around the base of the turbines and the electrical distribution building.
- 4.19 **Joint Radio Co Ltd:** do not see any potential problems based on known interference scenarios and the data provided.
- 4.20 **Ministry of Justice:** Noted that they would be commenting
- 4.21 **NERL Safeguarding:** scheme does not conflict with safeguarding criteria
- 4.22 **North London Skydiving Centre:** the wind turbines will be sited north of March and will not conflict with their operations
- 4.23 **Local Residents:** 16 letters of representation have been received which may be summarised as follows:
- Requests assurance that they will not experience any mobile communication/television issues or low frequency noise pollution
 - Resounding no, no, not ever
 - Height out of scale, and higher than any nearby turbines creating a visually disturbing array
 - Site unsuitable
 - Concerned that low frequency noise and ground vibrations has been known to cause health and sleep problems
 - Increased traffic
 - Construction will produce pollution from noise, dust, exhaust and emissions
 - Turbines are not green, they do not generate the power manufacturers say they will and are very expensive to install
 - Visual impact and noise pollution having an adverse impact on residential amenity
 - Flicker impact
 - Too close to residential areas

- Turbines are already everywhere, surrounding existing residential occupiers.
- Cannot guarantee that any additional jobs will be for local people
- Surely having one main site would be a better alternative
- Devaluation
- Concerned regarding the associated risks of siting wind turbines on or near a landfill site, disturbing landfill lining and allowing leachate to enter the ground
- Cumulative adverse impact on character of the locality and fenland landscapes
- Existing turbine near the prison already spoils the landscape
- Whilst the turbine is located adjacent to a commercial/industrial area the proposal would over dominate not only the immediate area but also the whole area to the north of March.
- General adverse impact on residential properties in the immediate area and their occupants
- Damage to wildlife, especially bats

In addition HM Prison Service noted that they would be in contact through their legal representation to discuss concerns that they have in respect of the proposal, however no further information/consultation response has been received.

5.0 **SITE DESCRIPTION**

- 5.1 The site is located within the northernmost part of the Landfill Site located to the west of Hundred Road. It is situated on the periphery of the town, with the nearest residential properties being some 600m from the site (Hundred Road), Whitemoor Prison lies some 520m to the north east of the site.

6.0 **PLANNING ASSESSMENT**

6.1 **Nature of Application**

This application seeks full planning consent for 2 x 85.0 metres (278.87 feet) high max (hub height) wind turbines with associated control building, site compound and crane pad.

The main issues associated with this proposal are:

- **Principle and policy implications**
- **Character and appearance of the area**
- **Impact on residential amenity**
- **Heritage**
- **Biodiversity**
- **Health and wellbeing**
- **Economic growth**
- **Other Issues**

These are discussed in more detail below.

Principle and policy implications:

Policy LP2 notes that development proposals should positively contribute to creating healthy, safe and equitable living environments by creating an environment (built and social) in which communities can flourish, this includes promoting high levels of residential amenity and avoiding adverse impacts.

Issues of residential amenity are considered in detail below.

Policy LP14 highlights that renewable energy proposals will be supported and considered in the context of sustainable development and climate change, such projects will be assessed both cumulatively and individually on their merits taking account of:

- the surrounding landscape, townscape and heritage assets,
- residential and visual amenity
- noise impact
- specific highway safety, designated nature conservation or biodiversity considerations
- aircraft movements and associated activities
- high quality agricultural land

Decisions will be informed by the relevant SPD. This policy also highlights the need to consider surface water management and drainage.

There are not considered to be any noise impacts and highway safety matters arising from the scheme, in addition the proposal does not result in the loss of high quality agricultural land. The other matters identified do warrant detailed consideration and these are addressed below.

SPD Resource Use and Renewable Energy outlines that particular support will be given to proposals that will directly benefit the local community and that such contributions should be clearly identified in the submission (COM1).

It also requires that the surrounding landscape, townscape and heritage assets are fully considered, and appropriate separation distances are outlined (WT1).

Residential and visual amenity considerations are further explored under Policy WT2 with specific guidance being given on the form and impacts of such developments.

Noise and Biodiversity are further considered under Policies WT3 and WT4, with aircraft movements and associated activities being explored under WT5.

Policy LP16 focuses on the need for the protection and enhancement of high quality environments throughout the district. The policy requires heritage assets, biodiversity, landscape character, residential amenity to be protected and enhanced, together with the need to ensure appropriate servicing and drainage on site.

The related SPD requires that proposals should consider existing features of the development site including landscape and ecological features to a degree appropriate to the scale and impact of the development (Policy DM2)

A comprehensive landscape assessment has been submitted by the applicants in support of the scheme and this has been subject to independent review by landscape consultants 'The Landscape Partnership' again this aspect is covered in the relevant section of the report below. Issues relating to residential amenity and heritage again are considered under their own headings below.

Policy LP18 Requires that all development which would affect any designated or undesignated heritage asset and or its setting to identify the impact of the proposed work and provide a clear justification for the works especially if these would harm the asset or its setting.

Clear guidance has been given by English Heritage with regard to this aspect of the development proposal, as per the consultation response above. This again is considered in detail below.

Policy LP19 Aims to conserve, enhance, promote biodiversity and geological interest of the natural environment throughout Fenland through the processes of development delivery refusing permission for developments that would cause demonstrable harm to a protected habitat or species unless the need for and public benefits of development clearly outweigh the harm and achieve, where possible, a net gain for biodiversity.

Biodiversity impacts are considered in the detail in the relevant section of the report.

Cambridgeshire & Peterborough Minerals and Waste Core Strategy Development Plan Document 2011 (CPMWCS)

Policy CS25 requires mineral workings and waste management sites to be restored in a phased manner to a beneficial after-use. Accordingly the proposed development has to be considered in the context of the strategic impact on the site's contribution to the overall delivery of the waste strategy, and whether the potential loss of non-hazardous void-space at March Landfill site would prejudice its delivery.

It has been confirmed by the Waste Planning Authority that March Landfill site will continue to make its current contribution in delivering the Council's Waste strategy until the last few years of the plan period. With the loss of voidspace would be regrettable and it will contribute to the loss of the surplus of non-hazardous landfill space, but it is unlikely to prejudice the delivery of the waste strategy set in compliance with PPS10 and Policy CS21 of the CPMWCS. It is considered that the submitted proposals no longer materially conflict with the restoration scheme for the site or significantly compromise the surplus of non-hazardous landfill spaces as detailed in the waste strategy.

Accordingly the scheme is found to be acceptable in the context of CPMWCS Plan Policy CS25.

Character and appearance of the area: The specific location of the proposed turbine relates well to the existing landfill site and close by industrial buildings. However, in the wider urban setting the turbines would add visual clutter. There would also be an adverse effect on the approach to and setting of March introducing additional large commercial turbines closer to the residential areas.

There would also be views along residential streets where the turbines would be prominent in the street scene. The Landscape Partnership identify that the addition of the two Hundred Road turbines in the vicinity, which already hosts turbines at Foundry Way and Longhill Road would markedly increase the number of locations within the residential area of March when the turbines will be seen either along roads, over houses at the back of roads or in glimpse views from a range of directions. In such views within the urban fabric the four separate turbines would rarely be seen to read as a cohesive group but rather as an individual intrusion in the context of the street scene.

In conclusion it is considered that there would be significant cumulative visual impacts alongside other existing and consented schemes in the locality for users of the A141, on residential roads within March and the National Cycle Route 63. It is considered that this impact is contrary to the aims of Policy LP16

Impact on residential amenity: The adverse visual impact of the proposed turbines on local housing stock is considered to be of significance. There would be substantial and significant impacts on a number of properties within 1.5km and in particular on the northern part of March and in Westry. The Landscape Partnership identify that for a larger number of properties in March the effects are reduced due to the orientation of the properties at 90 degrees to the turbines, e.g. along much of Hundred Road, however they highlight that other dwellings have very open outlook and their amenity would be notably reduced by virtue of the overwhelming presence of these structures. Whilst there is some potential to mitigate against such impacts through landscaping it is clear that this will only provide lower level amelioration and as such cannot be relied upon to bring the likely harm to residential amenity to an acceptable level

It is acknowledged that it is difficult to assess whether the properties would become 'unattractive places to live' as a result of the proposal without direct access. However given the number of properties affected, the proximity of the turbines, and the presence of two other turbines in the cumulative context the adverse visual effects are notable from this proposal. Accordingly it is considered that the proposal fails to comply with Policy LP16 of the FLP

Heritage: English Heritage have considered the supplementary information provided by the agents in respect of the impact of the proposal on the historic environment and responded as follows:

EH consider that the Additional Cultural Heritage Information provided in the LVIA – Section 6 addendum does not properly assess the impact of the proposal on the historic environment and no photomontages or wireframes have been prepared to illustrate how visible the turbines will be from these assets.

Accordingly EH have advised that insufficient information has been provided within the application to properly assess the impact on the setting of a number of highly graded heritage assets within 5 km of the development site, i.e. March Conservation Area and March Sconce (Scheduled Monument). The extent of any harm to the setting of these assets cannot therefore be determined, and accordingly they do not consider that the LPA is in a position to determine whether or not sufficient public benefit will result from the development to offset that harm. If the applicant does not provide additional information EH recommend that the application be refused.

The Landscape Partnership have also commented on the heritage aspects of the scheme and whilst they have drawn different conclusions to those of EH with regard to the March Conservation Area and other heritage assets, which they have visited. They do however note that in certain locations the turbines at Hundred Road would be seen in close association with St Wendreda's Church, including one location where they would frame the spire. This would be an adverse effect on the wider setting of the heritage asset and contrary to the aims of Policies LP16 and LP18 of the FLP.

The applicants have been invited to submit additional supporting information to address the EH objection but have asked that the LPA proceed to determine the application on the basis of the information submitted. The agents do however highlight that there must also be some consideration to 'permanence and reversibility' as the structures will be time limited.

Given that there is an outstanding objection from EH it is considered that the proposal has failed to meet the requirements of both national policy and Policy LP18 of the FLP in terms of the assessment of impacts.

Biodiversity: An initial objection from Natural England (NE) highlighted that the information submitted was insufficient to assess the potential impacts of the development and likely measures required to mitigate these effects. However additional information was subsequently supplied to address these aspects.

It is noted that an updated survey had been provided in support of the landfill restoration scheme application and that this scheme contained significant opportunity for habitat improvement on the site with key habitats being retained and diversified. In addition the applicants have proposed additional post construction monitoring for bats. Given that CCC have agreed a restoration scheme for the site it would not appear necessary to place any additional requirements on the applicants regarding further survey work.

Nonetheless post construction monitoring should form part of any conditional approval to enhance local understanding of biodiversity in accordance with Policy LP19 and having due regard to Chapter 11 of the NPPF

Health and wellbeing: In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. It is considered that the scheme raises significant residential amenity concerns, as discussed earlier in this report, given the undue prominence and overwhelming appearance of the structures when considered cumulatively with the consented turbines in the locality and that these adverse impacts would render the scheme unable to satisfy the aims of Policy LP2

Economic growth: The local economic benefits of the scheme are largely restricted to the construction phase of a development. There will be other benefits in terms of security of supply, emissions savings and potential for linked educational resource promotion. The economic benefits in this instance are not considered to outweigh the other impacts of the scheme accordingly it is considered that the scheme does not further the aims of Policy LP1 which focuses on sustainable growth.

Other Issues

Aviation: The Ministry of Defence Safeguarding team has objected to the proposal owing to the concern of further degradation to the radar at RAF Marham in that the turbines, situated 34.1 km from the ATC Radar at RAF Marham will be detectable by and will cause unacceptable interference with the same.

This is at direct variance with SPD policy WT5 as the scheme fails to propose suitable mitigation and Policy LP14 of the FLP.

Archeology: The locations of the turbines are within worked landfill and there are no issues to address regarding archaeology on the site there are therefore no matters to address in respect of Policy L18 regarding archaeology.

Crime and Design: Cambridgeshire Constabulary have recommended that consideration be given to fencing around the base of the turbines and the electrical distribution building. Given that there are in principle objections to the scheme this further detail has not been sought, should members be minded to approve the proposal this could be secured via condition. Accordingly it is considered that the aims of Policy LP2 and LP16 in respect of the creation of safe environments could be satisfied.

Pollution and drainage: The Environment Agency initially objected to the scheme as they considered insufficient information had been provided to demonstrate that the temporary landfill containment slope at the northern end of the site could be stabilised without being impeded by the proposed development and without posing an unacceptable risk of pollution to controlled waters or harm to human health.

However following receipt of further information they have withdrawn this objection on the proviso that conditions were imposed on any consent in respect of the placement of materials within void areas, surface water, and a scheme for foundation construction. Informatives were also recommended in respect of lightning strikes, pollution prevention, groundwater, dewatering and surface water drainage. Surface water drainage was also considered an essential pre-development consideration by the Middle Level Commissioners although again such a scheme may be secured by condition.

7.0 CONCLUSION

- 7.1 Significant ground has been covered since the original application was submitted in respect of securing stakeholders agreement to the scheme with regard to the waste infrastructure and pollution implications of the scheme. Which clearly demonstrates that the LPA has been proactive in seeking to provide opportunities to the agent to find solutions to the deficits within their scheme in accordance with Policy LP1 and the aims of Para. 187 of the NPPF
- 7.2 Furthermore there have been a number of iterations of the visual assessment documents which have sought to fully explore the impacts of the proposal. In establishing these impacts it is for the LPA to determine whether they are so acute as to warrant such schemes being resisted.

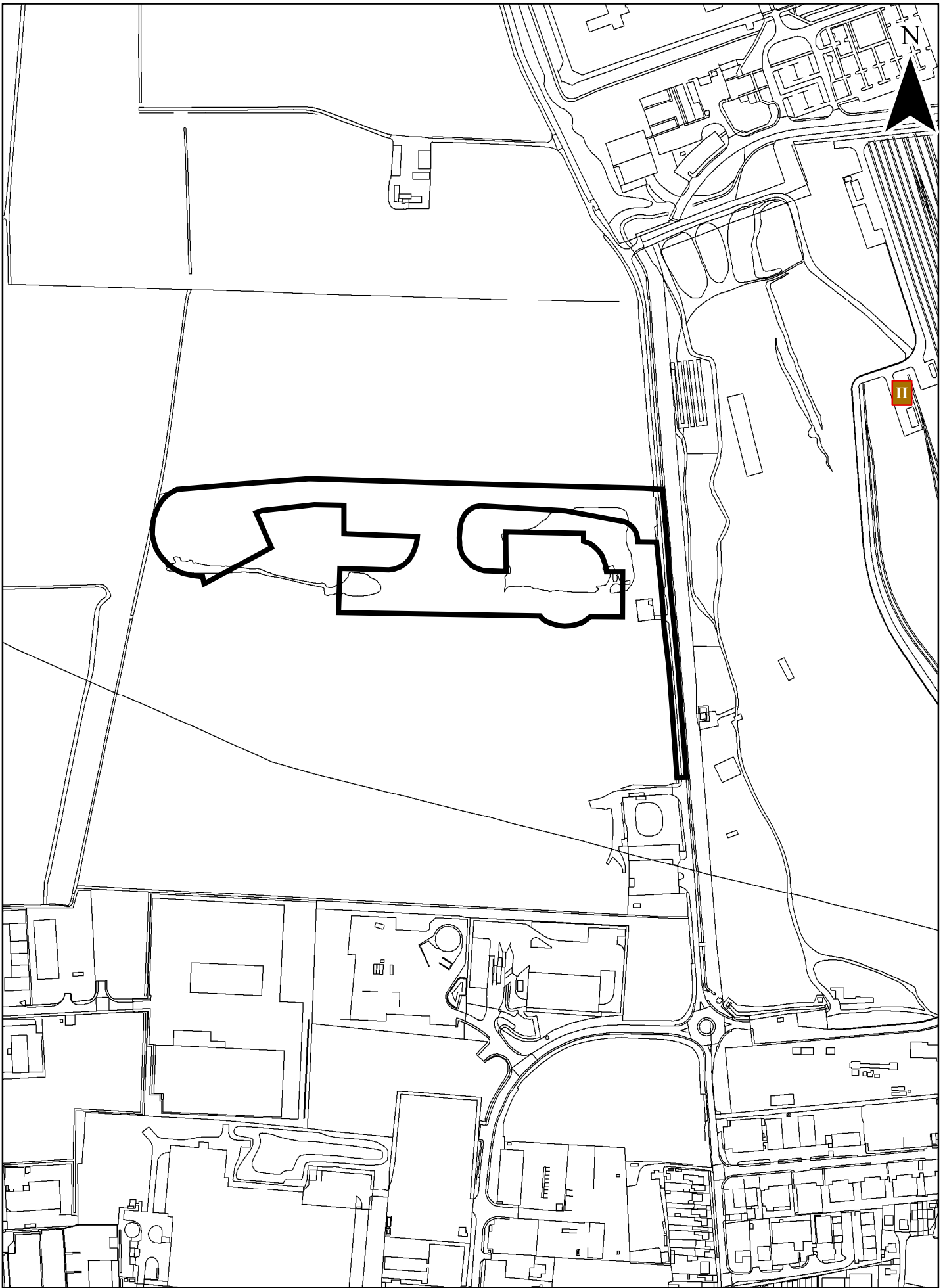
This is against the backdrop of the National Planning Policy Framework which identifies that in considering proposals of this nature the LPA must give weight to the need to find alternative renewable forms of energy and to mitigate for climate change, even when some local harm may occur.

- 7.3 The agents highlight that there must also be some consideration to 'permanence and reversibility', noting that this is a component of draft guidance published by English Heritage. Furthermore they consider that they have more than evidenced that the impacts on residential amenity and landscape character and the resultant 'cluster' of turbines would not give rise to a significant change in the landscape characteristics of the northern area of March. In respect of residential amenity it is acknowledged by the agents that there will be a range of impacts of differing magnitudes from 'moderate adverse' to 'substantial adverse'
- 7.4 Whilst the more 'technical' aspects of the proposal have been addressed through the application process, the Local Planning Authority is unable to accept that the visual impacts of the scheme can be accepted given their significance and extent. As such it is considered that there may be no other response to the application than refusal as the scheme is not deemed to comply with Policies LP16 and LP18 of the Fenland Local Plan.

8.0 RECOMMENDATION

8.1 REFUSE

- 1) The proposed turbines would have a significant cumulative visual impact alongside other existing and consented schemes in the locality for users of the A141, on residential roads within March and the National Cycle Route 63 by virtue of their scale and prominence. This would detract from the character of the area and be directly contrary to Policy LP16 of the Fenland Local Plan, adopted May 2014.**
- 2) It is considered that the number of properties affected, the proximity of the turbines, and the presence of two other turbines in the cumulative context result in this development having a significant adverse visual impact on residential amenity and as such the proposal fails to comply with Policy LP16 of the Fenland Local Plan, adopted May 2014.**
- 3) The proposal will be detectable from and will cause unacceptable interference to the ATC Radar at RAF Marham and accordingly the scheme does not comply with SPD policy WT5 and Policy LP14 of the Fenland Local Plan, adopted May 2014.**
- 4) It is considered that the proposal has failed to meet the requirements of both national policy and Policy LP18 of the Fenland Local Plan, adopted May 2014, with regard to the assessment of impacts in respect of local Heritage Assets, accordingly the scheme has failed to demonstrate that any harm to such assets is acceptable when balanced against the benefits of this renewable energy scheme.**



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Development Services

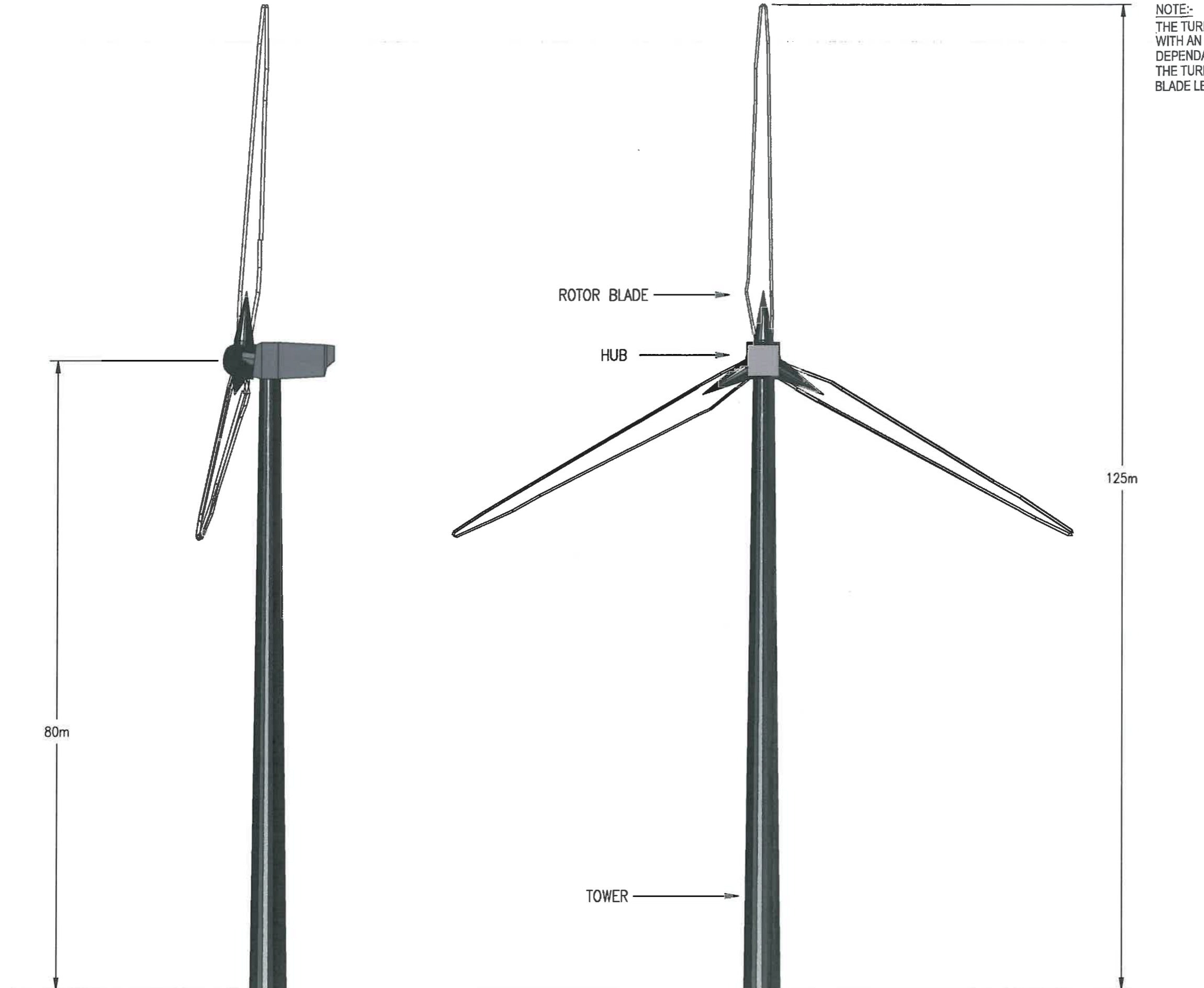
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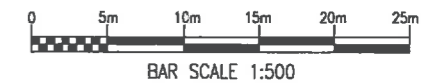


FYR11 / 0444 /

NOTE:-
THE TURBINE SHOWN HAS A 80M HUB HEIGHT AND 45M BLADE LENGTH
WITH AN OVERALL HEIGHT OF 125M.
DEPENDANT ON AVAILILTY AT THE CONSTRUCTION STAGE
THE TURBINE MAY BE REPLACED WITH A 85M HUB HEIGHT AND 40M
BLADE LENGTH VERSION MAINTAINING AN OVERALL HEIGHT OF 125M.



- 9 JUN 2011



HUNDRED ROAD WIND ENERGY PROJECT

TURBINE SECTION AND ELEVATION

Drawing Number

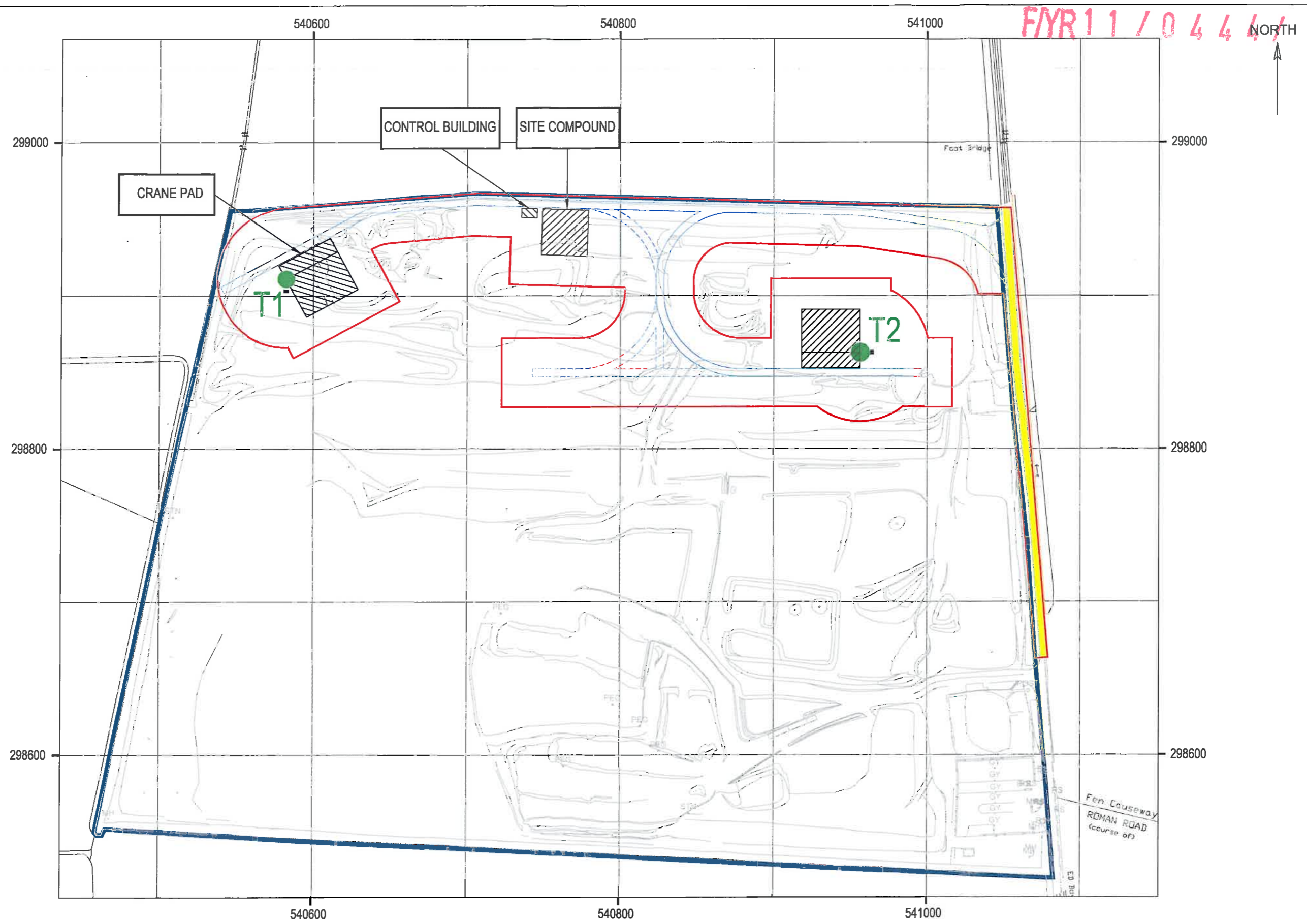
FIGURE 5.1

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Checked: CL
Approved: RWW
Date: 09.06.2010



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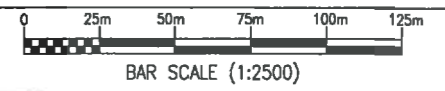


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- 9 JUN 2011

KEY	LAND OWNERSHIP BOUNDARY	SITE ACCESS ROADS	TRACK WIDENING REQUIRED
	PROPOSED TURBINE LOCATIONS	TEMPORARY ROADS	APPLICATION BOUNDARY



HUNDRED ROAD WIND ENERGY PROJECT

SITE LAYOUT

Drawing Number

FIGURE 5.2

Drawn: PDO
Checked: CEP
Approved: RW
Date: 10.06.2010



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