

Cunninghame House, Irvine.

17 January 2013

Local Review Body

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on WEDNESDAY 23 JANUARY 2013 at 2.30 p.m., or at the conclusion of the meeting of the Planning Committee, whichever is the later to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The Minutes of the (i) meeting held on 5 December 2012; and (ii) Special Meeting held on 19 December 2012 will be signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copies enclosed).

3. Notice of Review: 12/00496/PP: Erection of 55kW wind turbine measuring 24.8m to hub and 34.5m to blade tip: Auchenhew Farm, Kildonan, Isle of Arran

Submit report by the Chief Executive on a Notice of Review by the applicant in respect of the refusal of a planning application by officers under delegated powers (copy enclosed).

4. Notice of Review: 12/00432/PP: Erection of detached dwellinghouse: Site to West of 35 Margnaheglish Road, Lamlash, Isle of Arran

Submit report by the Chief Executive on a Notice of Review by the applicant in respect of the refusal of a planning application by officers under delegated powers (copy enclosed).

Local Review Body

Sederunt			
Sederum	Matthew Brown John Ferguson Robert Barr John Bell John Bruce Joe Cullinane Ronnie McNicol Tom Marshall Jim Montgomerie	(Chair) (Vice-Chair)	Chair: Attending:
	Robert Steel		Apologies:
			Meeting Ended:

Local Review Body 5 December 2012

IRVINE, 5 December 2012 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.30 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bruce, Joe Cullinane and Tom Marshall.

In Attendance

D. Hammond, Planning Adviser to the Local Review Body (Development and Environment); J. Law, Legal Adviser to the Local Review Body (Corporate Services); and D. McCaw Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bell, Ronnie McNicol, Jim Montgomerie and Robert Steel.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the previous (i) meeting of the Committee; and (ii) Pre Examination Meeting of the Committee, the held on 14 November 2012 were signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 12/00098/PP: Erection of Detached Dwellinghouse and Refurbishment of Existing Outbuilding with the Addition of a Greenhouse and Landscaping: Land Adjacent to Myrtle Cottage, Whiting Bay, Isle of Arran

Submitted report by the Chief Executive on a Notice of Review by the applicant in respect of the refusal of a planning application by officers under delegated powers for erection of a detached dwellinghouse and the refurbishment of the existing outbuilding with the addition of a greenhouse and landscaping on land adjacent to Myrtle Cottage, Whiting Bay, Isle of Arran. The Notice of Review documentation, a further representation from an interested party, the applicant's response to the additional representation, the Planning Officer's Report of Handling, a location plan and a copy of the Decision Notice, were provided as Appendices 1-6 to the report.

The Chair advised that, due to illnesses, the Local Review Body was inquorate in terms of the Members who attended the site visit on 16 November 2012 and recommended continuing the case to a Special Meeting to determine.

The Local Review Body agreed to continue consideration of this item to a Special Meeting of the Local Review Body to be held on Wednesday 19 December 2012 at 11.30 a.m.

4. Notice of Review: 12/00308/PP: Erection of detached dwellinghouse and formation of access: Site to East of Shore Cottage, Blackwaterfoot, Isle of Arran

Submitted report by the Chief Executive on a Notice of Review by the applicant in respect of the refusal of a planning application by officers under delegated powers for the erection of a detached dwellinghouse and formation of access on a site to the east of Shore Cottage, Blackwaterfoot, Isle of Arran. The Notice of Review documentation, the Planning Officer's Report of Handling, a point of clarification on the report of handling, a location plan and a copy of the Decision Notice, were provided as Appendices 1-4 to the report.

The Planning Adviser to the Local Review Body introduced the matter under review, confirming that the Notice of Review had been submitted timeously by the applicant. Photographs and plans of the proposed development were displayed and the Planning Adviser provided the LRB with a verbal summary of the review documents.

Members agreed that the Local Review Body had sufficient information before it to determine the matter without further procedure.

Accordingly, having considered all the information, the Local Review Body agreed (a) to uphold the decision to refuse planning permission on the following grounds:-

1. That, the proposed development would be contrary to criteria (b) and (c) of Policy H1 of Alteration No. 1 of the adopted Isle of Arran Local Plan and criterion (a) of the Development Control Statement of the adopted Isle of Arran Local Plan, by reason of its location to the rear of existing developments on the south side of the access road serving the group of houses at South Feorline, which would (a) be out of character with the established pattern of development at South Feorline and represent an unnecessary intrusion into the countryside, to the detriment of visual amenity and the appearance of the countryside, (b) not be in the interests of the proper planning of the area and (c) prejudice a future development opportunity, as there are other sites within the housing group that could be developed in accordance with the aims of Policy H1.

2. That, the proposed development would be contrary to Policies RES 1 and ENV 1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development within the countryside for which there is no specific locational need. The proposed dwellinghouse would not be required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwellinghouse which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of the appearance and amenity of the countryside.

and (b) that the Decision Notice be drafted by Officers, agreed by the Chair and, thereafter, signed by the Proper Officer for issue to the applicant.

The meeting ended at 2.50 p.m.

Local Review Body 19 December 2012

IRVINE, 19 December 2012 - At a Special Meeting of the Local Review Body of North Ayrshire Council at 11.30 a.m.

Present

Matthew Brown, John Ferguson, John Bruce, Ronnie McNicol, Tom Marshall, Jim Montgomerie and Robert Steel.

In Attendance

K. Smith, Planning Adviser to the Local Review Body (Development and Environment); J. Law, Legal Adviser to the Local Review Body and D. McCaw Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bell and Joe Cullinane.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 12/00098/PP: Erection of Detached Dwellinghouse and Refurbishment of Existing Outbuilding with the Addition of a Greenhouse and Landscaping: Land Adjacent to Myrtle Cottage, Whiting Bay, Isle of Arran

Submitted report by the Chief Executive on a Notice of Review by the applicant in respect of the refusal of a planning application by officers under delegated powers for erection of a detached dwellinghouse and the refurbishment of the existing outbuilding with the addition of a greenhouse and landscaping on land adjacent to Myrtle Cottage, Whiting Bay, Isle of Arran. The Notice of Review documentation, a further representation from an interested party, the applicant's response to the additional representation, the Planning Officer's Report of Handling, a location plan and a copy of the Decision Notice, were provided as Appendices 1-6 to the report.

At its meeting on 24 October 2012, the Local Review Body, agreed (a) to proceed to a site familiarisation visit; (b) to so advise the applicant and interested parties; and (c) to note that only those Members of the LRB who attended the site visit would be eligible to participate in the determination of the review request. A site familiarisation visit was duly held on 16 November 2012, attended by Councillors Brown, Bruce, Ferguson, McNicol, Marshall and Steel.

The Planning Advisor to the Local Review Body, introduced the matter under review, confirming that the Notice of Review had been submitted timeously by the applicant and that only those Members who had attended the site familiarisation visit were eligible to participate in the determination of the review request. Photographs and plans of the proposed development were displayed and the Planning Advisor provided the LRB with a verbal summary of the review documents.

Members agreed that the Local Review Body now had sufficient information before it to determine the matter without further procedure.

Councillor Montgomerie, who was unable to attend the site familiarisation visit, took no part in the determination of the review request.

Councillor Brown, seconded by Councillor Bruce, moved that the review be upheld and planning permission granted with conditions.

As an amendment, Councillor Marshall, seconded by Councillor Steel, moved that the officer's decision to refuse planning permission on the grounds detailed in the decision notice be upheld.

On a division, there voted for the amendment 2 and for the motion 4 and the motion was declared carried.

Accordingly, having considered all the information, the Local Review Body agreed to (a) uphold the review request; and (b) grant the application subject to the following conditions:-

1. That, the development hereby approved shall be commenced within 2 years of the date of this permission, to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: In order to prevent land banking and in the interests of the amenity of the area.

2. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority details or samples of the proposed external finishes.

Reason: In the interest of the amenity of the area.

3. That, prior to the commencement of the development, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of proposals for the disposal of foul and surface water drainage from the development; prior to the occupation of the dwellinghouse the approved drainage arrangements shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: To ensure that the dwellinghouse is provided with adequate drainage arrangements.

4. That prior to the commencement of the development, hereby approved, self certified details, produced by a suitably qualified person, of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007, shall be submitted to North Ayrshire Council as Planning Authority. Thereafter that scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: In order to meet the requirements of Scottish Water.

5. That, details of the boundary enclosures shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works. Thereafter, any such details which may be agreed shall be implemented prior to the occupation of the dwellinghouse and thereafter maintained, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

6. That, details of the proposed landscaping scheme, including a full planting schedule, planting programme, trees to be retained and removed, and maintenance arrangements, shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the dwellinghouse or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

7. That, no trees or hedges on the site shall be felled or lopped, other than those required by the development, hereby permitted, without the prior written approval of North Ayrshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

8. That, prior to the commencement of the development, details relating to the upgrading works to be carried out to the access track (Smiddy Road) along the frontage of the site and the construction of one passing place along the access track (Smiddy Road), in land under the ownership of the applicant, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The approved works shall be completed prior to the occupation of the dwellinghouse, hereby approved, and thereafter maintained, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: To meet the requirements of North Ayrshire Council as Roads Authority.

The applicant is further advised to consult the following authorities prior to the commencement of the development hereby approved:-

- 1. The Networks Manager, Scottish Water (Water), Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NE with regard to water/sewerage connections.
- 2. Infrastructure and Design Services (Roads), North Ayrshire Council, Perceton House, Perceton, Irvine, KA11 2AL with regard to the construction of the passing place and the upgrading of the access track.

The meeting ended at 11.55 a.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

23 January 2013

Local Review Body

Subject:

Notice of Review: 12/00496/PP: Erection of 55kW wind turbine measuring 24.8m to hub and 34.5m to blade tip: Auchenhew Farm, Kildonan, Isle of Arran

Purpose:

To submit, for the consideration of the Local Review Body, a Notice of Review by the applicant in respect of a planning application refused by officers under delegated powers.

Recommendation: That the Local Review Body considers the Notice.

1. Introduction

1.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, provides for certain categories of planning application for "local" developments to be determined by appointed officers under delegated powers. Where such an application is refused, granted subject to conditions or not determined within the prescribed period of 2 months, the applicant may submit a Notice of Review to require the Planning Authority to review the case. Notices of Review in relation to refusals must be submitted within 3 months of the date of the Decision Notice.

2. Current Position

- 2.1 A Notice of Review has been submitted in respect of Planning Application 12/00496/PP for the erection of a 55 kW wind turbine measuring 24.8m to hub and 34.5m to blade tip at Auchenhew Farm, Kildonan, Isle of Arran.
- 2.2 The application was refused by officers for the reasons detailed in the Decision Notice at Appendix 4.
- 2.3 The following related documents are set out in the appendices to this report:-

Appendix 1 - Notice of Review documentation;

Appendix 2 - Report of Handling;

Appendix 3 - Location Plan; and

Appendix 4 - Decision Notice.

3. Proposals

3.1 The Local Review Body is invited to consider the Notice of Review.

4. Implications

Financial Implications

4.1 None arising from this report.

Human Resource Implications

4.2 None arising from this report.

Legal Implications

4.3 The Notice of Review requires to be considered in terms of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

Equality Implications

4.4 None arising from this report.

Environmental Implications

4.5 None arising from this report.

Implications for Key Priorities

4.6 None arising from this report.

5. Consultations

5.1 Interested parties (both objectors to the planning application and statutory consultees) were invited to submit representations in terms of the Notice of Review. No such representations have been received.

6. Conclusion

6.1 The Local Review Body is invited to consider the Notice of Review, including any further procedures which may be required prior to determination.

ELMA MURRAY Chief Executive

Elva Murray

Reference:

For further information please contact Diane McCaw, Committee Services Officer on 01294 324133

Background Papers

Planning Application 12/00496/PP and related documentation is available to view on-line at www.north-ayrshire.gov.uk or by contacting the above officer.

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s	s)		Agent (if an	y)
Name	Mr John McDo	nald	Name	Houghton Planning
Address	c/o Agent		Address	102 High Street Dunblane
Postcode			Postcode	FK15 0ER
Contact Te Contact Te Fax No E-mail*	•		Contact Te Contact Te Fax No E-mail*	· — — — — — — — — — — — — — — — — — — —
	ree to correspor	ndence regarding your re	Mark this b	oox to confirm all contact should be s representative: x Yes No nt by e-mail?
Planning au	thority		North	Ayrshire Council
Planning au	thority's applica	ion reference number	12/00	496/PP
Site address Auchenhew Farm, Kildonan, Brodick, Isle Of Arran KA27 8SG				
Description developmen		Erection of 55kW wir blade tip	nd turbine me	asuring 24.8m to hub and 34.5m to
Date of appl	lication 4 Se	ptember 2012	Date of decision	n (if any) 31 October 2012

Note. This notice must be served on the planning authority within three months of the date of the decision

notice or from the date of expiry of the period allowed for determining the application.

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 1. 2. 3. 4. 	Application for planning permission (including householder application) Application for planning permission in principle Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) Application for approval of matters specified in conditions	x
Rea	sons for seeking review	
1. 2. 3.	Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer	x
Rev	iew procedure	
time to d such	Local Review Body will decide on the procedure to be used to determine your review and may a during the review process require that further information or representations be made to enable etermine the review. Further information may be required by one or a combination of proced as: written submissions; the holding of one or more hearing sessions and/or inspecting the ch is the subject of the review case.	them lures,
han	ase indicate what procedure (or combination of procedures) you think is most appropriate fo dling of your review. You may tick more than one box if you wish the review to be conducted bination of procedures.	
1. 2. 3. 4	Further written submissions One or more hearing sessions Site inspection Assessment of review documents only, with no further procedure ou have marked box 1 or 2, please explain here which of the matters (as set out in your state	x x x
belo	ow) you believe ought to be subject of that procedure, and why you consider further submissions ring are necessary:	
	earing would allow the various threshold figures quoted in the Report of Handling and taken plementary planning guidance to be tested.	from
Site	inspection	
In th	ne event that the Local Review Body decides to inspect the review site, in your opinion:	Na
1. 2	Can the site be viewed entirely from public land? x Is it possible for the site to be accessed safely, and without barriers to entry? x	No
	nere are reasons why you think the Local Review Body would be unable to undertake ccompanied site inspection, please explain here:	c all

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached statement.
Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No x
If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents,	, materials and evidence which you wish to submit with
your notice of review and intend to rely on in supp	ort of your review.

See attached statement.		

<u>Note.</u> The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- x Full completion of all parts of this form
- x Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

<u>Note.</u> Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Date	20 November 2012
	Date



STATEMENT IN SUPPORT OF LOCAL REVIEW

FOR:

ERECTION OF 55KW WIND TURBINE MEASURING 24.8M TO HUB AND 34.5M TO BLADE TIP

AT

AUCHENHEW FARM, KILDONAN, BRODICK, ISLE OF ARRAN KA27 8SG

ON BEHALF OF: MR JOHN MCDONALD (FINE ENERGY)

PREPARED BY: HOUGHTON PLANNING

DATE: 20th NOVEMBER 2012



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- (14 Appendix sheet cover page not submitted with review, but included on Council's online record)
- 15 Auchenhew Noise Report
- 16 Endurance Acoustic performance Report
- 17 Wind Resource, Grid Connection Details and Access Route

Report of Handling

Decision Notice

1.0 INTRODUCTION

- 1.1 This review statement has been prepared in relation to a detailed planning for the erection of a 55kW wind turbine measuring 24.8 metres to the hub and 34.5 metres to the blade tip at Auchenhew Farm, Kildonan, Isle of Arran KA27 8SG. Other details as to the proposed turbine and development are as per the Report of Handling with the blade length proposed at 9 metres and the rotor diameter at 19.2 metres. The exterior finish of the blades and turbine hub covers would be white. There would be a temporary access route onto the C147 for delivery and construction.
- 1.2 This statement has been prepared by Houghton Planning on behalf of the applicant, Mr John McDonald, and agent, Fine Energy. Houghton Planning is a full service planning consultancy led by Paul Houghton BSc (Hons), LLB (Hons), MA, MRTPI who has over 20 years' experience in planning and is the author of this statement.
- 1.3 The application was refused under delegated powers on 31st October 2012 for a single reason as follows:
 - 1. "That, the proposed development would not accord with: (a) Policy INF 8 and the Development Control Statement of the Isle of Arran Local Plan; (b) the Ayrshire Supplementary Planning Guidance on Wind Farm Development; and (c) the Council's adopted Landscape Capacity Study for Wind Farm Development in North Ayrshire (Phase 2 Report) 2009, in that by reason of its scale, design, appearance and isolated siting, it would: (i) intrude upon an area of relatively open countryside, detracting from its natural appearance and scenic quality, which would be detrimental to visual amenity; and (ii) establish an undesirable precedent for further unsuitable wind farm development, thereby detracting from the amenity and appearance of the countryside.

2.0 THE SITE

- 2.1 The site located at Auchenhew Farm, Kildonan, which is situated to the north of the C147.
- 2.2 The site is 1.97 km from Kildonan, which is the nearest settlement defined in the adopted Isle of Arran Local Plan.

- 2.3 As explained in the Report of Handling the nearest dwellings to the proposed turbine are: Auchenhew Farm, owned by the applicant, which is 170 metres away; Primrose Cottage, which is 380 metres to the south; and Levencorroch, which is 1,150 metres to the west. The owners of these properties have not raised any concerns with the Council or applicant about the turbine going ahead despite having been approached by the applicant.
- 2.4 The Report of Handling describes the landscape "as gently sloping fields adjacent to the C147, the land rising more steeply to the north over rough grazing ground and thereafter a coniferous plantation approximately 145 metres to the north of the site.".

 A more detailed description can be found in the Cumulative Landscape and Visual Impact Assessment (August 2012) (Document 09), although for the purposes of this review the case officer's summary does generally present a reasonable picture of what is there. The Local Review Body is also directed to the photomontages at Documents 13.2, 13.4, 13.6 and 13.8 whilst it is equally hoped that councillors will decide to visit the site to appreciate the surrounding landscape for themselves.
- 2.5 The Council's approved Landscape Capacity Study for Wind Farm Development in North Ayrshire (Phase 2 Report) 2009 defines the application site as "Coastal Fringe with Agriculture" a landscape character area that is identified as having medium to high overall sensitivity to wind farm development. The study recognises the fact that smaller turbines can be accommodated in certain parts of this character area and goes on to suggest that the preferable, but certainly not the only, sites are likely to be those that do not impact upon key views and where they are associated with farmsteads and other large buildings.
- 2.6 The Report of Handling does not suggest that any key views are impacted upon and so that leaves the issue of the relationship of the turbine with the existing farmstead at Auchenhew, which is discussed below.
- 2.7 It should also be appreciated that the site lies very close (145 metres) from the edge of the "Rugged Moorland Hills and Valleys" landscape character type, an area where the Landscape Capacity Study identifies a greater opportunity for turbines to be developed, up to approximately 40 metres, which would suggest that the appropriate height for a turbine in this location is likely to be somewhere between the lower height advocated for "Coastal Fringe with Agriculture" and the medium scale turbines that are perhaps suitable for "Rugged Moorland Hills and Valleys" and even then there will be instances where a taller turbine may be appropriate. A more detailed consideration of this point can be found in the Cumulative Landscape and Visual

Impact Assessment (August 2012) (Document 09), but for the purposes of the review we would just ask that the Local Review Body to bear this in mind in coming to a decision. In other words, were the turbine to be re-sited just 145 metres from its present position, there would be no need to be debating compliance with the Landscape Capacity Study at all. Also, by doing this, and moving the turbine, it would exacerbate the isolation from existing buildings point that the case officer raises. We say below that 88 metres is not an isolated, but rather related, location whereas 233 metres is pushing this particular envelope to an extreme.

3.0 PLANNING POLICY

- 3.1 Planning policy relevant to this appeal is set out in the Council's Report of Handling and there is no need to detail this again in this statement.
- 3.2 In policy terms, we agree that the appropriate policy to test the turbine against is Policy INF8 in the adopted Local Plan. As the proposal is not within the "Sensitive Landscape Character Area" the policy states that this turbine accords with the policy, i.e. the presumption is in favour of planning permission being granted provided the criteria included within the policy are met.
- 3.3 The six criteria of Policy INF8 are set out in full in the Report of Handling and it would appear that the only areas of contention for this review are in relation to criterion (a), which relates to the appropriateness of the design and scale; criterion (b), which relates to the proposal having "no significant adverse effect"; and the first part of criterion (c) in that the case officer presumably considers the turbine to be a "unacceptable intrusion" in a visual sense.
- 3.4 The remainder of criterion (c) relates to the natural, cultural and built heritage and these aspects of the policy are addressed in the Supporting Statement (Document 01), Cumulative Landscape and Visual Impact Assessment (Document 02), the Historical Assets Plan (Document 11) and the Natural and Landscape Assets Plan (Document 12). No consultees have raised concerns in regard to these and nor has the case officer.
- 3.5 Criterion (d) is also complied with and all related consultees have no objection.
- 3.6 The proposal can be connected with the grid (Document 17) and there are no cumulative impact issues and so criterion (f) is met as well.
- 3.7 Finally, and in terms of Policy INF8, criterion (b) uses the term "significant adverse impact". This suggests that there should be more than just some harm to the

landscape character of an area and to be unacceptable this identified impact should be of overriding concern. It is our view that the proposed turbine may have a limited adverse effect, but given the prevailing landscape character, this impact is at an acceptable (and justifiable) level.

- 3.8 We also do not disagree generally with the summary of local supplementary planning guidance presented in the Report of Handling with one exception, which relates to the Ayrshire Supplementary Planning Guidance: Wind Farm Development (2009) (Ayrshire SPG).
- 3.9 The Ayrshire SPG is summarised in the Report of Handling, but in doing so the report does not wholly explain the fact that the distance thresholds referred to relate to different things and so this guidance is worth quoting in full.
 - "Shadow Flicker as a general rule a minimum separation distance of 10 times the turbine's rotor blade diameter from a dwelling house, work place or community facility to the turbine will be required. Exceptionally if turbines are to be located closer than this, the developer will be required to demonstrate that the impacts are acceptable.
 - Noise as a general rule a minimum separation distance of 700m from a dwelling house, work place or community facility to a turbine will be required. Exceptionally if turbines are to be located closer than this, the developer will be required to demonstrate that the impacts are acceptable. Good acoustic design and siting of turbines is essential to ensure there is no significant increase in ambient noise levels such that it can affect the amenity. Properties in the vicinity of a windfarm should not experience noise levels in excess of 35dB(A) under all wind conditions.
 - Visual as a general rule a minimum separation distance of 2km from towns and villages to a turbine will be required. Exceptionally if turbines are to be located closer than this, the developer will be required to demonstrate that the impacts are acceptable."
- 3.10 As can be seen each issue comes with a distance threshold, but these are expressed as being a 'general rule' and not a mandatory requirement.
- 3.11 The other guidance that is not mentioned at all in the Report of Handling is that contained in Scottish Planning Policy and various other Scottish Government publications that seek to promote and support the renewable energy sector. This is summarised in the Application Supporting Statement (Document 01) pages 5 to 8.

The only addition to this is that the First Minister, Alex Salmond, has recently expressed his hope, at the recent RenewableUK conference in Glasgow on the 30th of October, that the renewable sector will continue to expand to the point where by 2015 50% of the country's electricity demand will be met from green power. Onshore wind turbines will be a major contributor to this target and whilst it is appreciated that public opinions about them are often polarised, the implications of this target are that schemes, large and small, will need to be supported. This proposed turbine is clearly at the smaller end of the spectrum, but will nonetheless make a small, but important, quantifiable contribution.

3.12 Finally, it should not be forgotten that Section 25 of the Town and Country Planning (Scotland) Act as modified states that "Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise". Material considerations can include a wide range of issues and also, more specifically, relevant Scottish Government guidance and advice, along with locally approved supplementary planning guidance, reports and studies. The Scottish Government's support for green energy is, therefore, something that needs to be weighed in the balance and we hope that the Local Review Body will do that.

4.0 DISCUSSION

- 4.1 The Report of Handling usefully summaries the various consultation responses and indicates that none of the statutory consultees have any concerns, there have been no local representations received and Arran Community Council has no objection. From experience elsewhere this represents an unusual scenario and the Local Review Body is asked to bear this in mind. A positive outcome at review and planning permission being granted is not, therefore, going to upset the local community.
- 4.2 Turning briefly to the statutory consultees then BAA, NATs, the MoD, Prestwick Airport and the CAA have all said that they have no objection or comments, which deals with the issue of aviation impacts and thus criterion (d) of Policy INF8 is met (as mentioned above).
- 4.3 SNH have no objections and despite there being natural heritage interests of national and international importance within close proximity (Arran Moor SPA/SSSI and South Coast of Arran SSSI), they consider that these will not be affected by the development. This deals with part of criterion (c) of Policy INF8.

- 4.4 The Council's Environment Health has considered the issue of noise and considers that this can be dealt with by suitably worded planning conditions. It will be noted that there are dwellings within the Ayrshire SPG threshold of 700 metres, but one of these is owned by the applicant and the other has not objected. Furthermore, the submitted noise information (Document 17) shows that the impact on this property will be of a level that justifies an exception being made and this has led to Environmental Health recommending a planning condition. The proposal can comply with the suggested emission level of "35dB LA90, 10min or shall be no more than 5dB(A) above background LA90,10min; whichever is greater".
- 4.5 Environmental Health also correctly identify that the proposal meets guidance on noise impact because the nearest dwelling belongs to the applicant. They request, therefore, that ownership of the turbine and farm remain tied and suggest a legal agreement to achieve this. In our view, a planning condition would achieve the same thing and would avoid undue cost and delay for the applicant in implementing the planning permission.
- 4.6 That leaves just the two issues that are raised in the reason for refusal namely that the turbine will "intrude upon an area of relatively open countryside, detracting from its natural appearance and scenic quality, which would be detrimental to visual amenity" and approval would "establish an undesirable precedent for further unsuitable wind farm development, thereby detracting from the amenity and appearance of the countryside."
- 4.7 Before dealing with these it is probably useful to discuss the various thresholds mentioned in the Report of Handling, which are taken from the Landscape Character Study and Ayrshire SPG. These relate to the maximum suggested height for a turbine of 20 metres, which is taken from the Landscape Character Study for the particular landscape character area within which the turbine is located, and the issue of distance to the nearest dwelling and settlement taken from the Ayrshire SPG
- 4.8 The issue of height, and thus the importance of the Landscape Character Study, has been touched upon above. The wording the Study uses is a little opaque, but can perhaps best be summarised on the basis that a turbine with a hub height up to 20 metres can be accommodated in a "Coastal Fringe with Agriculture" landscape character area whereas something taller will need to be justified. The current proposal with a hub height of 24.5 metres exceeds this lower target threshold, but only just, and may be acceptable nonetheless if it is otherwise well contained within the landscape and does not impact upon wider views.

- 4.9 As for the distance thresholds from the Ayrshire SPG, the current proposal has a blade diameter of 19.2 metres and so should be at least 192 metres from the nearest affected dwelling. Excluding the applicant's dwelling the nearest dwelling is 380 metres away (Primrose Cottage) and so this requirement is complied with.
- 4.10 The turbine will be only 1.97 kilometres from Kildonan rather than the 2 kilometres suggested in the Ayrshire SPG, but this is only marginally under the target and Kildonan is anyway a linear settlement well-spaced along the shoreline and most of its dwellings will be well outside the 2 kilometre target distance.
- 4.11 The other important figure quoted in the Report of Handling is the distance between the turbine and the existing farm buildings at Auchenhew. This is quoted because the concern raised by the case officer is that the turbine is isolated from the buildings, perhaps suggesting that moving it closer would help in this regard. As elsewhere, the Landscape Capacity Study is quoted in this regard, but whilst this does say that turbines are best sited where they are associated with farmsteads and farm buildings, there is no threshold distance given for this. The Report of Handling states that the turbine would be 88 metres to the nearest farm building. In our view this is hardly a distance that suggests isolation. Indeed, review of the photomontages (Documents 13.2, 13.4, 13.6 and 13.8) suggests a turbine that is reasonably well related to the farm buildings. It is considered that the siting has achieved an appropriate balance between being related to existing structures/buildings with the fact that to ensure a reasonable wind resource, the turbine needs to be free of turbulence that can be caused by large buildings and trees. This issue is nonetheless best considered by the Local Review Body following a site visit, particularly as this represents a main plank of the case officer's reason for refusing the application. We would thus strongly encourage the councillors to undertake a visit before determining the review.
- 4.12 A site visit will also allow the councillors to assess the strength of the argument presented in the Report of Handling and reason for refusal that the turbine will "intrude upon an area of relatively open countryside, detracting from its natural appearance and scenic quality, which would be detrimental to visual amenity". The Cumulative Landscape and Visual Impact Assessment (Document 09) submitted with the planning application comes to a different conclusion. The councillors are requested to read the conclusions of this report in full, but in brief they can be summarised as:

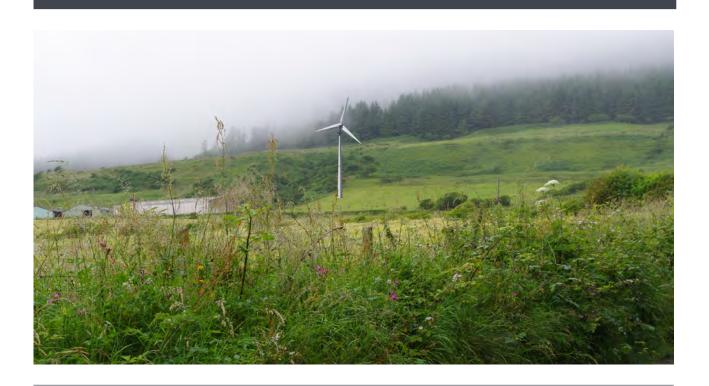
- The turbine will be visible from close by, but in a fairly contained area and often in combination with buildings and woodland.
- Longer views will also exist, but are curtailed in reality by the large fingers of Auchenhew Wood and Ballymeanoch Wood, coupled with the rise and fall in the landform.
- Open views from the south towards the turbine are limited, but where views are afforded they would see the turbine against the rising land of Auchenhew Hill and the soft backcloth of the mature plantation.
- From the west and north views towards the site and the development are negligible.
- The turbine will be seen from the C147, located directly south of the site and travelling in an east to west direction, albeit in limited locations along a small stretch, and only occasionally are the views clear and unfiltered. The views quickly diminish, however, due to the prevailing landform and existing landscape structure.
- It is firmly considered that the landscape has the capacity to absorb the
 proposed development of a single turbine of the height proposed without any
 significant adverse effects on the existing, intrinsic landscape character,
 composition or quality.
- No views of importance will be impacted upon.
- There is no cumulative visual/landscape impact aspect to this application.
 This turbine is the only one proposed in this area.
- 4.13 The final issue that is mentioned in the reason for refusal is precedent. This is an issue that is often mentioned when turbines are proposed and can be countered at one level on the basis that each application should be considered on its merits and decisions should not be based upon what could happen in future. Almost nothing that is even slightly controversial would ever be built if precedent were given any weight. It is also odd for the case officer to raise this when there has been a turbine very similar to the one proposed here approved on the island by the same case officer (ref: 11/00408/PP Erection of 20KW wind turbine, 27m to blade tip and Inverter House Corriecravie, Muir House, Sliddery, Isle of Arran Granted Conditionally 31st October 2012). Clearly, we accept that each application should be considered on its own merits, but precedent, if raised as an issue, should at least be considered in all its respects. This recent decision also proves that Arran is a location that can

- accommodate turbines in the right locations, which is not denied by the Landscape Character Study, and a point presumably understood by the Community Council in not objecting to this proposal.
- 4.14 The above represents all that the applicant wishes to bring to the attention of the Local Review Body at this stage. As mentioned several times the applicant hopes that the councillors will visit the site before determining the review and hopefully thereafter will agree that this turbine represents a well sited and well thought through proposal that warrants a grant of conditional planning permission, particularly in light of the fact that there are no objections, which is somewhat unusual given the normally polarised views towards turbines, and the continued support afforded by the Scottish Government and local policy to green energy.
- 4.15 For all of the above reasons planning permission should be granted.



Planning Application for the Erection and Operation of a Single Small-Scale Wind Turbine

Supporting Statement: Auchenhew Farm



Site: Auchenhew Farm, Kildonan, Isle of Arran, KA27 8SG.

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Introduction

This statement has been submitted in support of an application to erect and operate a single Endurance E-3120 wind turbine on a 25m monopole tubular tower at Auchenhew Farm, Kildonan, Isle of Arran, North Ayrshire, KA27 8SG. This document sets out the relevant planning policies in support of the proposal as well as addressing all of the potential design and access, technical and environmental implications relevant to a development of this size and scale.

Site Description

Site Location

The turbine site is 0.031ha and lies on a land ownership boundary which comprises of approximately 89 hectares of grazing land, located approximately 15km south of Brodick on the Isle of Arran. The immediately surrounding area is predominantly agricultural in nature with the nearest residential settlement being Levencorroch, located approximately 400m west as shown by the plan in Appendix 1. The proposed wind turbine would be sited in open fields in grid coordinates E201645.9 N621793 as shown by the plan in Appendix 2. The predicted wind speed for the site taken from the Met Office National Climate Information Centre (NCIC)data is 9.5m/s at 25m above ground level (AGL). This location has been chosen to provide the greatest separation distance between third party dwellings and field boundaries while attempting to obtain a clean air flow from the predominant South Westerly winds. The immediately surrounding area is predominantly agricultural in nature.

The nearest residential dwellings to the wind turbine being Primrose Cottage, located approximately 375m away.

The site does not fall within any designated sites of ecological, scientific, historic or archaeological interest.

Technology

This proposal is for the erection and operation of a "small" wind turbine, as classified by RenewableUK, the UK's largest renewable energy association. The wind turbine will have a maximum hub height of up to 25m, maximum rotor diameter of up to 20m, with a maximum blade tip height, when the rotor blades are in a vertical position that will not exceed 35m.

The final wind turbine model proposed is the Endurance E-3120 three bladed horizontal axis turbine. It is envisaged that the turbine's installed capacity will be in the range of 55-75kW. Its maximum dimensions will not be greater than those stated above.

The information below shows a candidate turbine for the proposed development.

Endurance E-3120 55kW Specification:

Turbine	
Configuration	3 blades, horizontal axis, downwind
Rated power @ 11 m/s	55 kW
Applications	Direct Grid-Tie
Rotor speed	42 rpm
Cut-in wind speed	3.5 m/s (7.8 mph)
Cut-out wind speed	25 m/s (56 mph)
Survival wind speed	52 m/s (116 mph)
Design lifetime	30 years
Overall weight	3,990 kg (8,800 lbs)

Rotor	
Rotor diameter	19.2m (63 ft)
Swept area	290m ² (3120 ft ²)
Blade length	9m (29.53 ft)
Blade material	Fiberglass / Epoxy
Power regulation	Stall control
	(constant speed)



Brake & Safety Systems	
Main brake system	Rapid fail-safe dual mechanical brakes
Secondary safety	Pitch control system (for over speed regulation) using passive spring loaded mechanism (patent pending)
Automatic shut down triggered by	High wind speed Grid failure Over-speed All other fault conditions

Towers	
Types and heights	Free-standing monopole: 25m (82ft), 30.5 m (100 ft), 36.5 m (120 ft), 42.7 m (140 ft) Free-standing lattice: 30.5 m (100 ft), 36.5 m (120 ft), 42.7 m (140 ft)
Maintenance Access	Safe climbing system Working space inside the nacelle Tower-top work platform

Access & Construction

The proposed location of the wind turbine will require no new access road or parking facility as access will be taken from the public highway over privately owned agricultural land at Auchenhew. The turbine would be delivered on a standard HGV vehicle with an insignificant temporary increase in traffic movements on the local road network.

The concrete turbine foundations would measure approximately $6.5m \times 6.5m \times 1.6m$ and would be installed within a 2/3 day period using a small tracked excavator. The foundation will be backfilled so that only approximately $4m \times 3m$ would be visible above ground. The wind turbine would be erected on site approximately three weeks after the pouring of the foundations, taking a further 1 to 2 days, dependant on weather conditions. A 50 tonne crane would be used to lift the tower sections, nacelle and blades into place.

Once *in situ* the turbine will require servicing on a quarterly basis by an engineer who would access the site in a car or small van and as such there will be no significant impact on the current road use, access or volume of traffic.

All refuse and materials will be cleared on an ongoing basis and all relevant SHE requirements will be adhered to.

The proposed turbine site is not located within a flood risk area as designated by the Environment Agency and it is not anticipated that the development will have any impact on the existing onsite drainage.

The standard life span of a wind turbine of this size is in the region of 25-30 years if regularly serviced and maintained. At the end of any consented operational period the turbine will be decommissioned, removed from the site and the ground reinstated in accordance with details to be agreed with the Local Planning Authority.

Need and Benefits

It is widely accepted that manmade emissions are contributing to climate change. On a global scale the United Nations Framework Convention on Climate Change (UNFCCC or FCCC), is an international environmental treaty aimed at fighting global warming. In February 2005, as part of the UNFCCC, the Kyoto protocol came into force committing 191 states to significant reductions in greenhouse gas emissions. The European Union (EU) recognises the protocol and has set emission reduction targets for its member states.

The UK's contribution to the EU target is to increase the share of renewables in the UK energy mix to 15% by 2020. To attain this target over 30% (about 117 TWh/yr) of electricity will need to be generated from renewables, since the production of electricity from renewable sources.. This is a significant increase from 2008 levels, where approximately 5.5% of electricity was generated from renewable sources, equating to the need for a six-fold increase in UK renewable electricity production from 2008 to 2020. This represents an ambitious target for the UK and as such planning policy at both national and local level supports this commitment.

The need for renewable energy is made even stronger by the fact that North Sea oil and gas production has peaked and the UK has become a net importer of energy. The UK government has recognised the potential that small-scale renewable energy generation has in contributing to indigenous energy supplies as well as combating climate change. To support the uptake of

small-scale distributed generation, in April 2010, the UK government launched the Feed in Tariff support mechanism which guarantees a price for electricity generated from renewable sources.

It is estimated that an Endurance E-3120 wind turbine at the Auchnehew site will generate over 270,000 kWh/pa which is equivalent to powering 57 homes per year (using average domestic consumption of 4,700kWh/pa). Using RenewableUK's carbon dioxide emissions savings calculator it is estimated the wind turbine would save over 2,500 tonnes of carbon dioxide over the life of the project.

Planning

The planning system has an important role to play in helping to deliver the UK Government's targets and goals for renewable energy generation, and in assisting the UK's commitment to address the causes of climate change. This Chapter identifies the planning policies and guidance at national and local levels which are relevant to the proposed wind turbine.

A screening opinion was requested from North Ayreshire Council planning department on the 21st May 2012 to determine whether the LPA believed the application should be accompanied by an Environmental Impact Assessment, (EIA). A reponse was received on the 13th June 2012 confirming that an EIA would not be required.

National Energy Policy

The White Paper on Energy **Meeting the Energy Challenge** published in May 2007 sets out the UK central government thinking on energy policy, including renewable energy generation. It explains that the motivation behind the measures to encourage developments harnessing renewable energy sources are two-fold: firstly as a means to combat climate change; and secondly to provide secure future sources of electricity generation in the context of predicted increasing energy demand, domestic power stations closing and diminishing world-wide fossil fuel supplies.

The **Energy Act 2008** strengthens the drive to greater and more rapid deployment of renewables in the UK with the aim of increasing the diversity of the UK's electricity mix, improving the reliability of energy supplies and helping to lower the carbon emissions from the electricity sector.

In July 2009 the **Renewable Energy Strategy** (RES) was published. The Strategy sets out the means by which the UK will meet its legally-binding targets under the EU Renewable Energy Directive. The UK's contribution to the EU target is to increase the share of renewables in the energy mix to 15% by 2020, which represents a seven-fold increase in UK renewable energy production from 2008 levels. A key element of the new strategy relates to the EU requirement that there will be reporting steps every two years in which the achievement of the delivery against the trajectory set for the 2020 targets has to be tested and reported to the EU.

The RES sets out the Government's comprehensive action plan for delivering the 'renewables revolution'. The document sets out the balance of fuels and technologies that are most likely to achieve this challenging goal, the strategic role that the UK Government will adopt and the specific actions intended to lead delivery. The Strategy is also intended to tackle climate

change, reducing the UK's emissions of carbon dioxide by over 750 million tonnes between now and 2030. It will also promote the security of the UK's energy supply, reducing overall fossil fuel demand by around 10% and gas imports by 20-30% against what they would have been in 2020 if no energy were produced by renewable means.

To attain the 15% target, more than 30% (about 117 TWh) of electricity will need to be generated from renewables, an increase on the current level of about 5.5% today. The RES expects that the majority (two-thirds) of this electricity will be from wind power, both on and offshore, with biomass and hydro also playing important roles. These quantities equate to 26.3GW of wind, broken down into about 14GW onshore and 12GW offshore.

The UK current (minimum) target is to achieve 14GW of onshore wind. As of April 2012 there is currently 10.5GW worth of onshore capacity that is either built, under construction or consented, leaving a deficit of 3.4GW.

The **SCOTTISH PLANNING POLICY (SPP)** is the statement of the Scottish Governments policy on nationally important land use planning matters.

"182. - The commitment to increase the amount of electricity generated from renewable sources is a vital part of the response to climate change. Renewable energy generation will contribute to more secure and diverse energy supplies and support sustainable economic growth. The current demand is for 50% Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met from renewable sources. These targets are not a cap. Hydroelectric and onshore wind power are currently the main sources of renewable energy supplies. This is expected to continue but will increasingly be part of a wider renewables mix as other technologies become commercially viable. Other technologies` contribution both at a domestic scale and through decentralised energy and heat supply systems including district heating and biomass heating plants for businesses, public buildings and community/housing schemes."

We would state that this small scale wind turbine electrical development has a worthwhile and significant role to play in reaching the above targets.

"183. - There is potential for communities and small businesses in urban and rural areas to invest in ownership of renewable energy projects or to develop their own projects for local benefit. Planning authorities should support communities and small businesses in developing such initiatives in an environmentally acceptable way."

Whereas this development is not suggested or proposed by the local community at large, there are opportunities in this type of development to use, at source, the electricity generated to further generate or safeguard revenues (on top of utilising the Feed-In- Tarriff generation). This has an effect of stabilising and ensuring the long term sustainability if the local business and in some instances allowing expansion and re-investment in the business. This knock on effect safeguards and creates jobs for the local community, which can only benefit the area at large, and all in an environmentally friendly way.

"187 - Planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed. Development plans should provide a clear indication of the potential for development of wind farms of all scales, and should set out the criteria that will be considered in deciding applications for all wind farm developments including extensions.

The criteria will vary depending on the scale of development and its relationship to the characteristics of the surrounding area, but are likely to include:

- landscape and visual impact,
- effects on the natural heritage and historic environment,
- contribution of the development to renewable energy generation targets,
- effect on the local and national economy and tourism and recreation interests,
- benefits and disbenefits for communities,
- aviation and telecommunications,
- · noise and shadow flicker, and
- · cumulative impact.

The design and location of any wind farm development should reflect the scale and character of the landscape. The location of turbines should be considered carefully to ensure that the landscape and visual impact is minimised."

We contend that the proposed scale and height of the turbine would greatly diminish the potential for visual or other impact upon natural, landscape, cultural and historic locations within the local environment. We intend to show this through the attached ZTV that the position of the turbine has been carried out sensitively - thereby reducing the potential impact to it's minimum on the nearby environmental assets identified by the following council (and other) designatory bodies.

We would state this small scale wind turbine development has a worthwhile and significant role to ply in reaching the targets quoted in the excerpts above and below.

We have sited the proposed turbines in such a way that no major tourist /recreation routes or sites are affected materially — as will be shown in the following statements and supporting information. However, where less important assets are within view we would argue that the potential visual impact is within an acceptable range and is outweighed by the general benefits to the farm business and environmental concerns. The siting of the turbines also takes into account the potential for interference with telecommunications and radar assets in the area. Moreover, the turbine has been sited more than the minimum required to allay any potential noise and shadow flicker interference with neighbouring residences.

REGIONAL / LOCAL POLICIES

AYRSHIRE JOINT STRUCTURE PLAN

Policy ECON 6 Renewable Energy states:

'Proposals for the generation and utilisation of renewable energy should be promoted and will conform to the plan both in stand alone locations and as integral parts of new and existing developments where it can be demonstrated that there will be no significant adverse impact, including adverse cumulative impact or infrastructure constraints, and where the design of the development is sensitive to landscape character, biodiversity and cultural heritage.'

Policy ECON 7 Wind Farms states:

- 'A) In the Areas of search proposals for large and small scale wind farm development will be supported subject to specific proposals satisfactorily addressing all other material considerations.
- B) Areas designated for their national or international natural heritage value, and green belts, will be afforded significant protection from large scale wind farms.
- C) The integrity of national and international designations should not be compromised.
- D) Cumulative impact will be assessed in all relevant cases, taking into account existing wind farms, those which have permission and those that are the subject of valid but undetermind applications. The weight to be accorded to the undetermind applications will reflect their position in the application process. Where the limit of acceptable cumulative impact has been reached the area will be afforded significant protection.
- E) Outside the Areas of Search: all wind farm proposals will be assessed against the following constraints, any positive or adverse effects on them and how the latter can be overcome or minimised:
- 1) Historic
- 2) Areas designated for their regional and local natural heritage value;
- 3) Tourism and recreational interests:
- 4) Communities
- 5) Buffer zones;
- 6) Aviation and defense interests;
- 7) Broadcasting installations
- F) Proposals affecting Sensitive Landscape Character Areas shall satisfactorily address any impacts on the particular interest that the designation is intended to protect but the designation shall not unreasonably restrict the overall ability of the plan area to contribute to national targets
- G) In all cases, applications for windfarms should be assessed in relation to criteria including as appropriate, grid capacity, impacts on the landscape and historic environment, ecology (including birds), communities, aviation, telecommunications, noise and shadow flicker.'

We have examined all of the above constraints in the surrounding area to our proposed turbine and given evidence to show that there would be no adverse effect on them. We have listed and given details of any potential constraint within the surrounding area of the proposed wind turbine within this document. The proposed height and scale of the turbine would greatly diminish the potential for visual or other impact upon natural, landscape, cultural and historic locations within the local environment. The attached ZTV's show that the positioning of the turbines has been carried out sensitively.

ISLE OF ARRAN LOCAL PLAN

The Local Plan strategy for the environment aims to:

- Support, conserve and promote important natural resources and landscape character
- Protect important dairy farmland and encourage farm diversification
- Conserve and enhance sites of ecological importance
- Promote ecological sustainability and enhance biodiversity
- Sustain the viability of rural businesses and communities
- · Support development with specific locational need
- Improve public access to the countryside and within the countryside
- Support new forestry and woodland planting as well as the management of existing tree cover to enhance the area
- Bring contaminated land and derelict land back into effective use

The site lies within an area which is classified as, 'countryside'. POLICY ENV 1 states that, "Proposals within this area shall not accord with the Local Plan unless it can be demonstrated that it meets the following criteria:

- (a) necessary non residential development associated with agriculture or forestry operations; or
- (b) there is a genuine operational need for a worker to live on site in pursuance of an established rural business; or
- (c) small scale business uses falling within Class 4 that have a specific locational need to be located on site; or
- (d) development associated with public utility operations that have a specific operational need to be located on site."

We would state that the small scale of wind turbine electrical development, has a worthwhile and significant role to play in reaching energy targets. As mentioned above there are opportunities in this type of development to use, at source, the electricity generated to further generate or safeguard revenues (on top of utilising the Feed-In-Tariff generation).

POLICY INF 8 RENEWABLE ENERGY

"Proposals for the development of wind farms, biomass, energy from waste and any other renewable energy developments within the Sensitive Landscape Character Area shall not accord with the Local Plan. Elsewhere proposals for renewable energy developments shall accord with the Local Plan subject to the proposal satisfying the following criteria:

- (a) the development is appropriate in design and scale to its surroundings;
- (b) where it can be demonstrated that there is no significant adverse effect on the intrinsic landscape qualities of the area;
- (c) the proposal shall not result in unacceptable intrusion, or have a significant adverse effect on the natural, cultural and built heritage of the area;

- (d) any significant adverse effect on telecommunications, transmitting or receiving systems or radar systems can be effectively overcome;
- (e) the proposal can be satisfactorily connected to the national grid without causing negative environmental impact; and
- (f) when considered in association with existing sites formally engaged in the Environmental Assessment process or sites with planning permission, there are no negative impacts due to the cumulative impact of development proposals."

We feel that we have sited the turbine in an appropriate area, taking into consideration any constraints and visual imapcts as well as demonstraing that the turbine can be connected to the national grid without causing any negative or environmental impact (demonstrated in following document). Any unused apparatus will be removed and the site will be restored to it's original state.

As before stated, we believe we have proposed a sensitively designed, located and scaled development that brings the visual impact upon the area down to a very minimum. We would bring your attention to the ZTV (zone of theoretical view) drawing in the appendices, where the area of potential view, in the context of the 15km maximum study area is exceptionally small.

AYRSHIRE SUPPLEMENTARY PLANNING GUIDANCE - WIND FARM DEVELOPMENT

'The purpose of this Supplementary Planning Guidance (SPG) is to support the implementation of wind energy policy as set out in the Ayrshire Joint Structure Plan which was approved by Scottish Ministers on 22 November 2007.'

International and National Designations:

'The integrity of areas covered by national or international natural heritage designations should not be compromised. SPP6 states that "policies should seek to facilitate the meeting of national targets away from these locations in recognition of the strength of protection afforded to them by law." The designations are defined by SPP6 as:

International Designations – Natura 2000 Sites - Special Protection Areas (SPAs) –

Ramsar Sites - Special Areas of Conservation (SACs)

National Designations – the National Scenic Area on Arran – National Nature

Reserves (NNRs) – Sites of Special Scientific Interest (SSSIs)'.

We have identified the proximity of any of the above designations to our development and examined their impact. The LVIA will also support our assertion that land turbines causes only a minimal visual intrusion to local tourist routes (Major roads and minor coastal routes), recreation areas, iconic viewpoints and tourist sites - and can be shown to be acceptable in nature.

The proposed location of the development is out-with any of the above designations and as such our proposal falls out-with an area of significant protection.

Cumulative Impact:

'Cumulative impacts will most frequently involve landscape and visual impacts but may also affect natural heritage designations and aviation interests. Cumulative impact will take into account existing windfarms, those which have permission and those that are the subject of valid but undetermined applications. The web map facility identifies existing windfarm developments and proposals. In addition windfarm impacts will be assessed along with other impacts from other land uses (eg open cast coal) which in combination produce significant adverse cumulative impacts. Where the limit of acceptable cumulative impact has been reached wind farms will be steered away from these locations. The three element of cumulative impact which will be assessed are composed of landscape, natural heritage and aviation interests.'

Further detailed assessment has been carried out on the potential (or cumulative) impact on the landscape and landscape character of the application area, and how it effects the structure plan's policies, in the attached LVIA document (landscape and visual impact assessment appendix A).

LANDSCAPE CAPACITY STUDY FOR WIND FARM DEVELOPMENT IN NORTH AYRSHIRE - PHASE 2 REPORT

'The landscape capacity study has been prepared in response to the requirement set out within Scottish Planning Policy 6 Renewable Energy (SPP6) that local authorities make positive provision for renewable energy developments by guiding development to appropriate locations and providing clarity on the issues that will be taken into account when assessing specific proposals.'

From the above document we have identified the site lies within the 'Coastal Fringe with Agriculture' landscape type. We contend that the proposed scale and height of the turbine would greatly diminish the potential for visual or other impact upon natural, landscape, cultural and historic locations within the above landscape area. We intend to show through the attached ZTVs that the positioning of the turbine has been carried out sensitively - thereby reducing the potential impact to it's minimum on the nearby environmental assests identified by the council (and other) designatory bodies.

AYRSHIRE AND CLYDE VALLEY WINDFARM LANDSCAPE CAPACITY STUDY

"This report sets out the results of a study carried out by Land Use Consultants on behalf of Scottish Natural Heritage and its partners Ayrshire Joint Structure Plan and Transportation Committe and the Glasgow and Clyde valley Joint Structure Plan Committee. It explores the landscape implications of windfarm development in North, South and East Ayrshire, Inverclyde, Renfrewshire, East Renfrewshire and North and South Lanarkshire. "

"It was recognised that it was necessary to combine the measures of landscape sensitivity and value in order to determine those areas where, in landscape terms, windfarm development would have the most significant impact."

The analysis suggests that the following landscapes are judged to be of a medium sensitivity to windfarm development:

- Much of the Ayrshire lowlands;
- The southern part of Arran;
- The plateau farmlands along the Clyde Valley;
- The Southern Uplands in South Lanarkshire."

The above indicates that the area we are siting our turbine was not regarded as an area of high sensitivity or value.

Planning Summary

The purpose of this Chapter has been to set out the national and local planning policy framework relative to the proposed development.

To help meet the commitment to reduce carbon emissions, there is strong support at all levels of UK energy and planning policy to increase the proportion of energy produced from development of renewable energy resources. Wind power is expected to make the largest contribution to this increase.

The proposal will also help to further diversify, support and develop the established business at Auchenhew Farm and ensure the units sustainability going forward.

The proposed development of a small wind turbine at Auchenhew Farm has planning policy support at national and local levels, and complies with the requirements for a development of this type within the relevant planning policies planning permission should be granted.

Excerpted from the:-North Ayrshire Council Supplementary Planning Guidance Landscape Capacity Study for Wind Farm Development in North Ayrshire: PHASE 2 REPORT

Landscape Character identification

Coastal Fringe with Agriculture: "This character type fringes the southern coast of Arran between Brodick and Machrie Moor, incorporating some areas of raised beach and broadening where valleys reach the coast. It is a small to medium scale agricultural landscape, patterned by a strong field pattern of pasture enclosed by stone walls and hedgerows. This landscape forms a relatively narrow coastal fringe which is contained by the steep and often forested slopes of the uplands within the interior of Arran. The landform is rolling on the southern coast of Arran and falls steeply seaward to the rocky escarpment of raised beach. In the east, flatter areas of pasture are interspersed with policy woodlands situated on the fertile alluvial fan bordering Brodick Bay. Settlement, caravan sites and golf courses are a feature of this character type."

- Statements of Importance of Candidate Special Landscape Areas

Overall Sensitivity

"The 'Coastal Fringe with Agriculture' would be highly sensitive to larger development typologies because of its narrowness and the small to medium scale character of landform, landcover and settlement. Smaller turbines (20m maximum height) could be accommodated in parts of this character area where the scale of the coastal edge is increased, for example in the southwest of the island, and is less strongly patterned with hedgerows, woodlands and policy plantings. Single or very small clusters (up to 3) turbines should be associated with farmsteads or other larger scale buildings and sited away from key views from the A841 to coastal and historically important features. It will be important to protect views and the setting of Holy Island within Lamlash Bay and to avoid interruption of key views to Pladda and Ailsa Craig from the coast road. The setting of settlements such as Lamlash and Brodick should also be protected. Medium to high overall sensitivity."

We contend that the proposed scale and height of the turbine would greatly diminish the potential for visual or other impact upon natural, landscape, cultural and historic locations within the above landscape area. We have calculated and examined the ZTV of a 20m high turbine, as recommended for the area, and suggest that the visual imapact is only fractionally less than our turbine at 35m. We intend to show through the attached ZTVs that the positioning of the turbine has been carried out sensitively –thereby reducing the potential impact to it's minimum on the nearby environmental assets identified by the following council (and other) designatory bodies.

Local Historical Sites (to be read in conjunction with HAP01-ZTV)

EXTRACT FROM HISTORIC SCOTLAND'S RECORD OF LISTED BUILDINGS:

The proposed development site is located approx. 0.5km to the North-West of a Category C Listed Building (HB NO: 13452), named "Kildonan Project". The site has been notified and designated since the year 1994. The reasons for notification are as follows:-

"Early 20th century. Simple Arts-and-Crafts style aisleless church, made Z-plan by lower transept wing and vestry; converted to residential circa 1995. Harled, ashlar/cement dressin gs, slate roof. 3-light square-headed leaded lights, timber tracery to gables, 2 light 8-pane sash and case to vestry, chamfered cills and quoined jambs. Moulded eaves course, ashlar-coped skews.

Truncated roof ventilator.

FRONT GABLE: canted entrance porch to centre with 2-leaf boarded door and windows, 2-light window to right, 4-centred arch window to gallery level.

W ELEVATION: five 3-light windows.

E ELEVATION: gable advanced at centre right, two 2-light windows, stack at left angle, 3-light window to left return; three 3-light windows to aisle recessed at left; door and 2-light window to vestry recessed at right.

REAR GABLE: two 3-light windows, vestry advanced to left with door, 2 windows, tapered and shouldered stack, half-piended roof.

INTERIOR: not seen.

GATEPIERS AND BOUNDARY WALL: 2 sets of round-section, stugged ashlar gatepiers with corniced hemispherical caps; ashlar-coped rubble boundary wall."

We note the record's limited importance and the trees which provide partial screening around the asset. The trees which predominantly lie along the northern boundary of the asset would reduce any major visible impact.

2. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 0.75km to the north-west from a Catogory C Listed Building (HBNUM NO: 13455), named 'Kildonan, Mansfield'

"Earlier 19th century. 2-storey, rectangular-plan, 3-bay former Free Church Manse. Dark coursed rubble, cream ashlar dressings, harled sides and stacks, piended slate roof. Margined angles, cill band at 1st floor, eaves course, margined windows;

12-lying-pane sash and case windows (some uPVC replacements); tall corniced end stacks.

FRONT ELEVATION: flat-roofed porch advanced at centre with margined angles and corniced parapet, central boarded door with multi-pane fanlight recessed in ashlar panel; window to left and right at ground floor, 3 windows to 1st floor, 2 rooflights. Single storey piend-roofed bay with window and stack recessed to right."

We note the significant distance provided, between the proposed turbine and the record and from the ZTV it is clear that the turbine would only partially visible from the asset. We would also note the above's limited importance.

3. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 100m to the north-west from a SSMR record (SITE NO: EV4159), named 'Archaelogical Watching Brief Area Q.

"A series of watching briefs and controlled topsoil strips were conducted along the route of a new water main constructed to serve the population of the southern half of the Isle of Arran

....The systematic topsoil stripping of wayleaves along the route of a new water ring main on the Isle of Arran revealed a number of archaeological remains of different periods."

We would note the sites limited importance and thus the turbine is very unlikely to impact materially to a record of this type.

4. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 0.6km to the north from a SSMR record (SITE NO: 54678), named 'Auchenhew'. The reason for notification are as follows:-

"In 2004 this site was examined as part of the Coastal Zone Assessment Survey of Kintyre and the Isle of Arran (CFA Archaeology Ltd for HS, the Firth of Clyde Forum and the SCAPE Trust). The condition of the site was noted as 'Good' and further action recommended by CFA Archaeology Ltd for this site is 'Nil'."

We note that due to landform and vegetation the turbine would not be visible at all from this asset (Ref ZTV -L01). The turbine would therefore not imapact on this asset.

5. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 0.9km to the north from a SSMR record (site no.: 54679), named "Auchenhew". The reasons for notification are as follows:-

"In 2004 this site was examined as part of the Coastal Zone Assessment Survey of Kintyre and the Isle of Arran (CFA Archaeology Ltd for HS, the Firth of Clyde Forum and the SCAPE Trust)."

We note the significant distance provided, between the proposed turbine and the record and from the ZTV (ref: ZTV-L01) it is clear that the wind turbine would only be partially visible from the asset.

6. EXTRACT FROM HISTORIC SCOTLAND'S RECORD OF LISTED BUILDINGS:

The proposed development site is located approx. 1.2km to the north-west from Category B Listed Building (HB NO: 13454) named "Arran, Drimla Lodge". The reasons for notification are as follows:-

"1896. Large 2-storey, H-plan marine villa with tower and verandah. Red brick, red ashlar dressings, piended red tile roof with terracotta ridge tiles and finials. Ground floor and 1st floor verandah windows in the form of 2-pane French windows with fixed multi-pane sashes to top, other windows of similar pattern but with conventional sash and case movement. Tall oversailing brick stacks. 3-stage tower with band course at 3rd stage and at coped pierced parapet. 2-storey verandah at front elevation and return gables under deep eaves."

We note the significant distance provided, between the proposed turbine and the record and from the ZTV (ref: ZTV-L01) it is clear that the wind turbine would not be visible from the asset.

7. EXTRACT FROM HISTORIC SCOTLAND'S RECORD OF LISTED BUILDINGS:

The proposed development site is located approx. 1.2km to the north-west of a Category C Listed Building (HB NO: 13453), named "Kildonan, drimla Cottage". The site has been notified and designated since the year 1994. The reasons for notification are as follows:-

"1896. Single storey, U-plan former stable and coach house to Drimla Lodge, now converted for domestic use. Red brick, red ashlar dressings, piended red tile-effect roof, terracotta ridge tiles and finials, oversailing brick ridge stacks. Various doors and windows of differing patterns."

We would note from the above referenced Historical Asset that the turbine would not be visible (ref: ZTV - L01), and as such there would not be any potential visible impact.

8. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 0.9km to the north-west from a SSMR record (site no.: 54681), named "Mansefield". The reasons for notification are as follows:-

"In 2004 this site was examined as part of the Coastal Zone Assessment Survey of Kintyre and the Isle of Arran (CFA Archaeology Ltd for HS, the Firth of Clyde Forum and the SCAPE Trust)."

We note the significant distance provided, between the proposed turbine and the record and from the ZTV it is clear that the wind turbine would not be visible from the asset.

9. EXTRACT FROM THE SCOTTISH SITES & MONUMENTS RECORD:-

The proposed development site is located approx. 1.1km to the north-west from a SSMR record (site no.: 54682), named "Breadalbane". The reasons for notification are as follows:-

"In 2004 this site was examined as part of the Coastal Zone Assessment Survey of Kintyre and the Isle of Arran (CFA Archaeology Ltd for HS, the Firth of Clyde Forum and the SCAPE Trust). The condition of the site was noted as 'Eroding' and further action recommended by CFA Archaeology Ltd for this site is 'Monitor'."

We note the significant distance provided, between the proposed turbine and the record and from the ZTV it is clear that the wind turbine would not only be partially visible from the asset.

10. EXTRACT FROM HISTORIC SCOTLAND'S NATIONAL MONUMENTS RECORD OF SCOTLAND:-

The proposed development site is located approx.0.7km to the south-west from a RCAHMS record (site no.: NS02SW.39), named "Arran, Kildonan, Margenaish Farm". The reasons for notification are not available.

We would note from the above referenced Historical Asset that the turbine would only be partially visible, due to the screening effect created by the dense tree belt between the asset and the turbine and as such there would be very limited if any potential visual impact on the record and it's setting.

11. EXTRACT FROM HISTORIC SCOTLAND'S NATIONAL MONUMENTS RECORD OF SCOTLAND:-

The proposed development site is located approx. 960m to the north-east from a RCAHMS record (site no.: NS02SW.13), named "Levencorroch". The reasons for notification are as follows:-

"A circular mound of earth, considerably higher than the adjacent ground, with a standing stone at the E and W sides. It is locally called a burying ground."

We would note the considerable distance between the turbine and the asset (ref: ZTV - L01), and

also that the turbine would not be visible at all from a large proportion of the area surrounding the asset and only partially if at all for the remaining imediate surrounding area.

12. EXTRACT FROM HISTORIC SCOTLAND'S NATIONAL MONUMENTS RECORD OF SCOTLAND:-

The proposed development site is located approx. 1.2km to the north-east from a RCAHMS record (site no: NS02SW.48), named 'Levencorroch'. The reasons for notification are as follows:-

"This township, which is depicted on the 1st edition of the OS 6-inch map (Buteshire 1869, sheet cclix) as sixteen roofed buildings and thirteen enclosures and on the current edition of the OS 1:10000 map (1979) as ten roofed buildings, four unroofed buildings and six enclosures, has been recorded on oblique aerial photography (RCAHMSAP 2005)."

We would note from the above referenced Historical Asset that the turbine would not be visible at all (ref: ZTV - L01), and as such have no visual impact on the record and it's setting.

13. EXTRACT FROM HISTORIC SCOTLAND'S RECORD OF SCHEDULED MONUMENTS:-

The proposed development site is located approx. 2.1km to the north-east of the Scheduled Monument (NATIONAL MONUMENT INDEX NO: 5691), named "Craigdhu Fort". The reasons for notification are as follows:

"The monument known as Craigdhu, fort 380m S of, Arran comprises a later prehistoric, bivallate fort which is situated on the crest of SE facing sea cliffs, 380m S of Craigdhu farm steading. The area to be scheduled measures 100m from NE to SW by 65m transversely to include the fort and an area around in which associated remains are likely to survive."

We would highlight the significant distance from the monument to the turbine and also the fact that the turbine would only be partially visible from a very small proportion of the area around the monument (ref: ZTV-L01). The small area in which the ZTV indicates the turbine would be partially visible, if at all, covers a small proportion of the seaward side of the asset where most erosion has occured. from the vast majority of the site the turbine would not be visible and we therefore suggest that there would be limited if any potential impact on the record and it's setting.

Local Landscape Classifications and Natural Asset Designations (see dwg LAP01-ZTV)

1.EXTRACTED FROM SCOTTISH NATURAL HERITAGE PUBLICATIONS, DATA & RESEARCH:-

The proposed development site is located approx. 0.5km to east from a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA), named "Arran Moors". The site

(code no. 8167) is approx. 8395.28ha. The reasons for notification are as follows:-

"Arran Moors is a large upland site predominately within the southern half of Arran, with a small, north eastern section, situated around Sannox. It comprises a nationally important example of an upland habitat assemblage which supports breeding hen harriers as well as a wider assemblage of breeding birds.

..... The moorland habitat regularly supports a nationally important breeding population of hen harrier and also provides a diverse range of breeding and foraging habitats for a nationally important breeding bird assemblage, which includes red-throated diver, golden eagle, peregrine and short-eared owl."

"Arran Moors SSSI is designated as part of Arran Moors Special Protection Area (SPA) for the birds listed below:

Birds: Hen harrier Circus cyaneus (breeding)"

We would note our drawing no. NAT.LAN01, where we have indicated the extents of the above SSSI AND SPA sites that the turbines would only be visible from a very small proportion of the overall area. There would therefore be very limited visual impact on designated areas.

2.EXTRACTED FROM SCOTTISH NATURAL HERITAGE PUBLICATIONS, DATA & RESEARCH:-

The proposed development site is located approx. 0.6km to north from a Site of Special Scientific Interest (SSSI), named "South Coast of Arran". The site (code no. 1451) is approx. 220.64ha. The reasons for notification are as follows:-

"The South Coast of Arran Site of Special Scientific Interest (SSSI) is of national importance for its geological interest, consisting of numerous exposed dykes known collectively as the Main Arran Dyke Swarm, as well as for its vegetated shingle beaches and maritime cliff habitat.

....The site is also of biological interest for its vegetated shingle and maritime cliff habitats. Shingle beaches occur in a number of locations, most notably by the mouth of the Torrylinn Water, but also in smaller areas at Port a' Ghille Ghlais, south of Levencorroch and near Auchenhew. It is in the former location that the principal area of vegetated shingle occurs. Here, the shingle is vegetated to varying degrees, with a more stable grassland and scrub community developed on the landward side, and a transient, pioneer community towards the shore. The pioneer community supports a colony of oyster plant Mertensia maritima which is one of the largest in south-west Scotland.

To the west of Auchenhew the SSSI includes maritime cliffs and slopes that support a diverse flora, including locally uncommon plants such as adder's-tongue Ophioglossum vulgatum, carline thistle Carlina vulgaris, wood vetch Vicia sylvatica, and narrow-leaved everlasting-pea Lathyrus sylvestris at the northern limit of its natural range in Britain.

The site also includes a range of transitional habitats between the intertidal zone and the maritime cliff, including saltmarsh and sand dune, although these are not notified natural features of the SSSL."

We would note our drawing no. NAT.LAN01, where we have indicated the extents of the above

SSSI site in relation to our proposed development site. We would note that the turbine will only be partially in view for a small proportion of this site (Ref: ZTV-L01), if at all, due to the formation of land surrounding the site.

3. EXTRACTED FROM SCOTTISH NATURAL HERITAGE PUBLICATIONS, DATA & RESEARCH:-

The proposed development site is located approx. 2.7km to west from a Site of Special Scientific Interest (SSSI), named "Dippin Head". The site (code no. 515) is approx. 13.31ha. The reasons for notification are as follows:-

"The sill of Dippin Head, lying 2km south of Whiting Bay on Arran, has been the subject of recent detailed investigation, based on drill cores taken throughout its thickness, and these have revealed a complicated crystallisation history of the parental magma before, during and after emplacement, which took place during the Tertiary geological period, which occurred about 60 million years ago. Massive basic sills form an important component of the Palaeogene Volcanic Province in Arran and Skye but are poorly represented elsewhere. The sills have long been known to vary internally in the proportions and composition of their minerals and such variations have formed an essential testing ground for the development of theories relating to the processes of magmatic evolution.

....A small strip in the north-western part of Dippin Head SSSI is designated as part of Arran Moors Site of Special Scientific Interest and Arran Moors Special Protection Area (SPA)"

We would note our drawing no. NAT.LAN01, where we have indicated the extents of the above SSSI site in relation to our proposed development site. We would note the considerable distance between the turbine and the SSSI site and also from the ZTV it is clear the turbine would not be visible from the designated area.

4. EXTRACT FROM NORTH AYRSHIRE CORE AND STRATEGIC PATH MAPS:-

The proposed development is located 0.6km to the north of a nationally designated strategic path known as, "AR249".

We would note our drawing no. NAT.LAN01, where we have indicated the extents of the above path. It is clear from the ZTV the turbine would not be visible from this path.

Cumulative Impact and neighbouring planning applications

1.EXTRACT FROM HIGHLAND COUNCIL PLANNING APPLICATION SEARCH ONLINE PORTAL:-

We have identified that there is a CONSENTED wind turbine site approx. 1km to the East of our development, Woodside Farm, Brodick (grid reference: 202595E, 621784N). This development has been consented with conditions. The planning reference for this project is 10/00086/PP. The development involves the construction of 1no. 12m high wind turbine (to tip).

We would state that any potential for cumulative impact on this surrounding site and it's setting is very low and we would contend that it should not preclude a development of this kind as proposed.

Supporting Environmental Information

Ecology / Ornithology

One of the greatest threats to all living species is climate change resulting from carbon emissions. As mentioned earlier in this statement the proposal would offset more than 2,500 tonnes of carbon dioxide into the atmosphere over its expected operational life, and weight should be given to this positive contribution in line with planning policy.

Any potential impact of this proposal should not be considered in the context of industrial scale installations, but in line with specific guidance for small-scale wind turbines.

The wind turbine site does not lie in or immediately next to any specific natural heritage designations such as Special Protection Area's (SPA's), Special Areas of Conservation (SAC's) Ramsar's or Sites of Special Scientific Interest (SSSI's). The site does not support breeding bird populations of significance, and no bird species recognised as sensitive to collision risk are known to breed in the vicinity of the proposed turbine. The applicant is not aware of any other protected species in the surrounding area that will be adversely affected by the proposal.

Further environmental aspects assessed can be summarised in the following table:

Environmental Aspect	Source	Assessment	Impact posed by proposed development
Geology	British Geological Survey	Superficial deposits are recorded as Till, Diamicton. Immediately underlying this, the Auchenhew Mudstone Formation is recorded.	Low
Hydrogeology	Scottish Environment Agency	The site is located within a Drinking Water protection zone (South Arran aquifer). The superficial deposits are classified as having intergranular flow, with low productivity. The bedrock is classified as having fracture flow, with low productivity.	Low
Hydrology	Scottish Environment Agency	The nearest watercourse is a tributary to the Levencorroch Burn, located approximately 40m east of the site. This drains into the Levencorroch approximately 70m east.	Low
Flood risk	Scottish Environment Agency	The site is not located within a SEPA indicative flood plain.	N/A

Visual Impact

At 35m to blade tip the Endurance E-3120 is at the 'very small' end of the 'small' category of turbines. The proposed Auchenhew wind turbine will be located in rural setting approximately 15 miles South of Brodick. The gently undulating landscape of the area is further interspersed with minor public highways, overhead power lines and pylons and other small wind turbines. This backdrop will reduce the prominence of the turbine against the local landscape and screen wider views.

Whilst there has been other small wind turbines granted planning consent within the surrounding area it is considered that the separation distances with other similar developments are sufficient to ensure that this particular turbine would, in the main, be seen in isolation.

To assist in assessing the potential visual impact of the Auchenhew wind turbine a Zone of Theoretical Visibility map (ZTV) has been prepared. It uses a 3 dimensional terrain model to calculate where the wind turbine would theoretically be visible. The model is very much a worst-case scenario as it takes no account of vegetation or manmade structures which in a real scenario would provide a high level of extra screening. A 15km assessment radius was chosen for the ZTV as the turbine is unlikely to be clearly visible at distances greater than this. The ZTV map can be found in Appendix 3 along with predicted photomontages that illustrate how the turbine would appear.

The proposed site does not lie within an Area of Outstanding Natural Beauty or an Area of Great Landscape Value. The ZTV at shows that there would be some limited visual impact without taking into account any vegetation or manmade structures.

It is concluded that the proposal is of a temporary nature and does not negatively impact on the wider character area to such a degree as to warrant refusal given the weight of the overarching supportive planning policies.

Noise

The Endurance E-3120 is one of the quietest machines available on the market and whilst it would emit a small amount of aerodynamic noise, this must be taken in context. The indicative maximum noise level of a wind farm at 350m (1150ft) is comparable to the sound of leaves rustling in a general breeze (in the region of 35-45 dB).

Source/Activity	Indicative noise level dB (A)
Threshold of hearing	0
Rural night-time background	20-40
Quiet bedroom	35
Wind farm at 350m	35-45
Car at 40mph at 100m	55
Busy general office	60
Truck at 30mph at 100m	65
Pneumatic drill at 7m	95
Jet aircraft at 250m	105
Threshold of pain	140

Noise impacts should be considered within the planning process before a decision is taken on whether or not to grant consent. **The Assessment and Rating of Noise from Windfarms (ETSU-R-97)** should be used as the basis for Local Planning Authorities to determine noise impacts from wind energy developments. ETUS-R-97 states that 'for single turbines or wind farms with very large separation distances between the turbines and the nearest properties, a simplified noise condition may be suitable. If the noise is limited to an LA90, 10 min of 35 dB(A) up to wind speeds of 10 m/s at 10 m height, then this condition alone would offer sufficient protection of amenity, and background noise surveys would be unnecessary.'

Using the manufactures certified sound power output information published for the Endurance E-3120 turbine a noise assessment model has been carried out using ISO compliant GL Garrad Hassan WindFarmer V4.2 software. A complex noise report is attached at Appendix 4 and shows that the nearest properties which are not directly involved with this proposal are over 320m distant from the turbine and will not be subject to noise disturbance in accordance with the ETSU-R-97 guidelines.

In view of this study it is not considered necessary to do further work monitoring noise prior to determination of this application and that the Local Planning Authority may require a suitable simplified noise condition for any subsequent planning approval.

Shadow Flicker

Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the effect is known as 'shadow flicker'. It only occurs inside buildings where the flicker appears through a narrow window opening. The seasonal duration of this effect can be calculated from the geometry of the machine and the latitude of the site. A single window in a single building is likely to be affected for a few minutes at certain times of the day during short periods of the year. The likelihood of this occurring and the duration of such an effect depends upon:

- The direction of the residence relative to the turbine(s);
- The distance from the turbine(s);
- The turbine hub-height and rotor diameter;
- The time of year;
- The proportion of day-light hours in which the turbines operate;
- The frequency of bright sunshine and cloudless skies (particularly at low elevations above the horizon); and,
- The prevailing wind direction.

Only properties within 130 degrees either side of north, relative to the turbines can be affected at these latitudes in the UK – turbines do not cast long shadows on their southern side.

The further the observer is from the turbine the less pronounced the effect will be. There are several reasons for this:

- There are fewer times when the sun is low enough to cast a long shadow;
- When the sun is low it is more likely to be obscured by either cloud on the horizon or intervening buildings and vegetation; and
- The centre of the rotor's shadow passes more quickly over the land reducing the duration of the effect.

At distance, the blades do not cover the sun but only partly mask it, substantially weakening the shadow. This effect occurs first with the shadow from the blade tip, the tips being thinner in section than the rest of the blade. The shadows from the tips extend the furthest and so only a very weak effect is observed at distance from the turbines.

Shadow flicker can be mitigated by siting wind turbines at sufficient distance from residences likely to be affected. Flicker effects have been proven to occur only within ten rotor diameters of a turbine. The maximum rotor diameter for the Auchenhew wind turbine in this application is 20m, therefore the potential shadow flicker effect could occur up to 200m from the wind turbine. The closest dwelling in this instance is approximately 375m, therefore shadow flicker would not occur at any of the dwellings surrounding this development.

Aviation

It is widely accepted within the aviation industry that wind turbines can have an effect on air traffic control radar as the return received by a radar from a wind turbine can look like a moving object to the air traffic controller. However for this to occur the radar requires a line of sight to the wind turbine. The Civil Aviation Authority (CAA), MOD and the National Air Traffic Service have been consulted regarding this proposal and we have not received any objections to date.

Radio Communications

Wind turbines can cause interference with fixed radio communications links utilised by the telecommunications industry and to control utility infrastructure. Ofcom and the Joint Radio Committee (JRC) have both been consulted regarding this proposal and have confirmed that they have no links that are likely to be affected by a wind turbine in this location and as such have no objections.

Appendices

Cumulative Landscape and Visual Impact Assessment

Appendix 1 August 2012

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Cumulative Landscape and Visual Impact Assessment

Appendix 1 August 2012

CUMULATIVE LANDSCAPE AND VISUAL IMPACT ASSESSMENT

1.0 Introduction

- 1.1 A Cumulative Landscape and Visual Impact Assessment (CLVIA), has been undertaken for this project in line with the screening and consultation process with North Ayrshire Council. This section reports on the potential landscape and visual effects of the proposed Auchenhew Farm application, which will comprise of a single wind turbine, type E-3120 Endurance, up to 35m to blade tip, and associated infrastructure at Auchenhew Farm, Kildonan, Isle of Arran, North Ayrshire, KA27 8SG. The location of the site is presented in Location Plan 1 Drawing No. 01.
- 1.2 The aims of the assessment process are to promote the best 'environmental fit' for the development through consideration of the existing landscape resource, the potential landscape and visual effects, design alternatives and any mitigation that might be possible. The assessment process refers to landscape value and, in particular, landscape designations and related planning policy, as well as landscape character and capacity for wind turbine development at this site.
- 1.3 This Landscape and Visual Impact Assessment has been carried out for Fine Energy in relation to a planning application for a single wind turbine at Auchenhew Farm, near the southern coastline of the Isle of Arran. The settlements of Levencorroch and Kildonan lie approximately 1.15 km west and 1.97 km south east respectively.
- 1.4 The approach to this appraisal has been to consider the impacts on the physical structure and aesthetic character of the landscape and, the impacts on the visual amenity of those experiencing views of the site.

Landscape and Visual Impact

- 1.5 Landscape impacts and visual impacts are separate but related. Broadly *landscape impacts* are changes in the fabric, character and quality of the landscape as a result of development. Hence landscape impact assessment is concerned with:
 - direct impacts upon specific landscape elements;
 - more subtle effects upon the overall pattern of elements that gives rise to landscape character and local distinctiveness; and,
 - impacts upon acknowledged special interests or values such as designated landscapes, conservation sites and cultural associations.
 - *Visual Impacts* are a subset of landscape impacts they relate solely to changes in the appearance of the landscape and the effects of those changes on people. Hence visual impact assessment is concerned with:
 - the direct impacts of a development upon the views of the landscape through intrusion or obstruction;
 - the reaction of viewers who may be affected; and,
 - the overall impact on visual amenity, which can range from degradation through to enhancement.

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- 1.6 As acknowledged by PAN 45 wind turbines cannot be sited within a landscape without some degree of effect on the character of the landscape and on views 'there are no landscapes into which a windfarm will not introduce a new and distinctive feature.'
- 1.7 Turbines are prominent, large scale, man-made features and there are few precedents in terms of scale, height and appearance for modern turbines in a rural landscape. Topography aside, they are much taller than any natural features such as trees, most buildings and other structures. Of similar built structures in rural landscapes, electricity pylons are usually smaller. Furthermore, most landscape features are static whereas wind turbines rotate.

Cumulative Impact

- 1.8 Cumulative impact can be where one or more is visible from a particular location or where travellers encounter two or more in quick succession are of key concern (sequential impact). Although there may be specific visual impacts, it may be that development can be accommodated as a feature without altering significantly the intrinsic character of the landscape in question. The characteristics of wind turbines that lead to cumulative impacts include:
 - the scale and striking visual appearance of wind turbines; and,
 - the great extent of their visibility and the potential for inter-visibility between the developments and from receptors.

Landscape Sensitivity

- 1.9 Definitions of capacity that apply generally refer to the ability to accept a development without a 'significant' or 'unacceptable' level of change to the landscape. Implication of the criteria has to be identified and thresholds determined to give meaning to the words 'significant' and 'unacceptable'.
- 1.10 The sensitivity of the landscape is a measure of its inherent ability to accept change without significant or unacceptable effects on its character. This can be considered in two ways:
 - an inherent part of the landscape characteristics, regardless of possible types or scales of change; or,
 - in relation to a specific proposed type and scale of change.
- 1.11 In determining capacity, not only the sensitivity of the landscape to the particular type of development is considered but also the *landscape value* of the area concerned. Value may be determined in a number of ways, including by landscape designations (national, regional or local), cultural and historical associations and in terms of how it is valued by those who live in it or use it in some way.
- 1.12 The principles involved in determining impact significance are the same whether on single or multiple developments. This involves assessing:
 - the sensitivity of the receptor to the type of change proposed; and,
 - the magnitude of change that would result from the proposals.

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Policy and Legislation

- 1.13 In the preceding chapter a description of the planning policy context for the area is provided.
- 1.14 General Landscape and Natural Heritage issues are broadly specified within Scottish Planning Policies (February 2010) and states that 'planning authorities should take a broader approach to landscape and natural heritage' while the landscape in 'both the countryside and urban areas is constantly changing and the aim is to facilitate change' while different landscapes will have 'a different capacity to accommodate new development.'
- 1.15 As presented on Map 4, Isle of Arran Rural Area Map, 5/1 Inset Map 4 Kildonan which forms part of the North Ayrshire Local Development Plan (LDP) April 2011 (not adopted), the site sits within an area classed as 'countryside'. The site, and indeed the land holding within the land ownership boundary do not have any other planning designations associated with it. The council encourages "appropriate development in the 'countryside' and seeks to enhance the viability of rural industry and services while minimising environmental impact". Reviewing policies within the Isle of Arran Local Plan, Adopted 15 February 2005 (IALP) under Policy IND6 Business and Industry in the Countryside "proposals for development in the countryside shall accord with the IALP subject to meeting criteria including site specific locational need...economic benefit... and can demonstrate that there are no adverse environmental impacts."
- 1.16 The development, through rigorous assessment will show that "proposals which would lead to the permanent loss of prime quality farmland on the Isle of Arran...shall not accord with the LDP unless it can be demonstrated that the development is for an appropriate scale of renewable energy generation...where restoration proposals will return the land to its former status," as stated under Policy ENV4 Farmland. The proposal, while accepted is of a long term nature, is not permanent.
- 1.17 Due to economic conditions rural land owners are seeking ways in which to diversify and in this respect "shall accord with the IALP provided it shall not have a significant adverse effect on the character, amenity and biodiversity value of the locality" as written in policy ENV3 Farm Diversification within the AILP and takes into cognisance of the councils Rural Design Guidance. With proactive design and landscape measures it will be shown that the local area will be able to support the proposed single turbine development and indeed, through proactive proposed landscaping would enhance and benefit the local biodiversity in which the turbine is located.
- 1.18 To the south of the site, within approximately 0.5 km is an undeveloped coastal classification, as identified on the Rural Area Map 4 Isle of Arran of the LDP (not adopted). Within the adopted AILP covered in Policy ENV9 Coastal Zone the policy states that "development shall not accord with the LDP unless...there are specific operational reasons for the proposal to be located on the site... and that there is social and economic benefits which outweigh the environmental loss."
- 1.19 North Ayrshire Council, in accordance with the Land Reform (Scotland) Act 2003, had to develop a core path plan (North Ayrshire Core Paths Plan Adopted January 2009) covering the council area, which identifies routes for promoting outdoor access.

The paths have to provide a need for all users, be signed at key access points and be as barrier free as possible and which will include:

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- natural grass and beaten earth paths through fields, woods, along river banks etc
- surfaced paths, tracks, towpaths etc
- farm and forestry tracks
- waterways with launching points
- quiet minor roads and pavements for certain stretches if required

It is therefore acknowledged that the site may have a degree of sensitivity and impact magnitude on the receptors that would use the identified routes. Presented on the Core Paths Plan 7, it shows that there is a small section of core path, numbered AR249, 'which is part road / part aggregate, of a length of 557m and named 'Multi user path to GPO at Kildonan' (this information was passed on from the Access Officer on the 22.08.12, as on this date this information had been missed from Plan 7, of the North Ayrshire Core Paths Plan, adopted January 2009). Presented on Drawing No.NAT.LAN.01 are routes identified in the Core Path Plan, which are in close proximity to the proposed site.

- 1.20 It is acknowledged that within the study area there are SSSI's, and a Special protection Area (SPA) .Policy ENV7 Nature Conservation of the IALP states that for international designations "proposals will not accord with the IALP unless the appropriate assessment indicates that it will not adversely affect the integrity of the site". "Proposals which would affect national designations shall not accord with the IALP unless the objectives of the designation and overall integrity of the area will not be compromised and that any unacceptable impacts on the qualities for which the area has been designated are outweighed by economic benefits of national importance." A list of national and internationally recognised sites can be found in table 2.3.
- 1.21 It is acknowledged that a National Scenic Area is within the study area of the proposed site. In this regard Policy ENV 6 Special Landscape Areas which would include the NSA in the middle and to the north of Arran states that there is a "presumption against development unless it can be demonstrated that the proposal is a renewable energy development... has no unacceptable impact on the landscape character and that the objectives of the designation and the overall integrity of the NSA will not be compromised...clearly outweighed by social or economic benefits of national importance."
- 1.22 Within the study area of a number of historical features have been acknowledged, as presented in the Historic Asset Plan, Drawing No. HAP01-ZTV and Table 2.4. Within the IALP, policy BE4 Listed Buildings states that "proposals for a development of a listed building or its setting which would have an adverse impact...on its setting...shall not accord with the IALP. Policy BE7 Scheduled Monuments states that "proposals for development which would adversely affect the site or setting of a Scheduled Ancient Monument shall not accord with the IALP". Policy BE8 Archaeological Sites of the IALP states that "proposals for development which may significantly affect sites of archaeological significance including industrial archaeological locations shall not accord with the local plan." It will be shown through the assessment, with regards to historical features in proximity to the site and indeed within the ZTV, the proposal will be seen not to detrimentally detract from the setting and the feature itself.
- 1.23 Policy INF8 Renewable Energy within the IALP is favourable for development proposals of this nature, as long as it is not within sensitive landscape character areas and it complies and satisfies criteria, such as "is appropriate in design and scale to its surroundings, it can be demonstrated that there is no unacceptable adverse impact on the intrinsic landscape qualities of the area, the proposal shall not result in unacceptable intrusion, or have an

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unacceptable adverse effect on the natural, built, cultural or historic heritage of the locality; and in the case of individual wind turbine and wind farm development, that the proposal satisfies the contents of the Ayrshire Supplementary Guidance: Wind Farm Development (October 2009)," to paraphrase some of the terms that the proposed development has to conform. It is deemed that through assessment it will be shown that the single turbine proposed at Auchenhew will satisfy the policy requirements.

1.24 It is deemed that through assessment the single turbine proposal at Auchenhew Farm will satisfy all the requirements made by the policies in the Isle of Arran Local Plan, Adopted 15th February 2005 and within supplementary guidance and supporting information papers.

Assessment of Impact on Visual Amenity

1.25 The degree of visual impact varies with the position from which the site is viewed. In assessing the visual impact of the proposed development on the landscape, full consideration has been given to all viewpoints; their location and the distance from the site; the quality of each view; and, the impact that the development has on its setting. The visual assessment is based upon the photomontage viewpoints illustrated in the appendices, with viewpoint locations shown on Viewpoint Location Plan, Drawing No PMV01-ZTV and summarised below. Detail on the receptor valuations can be read in paragraph 1.30.

Table 1.1 Viewpoint Photomontage Locations

No.	Viewpoint	Receptors	Direction of View Towards the Site and distance to the site
1	On unclassified road at entrance to Eas Mor / Kildonan Church(Category C(s) listed)	Primary Transitory and Primary Visual	North West 0.43 km
2	Unclassified road to Mansefield (within the SSSI South Coast of Arran)	Primary Transitory and Primary Visual	North West 1.01 km
3	A841 Farhills	Primary Transitory and Primary Visual	North West 0.15 km
4	A841 Primrose Cottage	Primary Transitory and Primary Visual	North East 0.4 km

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Sensitivity, Magnitude and Significance

- 1.26 These three concepts are fundamental to an impact assessment. Sensitivity for landscape receptors may be shown by the distinctiveness of landscape character, inability to accommodate specific change without loss of landscape integrity and presence or absence of landscape designations. For visual receptors, different sensitivity factors apply, such as the character and quality of the existing views, the types of viewer affected and the general popularity or visual amenity of the area. Magnitude of change varies and relates back to sensitivity. Hence for landscape receptors, the degree of change to, or loss of distinctive landscape characteristics or features are considered. For visual receptors, the extent of visibility, numbers and types of affected viewers, degree of visual intrusion and distance of view are all relevant.
- 1.27 As with landscape impacts, the impact on visual amenity is a function of the *magnitude* of change and *sensitivity*. *Sensitivity* refers to viewer sensitivity and depends on the following:
 - The length of viewing time e.g. a local resident with prolonged viewing opportunity will be more sensitive than a passer by;
 - Context of view, e.g. a viewer with an existing view of industrial structures will be less sensitive than a viewer with rural views, and
 - Distance from the source.
- 1.28 The *magnitude* on the impact depends on the following:
 - Obstruction or extent to which existing views are blocked;
 - Intrusion or the extent to which existing views are impinged upon;
 - Qualitative change to the landscape; and
 - Number of people / viewers who may be affected.
- 1.29 Impacts are described according to their severity and are termed as either *high*, *medium* or *low*. A high impact on visual amenity would generally arise where an impact of high magnitude affects viewers of predicted high sensitivity.
- 1.30 There are a number of different types of visual receptors which are summarised as:
 - Primary Transitory those who travel along a main route or footpath / bridleway and have prolonged and clear or filtered views towards the site and / or are in close proximity;
 - Secondary Transitory those using a less used route and who have filtered or limited views towards the site and / or may be in close proximity;
 - Tertiary those travelling along a route that is a further distance from the site but have filtered views towards the site which is seen in the wider context or those in closer proximity who have no view but experience impact on experiential characteristics;
 - Primary Visual have clear or filtered views and / or of close proximity and / or will have an impact on experiential characteristics; and
 - **Secondary Visual** have filtered or no views towards the site but may have an impact on experiential characteristics.
- 1.31 The following general criteria in tables 1.2 and 1.3 have been used in the assessment of significance and magnitude of any direct or indirect impact on landscape components.

Table 1.2 Sensitivity of Existing Landscape Components

Sensitivity	Landscape Component	Definition	
HIGH	Scale	Enclosed or small scale diverse landscape.	
	Quality	Where the landscape is largely intact, coherent and balanced.	
	Value	Valued landscape character with important components of a particular character that are susceptible to small changes, or is in good condition, valued and / or distinguishing features, and / or considered attractive and valued nationally and locally.	
	Cultural Heritage	Landscape contains category 'A' listed buildings, scheduled ancient monuments, historic gardens and designed landscapes.	
	Level of Intrusion	Landscape contains no or very few intrusive or discordant features.	
MEDIUM	Scale	Fairly enclosed with an element of landscape structure, although in parts, may be in decline.	
	Quality	Where the landscape is no longer intact and coherent and / or may have evidence of alteration, degradation or erosion.	
	Value	Landscape of moderately valued characteristics, reasonably tolerant of change, area in good condition with some distinguishing or valued features and / or of local importance.	
	Cultural Heritage	Landscape contains 'B' or 'C' category listed buildings and / or sites listed on the Scottish sites and Monuments Records and National Monuments Record of Scotland or regional / local importance.	
	Level of Intrusion	Landscape contains a number of confusing, discordant or intrusive features.	
LOW	Scale	Open and expansive with little landscape hierarchy and structure	
	Quality	Where landscape is of low quality and may be degraded.	
	Value	Landscape is relatively unimportant and not valued locally. The nature to potential change is tolerant. Weak landscape structure and few valued or distinguishing features, large scale intervention, i.e tree felling, mineral extraction	
	Cultural Heritage	Landscape contains archaeological sites of lesser importance and / or non-inventory gardens and designed landscapes.	
	Level of Intrusion	Landscape contains many confusing, intrusive or discordant elements	

Table 1.3 Magnitude of Impact

Magnitude	Definition
HIGH	When the development may result in a major change which is easily discernible to key features / elements of the baseline conditions such that there is a noticeable change to the landscape.
MEDIUM	Where the development may result in a moderate but still discernible

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	change, loss or alteration to one or more of the key features / elements of base conditions such that the underlying landscape is partially changed.
LOW	Where the development may result in a minor loss / alteration to some of the key features / elements of the basic condition. The landscape components would remain largely intact and similar to pre-development circumstances.
NEGLIGIBLE	Where the development may result in a very slight loss / alteration to the baseline conditions.

- 1.32 The level of an effect is determined by a combination of sensitivity and magnitude of change which is demonstrated in the table 1.4 below.
- 1.33 PAN 45 recognises that *'the visual effect of turbines will be dependent on the distance which they may be viewed.'* Table 1.5 provides a general guide to the effect which distance has a perception of the development in the open landscape.

Table 1.4 Magnitude and Sensitivity Matrix for assessing overall effects

Se			Sensitivity	
		High	Medium	Low
d)	High	High	Medium	Low
Magnitude	Medium	Medium	Low	Negligible
Σ	Low/ Negligible	Low	Negligible	Negligible

Table 1.5 General perception of a wind turbine in an open landscape

Distance	Perception
Up to 2km	Likely to be a prominent feature
2 – 5km	Relatively prominent feature
5 – 15km	Only prominent in clear visibility – seen as part of the wider landscape
15 – 39km	Only seen in very clear visibility – a minor element in the landscape

Defining the Study Area

- 1.34 The area of study corresponding broadly to the wider ZTV of the proposed development has been defined at 15km radius from the site centre. Landscape and visual amenity outside this zone will remain largely unaffected by the proposals and when viewed in the wider context of the landscape will be seen as negligible as presented in the ZTV Plan, Drawing No. ZTV01.
- 1.35 The study area was further defined for each part of the assessment process as follows:
 - Landscape and Visual Impact Assessment (LVIA) the study area was restricted to the application site, access routes, and the potential Zone of Theoretical Visibility (ZTV) from where there may be a view of the development at up to 15km distance from the site centre.
- 1.36 The scope of the assessment has been established on the basis of consultation process and professional judgement and is summarised below.

Table 1.6 Scope of the Landscape and Visual Assessment

Landscape	Description
Issues	
Landscape	The effects of the proposed development on the landscape character and
Character	quality of the site area, as defined by the Ayrshire Landscape Assessment
	and site survey.
Landscape	Direct physical effects on landscape elements.
Elements	
Visual Issues	Description
Local	Views from the local rural community, particularly from sensitive receptors
Community	near the site, which are within the ZTV. Views from roads and footpaths
-	will also be taken into consideration.
Landscape	Views from landscapes of notable importance (SSSI) as well as views from
Designations	other areas of landscape.
Classified and	Sequential views from classified roads, unclassified roads and access
unclassified	tracks / entranceways, including cycle and footpaths where appropriate.
roads	This landscape has one 'A' class road which runs along the edge of the
	island with a number of unclassified roads off, leading to the individual
	dwellings and small settlements throughout the wider context.

- 1.37 An outline viewpoint assessment has been conducted from particular viewpoints and visual receptors within the study area. The viewpoints were chosen based on the following criteria:
 - Viewpoints should be representative of the likely impacts;
 - Viewpoints should show a range of different types of views;
 - Viewpoints should be representative of a range of different receptor groups e.g. primary visual, transitory;
 - If recognised to fall within the ZTV and to have visibility towards the site, viewpoints from areas and / or built forms which have cultural and / or landscape significance;
 - Viewpoints should be representative of a range of distances;
 - Viewpoints should be representative of the varying image of the wind project in the landscape.

2.0 Existing Environment

2.1 This part of the LVIA refers to the existing landscape character, quality or condition and value of the landscape and landscape elements on the site and within the surrounding area, as well as general trends in the landscape change across the study area. A brief description of the existing land use of the area including reference to settlements, routes, vegetation cover, as well as landscape planning designations and local landmarks follow.

Site Location

2.2 The subject lands are located immediately north east of Auchenhew Farm and Farhills and north of the A841, the only main road that runs around the edge of the Isle of Arran. To the north of the proposed site is Auchenhew Hill, which reaches a height of 279 metres AOD and is covered in coniferous plantation. The edge of the plantation is approximately 0.15 km from the site. Development of the proposed site, which has an area of 0.031 hectares and sits

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within a land ownership totalling 89 hectares, (shown on Location Plan 1, Drawing No. 02) presents the opportunity to release a single wind turbine, at a height of up to 35 metres to blade tip, which will provide energy using a method that is renewable and does not involve atmospheric carbon pollution. This accords with current policy and is considered positive and beneficial.

Land Use and Land Cover

- 2.3 The site lies within a field given over to pasture. The southern boundary of the field is lined with a native species based maintained hedgerow supplemented by a post and wire fence, creating an interface between the field and the A841. The eastern boundary of the field in which the site is situated is defined by a native species based hedgerow including thorn and scrubby individual trees. This is also supplemented by a post and wire fence. The northern and western boundaries have less definition, other than post and wire fencing. To the north there are individual trees and areas of scrub and gorse on the rising land elevating to the edge of the coniferous plantation. To the west of the site there are patches of scrub and gorse. The site and land holding in which is sits, is well contained within the landscape context by the large existing blocks of woodland to the north and south east and shelterbelt planting defining a number of the field boundaries to the south of the A841, as well as the vegetation associated with the south coastline. Ballymeanoch Wood and Auchenhew Wood to the south east both are Ancient Woodland Sites.
- 2.4 The land holding broadly falls in a north east to south west direction, with the land holding sitting at approximately 118 metres Above Ordnance Datum (AOD) within the north eastern corner, and falling to 89 metres AOD towards the A841 over a distance of approximately 175 metres. To the north of the site the land rises to a height of 278m AOD (Cnoc Craobhach) and 293m AOD (Cnoc na) within Auchenhew Hills. South of the A841, the land falls to less than 10m AOD along the southern coastline. On a fairly localised level, open views towards the site and the proposed development can be seen, although they are limited in location, primarily due to the existing large blocks of vegetative structure. Beyond the wooded areas, views are curtailed, as they effectively block any view.
- 2.5 In a broad sense and as described within the landscape character area Rugged Moorland Hills and Valleys with woodland and Coastal Fringe and Agriculture (paragraph 2.9 2.12), the character of the landscape is varied, from higher tree covered land in the north to geometric field pattern with well defined boundaries and the coast to the south. When viewing the land locally, views towards the base of sloping higher ground can be seen, where permitted. Large structural shelterbelts and blocks of woodland however can prevent longer distance views to higher points in some locations. The landscape has an intimate sense of enclosure gained from the prevailing landscape structure.

Roads / Settlements / Dwellings

2.6 There is one main road which runs around the edge of the island and is within the 'Coastal Fringe with Agriculture' character area. This character area sits on the edge of the Rugged Moorland Hills and Valleys. Leading off this 'A' class road, are a number of unclassified roads needed to access individual dwellings, farmsteads and small settlements. It is recognised that as the main road in the south, the A841 will accommodate a larger number of transitory receptors, including not only residents, but also visitors to the island. As mentioned above, the prevailing topography and mature landscape vegetation structure will mitigate views, until the receptor is within close proximity, whereby it is acknowledged that the view towards the proposed development will be clear and uncompromising. Those using the unclassified roads,

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in close proximity to the site, will also be able to view the development. On a positive note, the clear views afforded are within a very limited area.

- 2.7 The proposed development sits within the coastal fringe with agriculture, a very rural landscape primarily consisting of a small number of smaller settlements as well as scattered farmsteads, individual dwellings, hotel and a caravan site. Although seven settlements (including Breadalbane Caravan Site and Breadalbane Hotel) have been listed in table 2.1 below, it is perceived that only those to the south east of the development, according to the ZTV Plan, Drawing No. ZTV01 will afford views, although from some locations the view may be mitigated to an extent by the existing built form and vegetation structure present.
- 2.8 It is recognised that there are a number of single dwellings and farmsteads (some of which are listed as historical cultural features), within the ZTV of the proposal, as shown in table 2.2. In broad terms, the visibility towards the proposed development is at its highest in the north east, south east, east and south but from other directions, in particular the west and south west is negligible other than in very close proximity.

Table 2.1 Small Settlements

Settlement Name	Distance to the site	Direction in relation to the site
Levencorroch	1.15 km	West (SW)
Shannochie	3.62 km	South West
Kilmory	5.38 km	West
Kildonan	1.97 km	South East
Mansefield	0.91 km	South East
Breadalbane Caravan Site	1.78 km	South East
Breadalbane Hotel	0.96 km	South East

Table 2.2 Individual Dwellings / Farmsteads within 2 km of the proposed Auchenhew Farm site

Individual Dwelling /	Distance to the site	Direction in relation to the
Farmstead		site
Northern Heights	0.45 km	South West
Primrose Cottage	0.38 km	South West
Farhills (owned by client)	0.17 km	South West
Cnoc	0.53 km	South East
Eas Mor	0.43 km	South East
Lilybank	0.64 km	South East
Whin House	0.66 km	South East
Rose Cottage	0.64 km	South East
Drimla Lodge	1.13 km	South East
Drimla Cottage	1.09 km	South East
Woodside	0.94 km	East
Ballymeanochglen	1.17 km	North East
Marganish	0.67 km	North East
South Bank Farm Park	1.95 km	West

Surrounding Landscape Character

2.9 To assist in the understanding and interpretation of this landholding and its wider setting, the appraisal draws on the findings of the Ayrshire Landscape Assessment prepared by Land

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Use Consultants in 1998 for Scottish Natural Heritage (SNH) as part of the nationwide programme of landscape assessments. This document classifies the land and its immediate setting as falling within the 'Coastal Fringe with Agriculture' character area, although it also sits in close proximity to the edge of 'Rugged Moorlands Hills and Valleys (with woodland), which lies immediately to the north.

- 2.10 Before looking in detail at the character areas the site is within 'Arran' Ayrshire regional character area. Lying in the outer part of Firth of Clyde, Arran is perhaps the most contradictory of regional character areas, with the detailed landscape varied. The northern part of Arran comprises a dramatic landscape of peaks and valleys, while the southern part comprises lower and more subdued moorlands. A sheltered and pastoral fringe runs around the island above raised beaches and cliff lines along the coast. The east side of the island is generally more sheltered, wooded and settled than the more exposed and remote western coast.
- 2.11 The key characteristics of the 'Rugged Moorland Hills and Valleys (with woodland) character area are as follows:
 - Much has been afforested, creating extensive areas of coniferous plantation, most which extend down to roads;
 - Semi-natural woodland (birch / oak) are found on steep sided valleys which drain to the moorlands;
 - Settlement is scarce, limited to the occasional isolated farmstead, sited high in one of the valleys;
 - Abandoned field boundaries are visible along the transition from more lowland areas;
 - Farming is a marginal activity, confined to sheep grazing on the moorlands; and
 - Drystone dykes form important features, particularly around the fringes and moorland valleys.

While there may be opportunities to develop renewable energy developments in these hills there could be local significant effects, as well as broader implications for sensitive landscapes nearby, particularly where important skylines are affected. On the other hand, small scale wind turbines could provide a means of sustaining farming communities in some of the more remote areas. Potential siting of wind towers should attempt to use adjacent forested landscapes to aid screening and backclothing to the development.

- 2.12 The site sits in the character area 'Coastal Fringe with Agriculture' which has the following characteristics:
 - Raised beaches which broaden whenever valleys reach the coast;
 - Fringe of small geometric and usually hedged fields extending around the southern part of the island;
 - Many scattered farmhouses and cottages; and
 - Semi-natural woodland of oak / birch found in many of the upland valleys tend to give way to introduced species such as beech in the lower sheltered parts.

Smaller turbines could be accommodated in parts of this character area where the scale of the coastal edge is increased, for example in the southwest of the island, and is less strongly patterned with hedgerows, woodlands and policy plantings. Single or very small clusters (up to 3) turbines should be associated with farmsteads or other larger scale buildings and sited away from key views from the A841 to coastal and historically important features. It will be

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important to protect views and to avoid interruption of key views to Pladda and Ailsa Craig from the coast road. In this regard, as the development is proposed to the north of the A841, against the backcloth of the plantation woodland planting at Auchenhew Hill, the views south towards the coast and cultural features will remain unchanged, although it is recognised that the other experiences (e.g. sound) may alter, but not in that it detrimentally affects the receptors overall experiential characteristics of the local context.

2.13 Due to the location of the site within the Landscape Character area and the characteristics that are evident, the landscape experience is varied. Retrospectively this has had a beneficial effect on the ZTV towards the site, in that it is fairly confined to within 2 km, as presented in the ZTV Plan, Drawing No. ZTV01.

Scottish Natural Heritage Designations & Cultural Heritage

2.14 Within the study area of 15 km, lies a number of Sites of Special Scientific Interest (SSSI), Special Protected Area (SPA) and a National Scenic Area (NSA) which are presented in table 2.3 below. However, while acknowledging that these sites are present, it is only part of the Arran Moors SSSI and SPA and the South Coast of Arran SSSI that are deemed to be within the visibility zone. Section 1.19 and 1.20 above details and paraphrases from Policy ENV7 of the IALP, as it is recognised the importance of such sites and the perceived impact that the development may or may not have.

Table 2.3 Scottish Natural Heritage Designations within the study area of the development proposal at Auchenhew Farm (* SSSI / SPA which falls within a visibility zone)

Category	Name	Size / Attributes	Distance to site / direction from site	Sensitivity Rating
SSSI	Dippin Head	13.31 ha Tertiary Igneous	3.4 km South East	Medium
*SSSI	Arran Moors	8395.28 ha Hen Harrier (breeding) Upland assemblage	0.5 km (to nearest point) North East	Medium
*SSSI	South Coast of Arran	220.64 ha Tertiary Igneous, Maritime Cliff, Shingle	0.54 km (to nearest point) South	Medium
SSSI	Ard Bheinn	458.7 ha Hen Harrier (breeding) Tertiary Igneous	12 km North West	Medium
NSA	North Arran	30357.81 ha	7.5km North	High
*SPA	Arran Moors	10736.51 ha Hen Harrier(breeding)	0.5 km (to nearest point) North East	High

2.15 A number historically recorded sites fall within the blade ZTV, and are presented in the following table 2.4 and those shown within a 1km study area are graphically represented in the Historic Asset Plan, Drawing No. HAP01-ZTV (shaded pale pink).

Table 2.4 Cultural Heritage

AUCHENHEW FARM - CULTUR			
SCHEDULED ANCIENT MONUN	MENTS		Consitivity Dating
Name			Sensitivity Rating
East Bennan Long Cairn			High
Craigdhu Fort			High
Kildonan Castle			High
LISTED BUILDINGS			
Name		Category	Sensitivity Rating
Kildonan Project House (formerly	Church of	C (s)	Low
Scotland) incl. Gatepiers, and boo		,	
Kildonan, Mansefield	<u>-</u>	C (s)	Low
Drimla Cottage incl. Gatepiers, ga	ates and	C (s)	Low
railings			
Drimla Lodge incl. Gatepiers, gate	es and railings	В	Medium
NATIONAL MONUMENTS RECO	·	LAND	
Name	Category		Sensitivity Rating
Levencorroch	Stone setting		Medium
Drimlabarra	Farmstead		Medium
Levencorroch	Farmstead		Medium
Margenaish Farm	Farmstead		Medium
Drimla Lodge	Lodge		Medium
Drimla Cottage	Cottage		Medium
Kildonan (Church of Scotland)	Church		Medium
Mansfield, Kildonan	Term Pending		Medium
Levencorroch	Township		Medium
Breadalbane Caravan Park No Class (E			Medium
SCOTTISH SITES AND MONUM		5	
Name	Category		Sensitivity Rating
Archaeoligical Watching Brief		Event Record	Medium
(AWB) - Breadalbane Caravan	(AER)		
Park AWB – Area Q Arran Ring Main	AER		Medium
AWB – Area R Arran Ring Main	AER		Medium
Archaeological Monitoring (AM)			Medium
Controlled Topsoil Strip Area	AER		Medium
1			
Levencorroch	Farmstead		Medium
Drimlabarra	Farmstead		Medium
Drimla Lodge	Lodge		Medium
Margenaish Farm	Farmstead		Medium
Levencorrch	Stone setting		Medium
Auchenhew	Building enclosure		Medium
Auchenhew	Building	Ju. 0	Medium
Mansfield, Kildonana	Building enclose	sures	Medium
Breadalbane	Platform	54.00	Medium
Drimla Cottage	Residential		Medium
AM – Controlled Topsoil Strip	AER		Medium
Area G	/\LI\		Modium

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3.0 Landscape Resources & Mitigation

- 3.1 The proposed development will result in the loss of area of pasture. However, when viewed in the wider context, pasture cover remains an abundant resource across the landscape. Once constructed the pastoral resource can be reinstated and used as before up to the base of the turbine proposal.
- 3.2 Having defined the effect of the proposed wind turbine on the character of the landscape, considerations of the factors in the design and location can mitigate the potential impacts. The number of visual elements over the twenty year operational phase has been kept to a minimum. Furthermore, the location, size, style and appearance of the proposal has been designed and sited to minimise its impact on the landscape and visual amenity. This can be achieved by adopting the following mitigating measures:
 - selecting the smallest design possible for the sub-station;
 - locating the sub-station as near as possible to one of the turbines to reduce the overall footprint;
 - use underground caballing as far as practical;
 - minimising the track length and width;
 - · utilising an existing site access; and
 - connecting to the existing electricity line passing in close proximity to the site.
- 3.3 Further mitigation in terms of proposed landscaping would also be seen as a positive measure, and would help maintain and promote the existing landscape resource that attributes to the intrinsic character of the area, and could include:
 - Re-instating any lost landscape resource through the construction (not including the entrance) which would include a Highland Grass Mix; and
 - Reinstating any lost hedgerow along the A841 (not including the entrance) and provide new landscaping along the western boundary adjacent to the access track, with a native based species mix hedgerow.
- 3.4 With the application of a pro-active mitigation strategy, it is considered that a renewable energy development proposal could be successfully assimilated into the existing landscape with as minimal landscape impacts as possible. In turn, the pro-active strategy, coupled with community benefits will be seen to introduce long term benefits to the wider area.

4.0 Appraisal of Likely Landscape & Visual Effects

- 4.1 Landscape Effects are defined by the Landscape Institute as "changes to landscape elements, characteristics, character, and qualities of the landscape as a result of development". The potential landscape effects, occurring during the construction and operation period, may therefore include, but are not restricted to, the following:
 - Changes to landscape elements: the addition of new elements or the removal of trees, vegetation, and buildings and other characteristic elements of the landscape character type;
 - Changes to landscape quality: degradation or erosion of landscape elements and patterns, particularly those that form characteristic elements of landscape character types;

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- Changes to landscape character: landscape character may be affected through the
 incremental effect on characteristic elements, landscape patterns and qualities and the
 cumulative addition of new features, the magnitude of which is sufficient to alter the
 overall landscape character type of a particular area; and
- Cumulative landscape effects: where more than one wind turbine may lead to a potential landscape effect. Development may have a direct (physical) effect on the landscape as well as an indirect effect or effect perceived from out with the landscape character area.
- 4.2 It is acknowledged that views will be obtained of the site to a greater or lesser degree, from viewpoint locations in close proximity of the site, although there are more views afforded from the east, north east, south east and south. However, the site benefits that the ZTV is confined to a small area, approximately 2 km at the furthest point from the site. This coupled with the existing prevailing topography and landscape structure, in particular the large coniferous block on Auchenhew Hill and the two large woodland blocks (Auchenhew Wood and Ballymeanoch Wood) located to the south east, views are further mitigated. To this extent views may be afforded to the blades and nacelle and parts of the column as opposed the development in its entirety including ancillary buildings at the base of the structure.

Visual Receptors

- 4.3 There are a number of different types of visual receptors which are summarised as below and have been described in greater detail in paragraph 1.29:
 - Primary Transitory
 - Secondary Transitory
 - Tertiary
 - Primary Visual
 - Secondary Visual

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In general the proposed site at Auchenhew Farm has a limited zone of theoretical visibility towards the single turbine, proposed 35m to blade tip. Broadly the site has a limited ZTV, with views from the east, north east, south east and south primarily being prevalent. However the views in these directions are in the majority within 1.5km of the site. Longer distance views are from the south in the Sound of Pladda and beyond, including the small island of Pladda itself. Views directly from the north are virtually nonexistent, while views from the west are limited. The ZTV does not take into account any existing mitigating factors such as built form, prevailing topography and existing mature vegetation structure. It is perceived that there may be views from the south east of the site, although in reality these views will be mitigated by the arm of woodlands present. It is recognised that the views from the south, from the outer part of the Firth of Clyde may be afforded towards the site, although closer to the south coast of Arran, the views will be somewhat screened by the prevailing cliff landforms.

Visual Impact from the North

4.5 Views from the north, other than those in very close vicinity to the turbine will be nonexistent. This is due to the large woodland plantation on Auchenhew Hill, with its edge being approximately 0.15km north of the site.

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- 4.6 In terms of assessing the magnitude of impact that the proposed development would have on views from the north, it is acknowledged that because of the screening effect of the mature plantation there will be no change to the base conditions, therefore the impact magnitude is negligible. The overall significance of the development on the sensitivity and magnitude on views from the north is *negligible*.
 - Visual Impact from the South / South East
- 4.7 Direct views from the south towards the proposed single turbine are limited to approximately 1 km on land, primarily due to the prevailing descending land elevation coupled with the lack of large blocks of built form and vegetation. However, moving towards the south east the views become more limited, due to large fingers of shelterbelt / woodland planting (Auchenhew Wood and Ballymeanoch Wood) and a ribbon of individual built form associated with the southern coastline of the island.
- 4.8 In terms of assessing the overall impact on sensitivity the landscape character to the south and south east of the site has a *medium high* rating, in that the scale of the landscape component is relatively enclosed and includes a rich resource of landscape components, which widens and flattens out and decreases in number as the land slopes to the coastline and the open landscape of the Firth of Clyde. The coastline itself is a recognised national site and has a SSSI designation. There are also a number of historically cultural recognised buildings and sites to the south east, some of which are deemed within the visibility zone and some are out with the limited zone of theoretical visibility.
- 4.9 It is acknowledged and recognised that Kildonan Project House (formerly Church of Scotland), which has been categorised as a C(s) listed building will afford views of the site, as presented in Photomontage 1. Other listed properties including the B listed Drimla Lodge are deemed to have limited or no visibility towards the proposed single turbine. Photomontage 2 presents the type of view afforded from properties within the SSSI named South Coast of Arran, and while it is shown that the turbine is clearly visible, it is seen against the backcloth of the mature trees of Auchenhew Hill. Views from the SSSI looking outwards towards the open waters will not be affected by the proposed development. Indeed the views afforded, while unfiltered and clear, are limited to a small stretch of the coastline, with them diminishing quickly. These views are curtailed primary due to the mature woodland of Auchenhew Wood and Ballymeanoch Wood.
- 4.10 In terms of magnitude of impact that the proposed single would have on views and experiential characteristics from the south, it could be perceived as being *medium high*, in that the development will result in an alteration which will be discernible but this perceived impact is limited in locality, as presented in Photomontages 2 and 3. The impact lessens where existing mitigating factors come into play, although it is still acknowledged that while there may be no view, there may well still be a change to the receptors experiential experience (subtle noise affliction). This also will be mitigated where and when local conditions change e.g. wind. The magnitude of impact would be clearly more discernible from the primary visual receptors who reside in close proximity to the south east and it is acknowledged and recognised that those who live in Eas Mor and Cnoc in particular will have a high magnitude of impact, not only in the change of their view but also on their experiential characteristics.
- 4.11 It is acknowledged that the zone of theoretical visibility extends to small enclaves in the south and south east and along parts of the coastal SSSI. However the ZTV does not take into

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account the existing or mature vegetative structure to be found. Overall the significance of the proposed development on views from the south and south east will be *low - medium*.

Visual Impact from the East

- 4.12 Referring to the supporting ZTV Plan, Drawing No ZTV01, it presents that from about 1.5 km, in theory views can be afforded towards the single turbine development. In reality, views are curtailed from the east when the land elevation both sits in a dip and is surrounded by mature trees as part of Ballymeanoch Wood and Auchenhew Wood. When the existing structural vegetation starts to dissipate and the land rises, as occurring in parts of the A841 in the east, then views towards the elevated part of the land holding accommodating the turbine may be seen. However any view afforded will be limited in location and time of view, other than in closer proximity from the east. The proposed development will also be seen against the backdrop of mature trees and landform and will not sit on the existing horizon line.
- 4.13 When viewing the proposed site from the east the sensitivity of the landscape is perceived as being high medium, in that while it is more open and rugged with less containment than found further south and south east, there are broad areas of enclosure. Also the north east of the site is part of the internationally (SPA) and nationally (SSSI) designated site of Arran Moor and a number of historic features, which account for the higher sensitivity rating applied. However due to the prevailing landform and mature large blocks of woodland and other landscape resources, the magnitude of impact on these sites from the development is low negligible, in that there may be a very slight alteration to the baseline conditions from the proposed development. The overall assessment of effects is therefore concluded as being low on impact from views from the east and on existing features in the east.

Visual Impact from the West / South West

- 4.14 Other than those residing in close proximity to the west and the transitory receptor using the A841 and access roads close to the site, vies toward the site are negligible. Photomontage 4, taken near Primrose Cottage (the closest resident) illustrates the view afforded from the A841. It is acknowledged that the view is clear and unfiltered towards the column, nacelle and blades, although the existing hedgerow field boundary structure does mitigate views towards the base and ancillary building. It is also recognised that the turbine is seen against the sky and has no vegetative backcloth in which to soften its hard appearance. On a more positive note, it is perceived that the residents of Primrose Cottage have the majority of their views from property windows, which will not look directly towards the structure.
- 4.15 It is therefore recognised that the overall significance of the development on transitory receptors and more importantly on the primary visual receptors of those residing at Primrose Cottage will be high. The magnitude of impact will also be high, due to the proximity and lack of high mature vegetation in which to mitigate or screen the development.

Visual Impact on the Landscape Character Area

- 4.16 The proposed development will add a single turbine, up to a maximum height of 35m to the ascending sloping pastoral landscape which forms part of the 'Coastal Fringe with Agriculture' character type, which sits on the edge of the Rugged Moorland Hills and Valleys (with woodland).
- 4.17 Using the GLVIA criteria for evaluating sensitivity (Table 1.3) the following is deemed to apply to the local area surrounding Auchenhew Farm.

Table 4.1 Sensitivity of the Local Landscape Character

Landscape Element	Sensitivity Rating
Scale: Fringe of small geometric, usually hedged fields, with areas of shelterbelts and woodland, sloping to cliff edges and raised beaches along the southern coastline of the island, creating areas that are enclosed which broaden and widen	Medium - High
Quality: the area is largely intact, although there is evidence of degradation and alteration	Medium
Features of Cultural Heritage: There are a number of recorded monuments and listed buildings, although the higher rated 'B' listed buildings have a limited or have no view towards the site.	Low - Medium
Level of Intrusion: As well as many unclassified / access roads there is an 'A' class road, three phase electricity line and associated poles	Medium
Overall Landscape Sensitivity	Medium

4.18 The magnitude of effect on the local landscape character is assessed below using Table 1.4 criteria.

Table 4.2 Magnitude of effect on Local Landscape Character

Landscape Property	Magnitude of Effect
Change to Landscape Character: As a	Medium - High
development consisting of a single turbine in	
this gently sloping landscape character type	
the overall character will experience a	
moderate but discernible change, such that	
the underlying character, composition and	
quality will be partially changed, although in	
close proximity the change will be easily	
discernible	
Change to Landscape Composition: While	Low - Medium
there may be some locally significant change,	
the overall effect on the landscape	
composition is less significant.	
Change to Landscape Quality: The	Low
development may result in a small but	
discernible change to features / elements of	
the basic conditions.	
Overall Landscape Magnitude	Medium

4.19 As the local landscape character is expected to be affected by the project to a medium sensitivity extent and medium magnitude, it is considered the significance of the effect on the character of the landscape is **low** in the overall context, although in close proximity the overall significance of effect is deemed as **medium**, when looking towards the development. From the major transitory route views towards the coastline, outer parts of the Firth of Clyde and

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other features of importance, the view will remain unchanged, as the proposed development will not be in the sight line.

Roads

- 4.20 The transitory network within the study area of the site has a small hierarchy of roads, the vast majority of them being unclassified and access drives to individual dwellings and farmsteads, which equates to a varying number of receptors. In general, if a view towards the site can be seen from a road, it is given a low to medium sensitivity rating. This varies dependant on the type of road and the distance it is to the site. The A841 runs in close proximity to the south of the site. The A841 is the only classified road which runs along the entire edge of the island providing access between the settlements of varying sizes. It is acknowledged that transitory receptors using this road, at points where existing mature vegetation blocks allow, will have views of the proposed development. However, the receptors using it travel with a degree of speed and due to the prevailing topography and vegetation structure, only clear views are seen in limited locations, therefore has a low sensitivity rating. It should be recognised that views towards the coast and further beyond to open water will remain unchanged, as the turbine is not sited in this sight line. When travelling along an unclassified road, the view when afforded tends to be within a longer time frame, due to the slower speed of the receptor, which means the sensitivity impact is of a medium rating.
- 4.21 The overall significance of the perceived impact from the A841 and the unclassified road to Kildonan to the south of the site is deemed as being *medium high*, although it is recognised that the overall impact from parts of the A841 in immediate proximity to the site is *high*. However, the overall high significance is limited to a small area, and out with this zone, the views and subsequent impact and overall significance greatly diminish. The views illustrated in Photomontages 1 4, all taken from the south east and south west, show the worst case scenario.

Settlements

4.22 The appraisal of likely effects considers firstly landscape effects and secondly visual effects, in accordance with established best practice. The appraisal is informed by a number of supporting graphics, including a ZTV Plan, Drawing No. ZTV01. The ZTV provides an indication of the areas surrounding the site from which there may be visibility of the highest parts of the wind turbines. This has been produced at a scale of 1:100,000 with the defined 15km study area, but takes no account of any built or natural feature which may mitigate views.

Table 4.3 Population centres within the study area ZTV where it is proposed that either none, part or all of the turbines will be visible (not taking into account existing mitigating factors such as vegetation etc)

Population Centres	Distance	Overall significance of perceived impact
Levencorroch	1.15 km	Low - negligible
Shannochie	3.62 km	No Visibility
Kilmory	5.38 km	No Visibility
Kildonan	1.97 km	Medium - Low
Mansefield	0.91 km	Medium - Low
Breadalbane	1.78 km	Low
Caravan Site		

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Breadalbane	0.96 km	Low
Hotel		

4.23 The project is located to 1.15 km from the nearest settlement (i.e Levencorroch) which is predicted to have an overall low – negligible perceived impact towards the project. Situated along the south coast Kildonan and other sites which have the potential of accommodating a number of visiting tourists (Breadalbane Hotel and Caravan Site) may afford views towards part of the structure. However it is deemed that the prevailing mature landscape structure will mitigate what views are afforded. What is of primary importance and is recognised is the number of individual dwellings that are perceived to have visibility towards the development. The rural character of the landscape and the large number of this type of individual development that inhabits it should also be assessed. The table below summarises the overall significance of perceived impact on those primary and visual individual receptors.

Table 4.4 Individual Dwellings within 2.5 km of the proposed development where it is proposed that part or all of the turbines will be visible (not taking into account existing mitigating factors)

Individual Dwellings	Distance	Sensitivity	Magnitude	Overall significance of perceived impact
Northern Heights	0.45 km	High	High	High
Primrose Cottage	0.38 km	High	High	High
Farhills (owned by client)	0.17 km	High	High	High
Cnoc	0.53 km	High	High	High
Eas Mor	0.43 km	High	High	High
Lilybank	0.64 km	Low – Medium	Low	Negligible
Whin House	0.66 km	Low – Medium	Low	Negligible
Rose Cottage	0.64 km	Low - Medium	Low	Negligible
Drimla Lodge	1.13 km	Medium	Low – Negligble	Negligible
Drimla Cottage	1.09 km	Medium	Low - negligible	Negligible
Woodside	0.94 km	Medium	Low	Negligible
Ballymeanochglen	1.17 km	Medium	Low	Negligible
Marganish	0.67 km	Medium	Low	Negligible
South Bank Farm Park	1.95 km	Low	Negligible	Negligible

- 4.24 Although twenty one number of receptors (villages and individual dwellings and farmsteads) have been identified within approximately 5 km of the site and within the ZTV study area, twelve are deemed as having no visibility or a negligible overall assessment of sensitivity and magnitude of impact, and four are predicted to experience limited to narrow clear views to the project and an overall assessment of low. The potentially most significantly affected receptors are residents within 0.5 km to the south, south west and south east of the site, as illustrated in Photomontages 1 4.
- 4.25 It has to be noted that in practice, the visibility is likely to be significantly reduced due to local screening (i.e trees, building etc.)

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Visual Impact on Landscape Designations and Historical Elements

Landscape Designations

- 4.26 The site does not sit within any landscape designations, but it is acknowledged that a number of national and international designated SNH sites are within the ZTV study area. All of these designated sites, other than part of the Arran Moors and South Coast of Arran SSSI's and part of Arran Moors SPA, are deemed as having no visibility towards the proposed development.
- 4.27 With regards to Arran Moors SSSI and SPA, it lies on higher ground, some 80 90 metres AOD above the site to the north east, at a distance of approximately 1.5 km from the site. While the land elevation is relatively high within the designation and views down in to the site could be afforded, there are also substantial existing landscape resources that will mitigate and screen views, thereby reducing the view to filtered and perceivably only to parts of the single turbine rather than the entire structure. In this respect it will be in accordance with Policy ENV7 in that "the overall integrity of the area would not be compromised." It is perceived that the magnitude of impact of the proposed turbine on the landscape designations is seen as low negligible, as activity within the SNH sites to the north east and within the visibility zone can be carried on as pre- construction after the turbine is erected and will have little perceived impact. The overall effect could be perceived as negligible on landscape designations.
- It is acknowledged that the SSSI South Coast of Arran is also perceived as being within the visibility zone. However, this is limited to a small stretch and the turbine has been positively sited in order that views to the north, where afforded, will see the turbine against a mature backdrop. With regards to the sensitivity of the landscape within the SSSI south coastal area, it is deemed as being high, but with the majority of the views facing southwards towards the open waters of Firth of Clyde, means that the magnitude of impact will be *negligible* in this direction. Facing north from the SSSI, the magnitude of impact is recognised to be higher, but it is deemed that existing mitigating features including landform and vegetation coupled with proactive mitigation measures proposed, it is argued that the development proposed conforms with policy ENV7, in that "any perceived impact is outweighed by social and economic benefits of national importance." It should be acknowledged that any views afforded from the SSSI South Coast of Arran are limited to a narrow field of view.
- 4.29 A small length of core path has also been identified within the ZTV to the south of the site, as illustrated in Landscape Assets Plan, Drawing No. NAT.LAN01 which is within the visibility zone. Generally a *high* sensitivity is attributed to footpaths and routes that would allow a receptor, e.g. a walker, to have a prolonged view towards the site and may experience other impacts e.g. noise, when in close proximity to the site. However, due to the distance (approximately 0.7 km to the south east), coupled with the line of vegetation immediately to the north of the 557 metre length of core path and layers of field boundary vegetation between this and the site, it is perceived that views will be limited. The magnitude of impact on the receptor experience of the coast will be negligible while it is could be deemed as low if facing north from the core path. The overall significance of impact therefore is perceived as *negligible*.

Historical Designations

4.30 It is recognised that from the features listed in table 2.4 there will be changes to base conditions on a small number of features, primarily the category C(s) listed building Kildonan

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Project House (former Church of Scotland) including the gatepiers and boundary walls. The sensitivity of this feature is classed as low. It is accepted that the magnitude of impact will be high, in that the development will result in a major change which is easily discernible to baseline conditions. This is due to the prevailing landform and vegetation structure coupled with the close proximity of the feature to the site. The overall significance is therefore deemed as low. The assessment with regards to Kildonan Project House acknowledges that it may appear not to be in accordance with policy BE4 of the IALP, however the listing is the lowest listing that can be designated. With regards to the other cultural features surrounding the development, that have a higher classification and sensitivity merit no significant impacts are predicted and the proposal accords with all relevant policies of the development plan. As presented in table 2.4 Cultural Heritage Features, there are a small number of historical sites that lie within 1 km radius. The level of potential impact on the cultural heritage features are summarised in the table below. (Those shaded are shown on the Historical Assets Plan, Drawing No. HAP01-ZTV)

Table 4.4 Potential Impact on Cultural Heritage Features

AUCHENHEW FARM – CULTURAL HERITAGE					
SCHEDULED ANCIENT MONUMENTS					
Name	Category	Sensitivity	Magnitude	Overall Assessment	
East Bennen Long Cairn		High	Negligible	Low	
Craigdhu Fort		High	Negligible	Low	
Kildonan Castle		High	Negligible	Low	
LISTED BUILDINGS	1				
Name	Category	Sensitivity	Magnitude	Overall Assessment	
Kildonan Project House (formerly Church of Scotland) incl. Gatepiers, and boundary wall	C (s)	Low	High	Low	
Kildonan, Mansefield	C (s)	Low	Low	Negligible	
Drimla Cottage incl. Gatepiers, gates and railings	C (s)	Low	Negligible	Negligible	
Drimla Lodge incl. Gatepiers, gates and railings	В	Medium	Negligible	Negligible	
NATIONAL MONUMENTS F	ECORDS OF SCOT	LAND			
Name	Category	Sensitivity	Magnitude	Overall Assessment	
Levencorroch	Stone setting	Medium	Low	Negligible	
Drimlabarra	Farmstead	Medium	Negligible	Negligible	
Levencorroch	Farmstead	Medium	Negligible	Negligible	
Margenaish Farm	Farmstead	Medium	Medium	Low	
Drimla Lodge	Lodge	Medium	Negligible	Negligible	
Drimla Cottage	Cottage	Medium	Negligible	Negligible	
Kildonan (Church of Scotland)	Church	Medium	High	Medium	
Mansfield, Kildonan	Term Pending	Medium	Low - Medium	Low	
Levencorroch	Township	Medium	Low	Negligible	
Breadalbane Caravan Park	No Class (Event)	Medium	Negligible	Negligible	
SCOTTISH SITES AND MONUMENT RECORDS					
Name	Category	Sensitivity	Magnitude	Overall Assessment	

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Archaeological Watching Brief (AWB) - Breadalbane Caravan Park	Archaeological Event Record (AER)	Medium	Negligible	Negligible
AWB – Area Q Arran Ring Main	AER	Medium	High	Medium
AWB – Area R Arran Ring Main	AER	Medium	Low	Negligible
Archaeological Monitoring (AM) – Controlled Topsoil Strip Area 1	AER	Medium	Low	Negligible
Levencorroch	Farmstead	Medium	Low	Negligible
Drimlabarra	Farmstead	Medium	Negligible	Negligible
Drimla Lodge	Lodge	Medium	Negligible	Negligible
Margenaish Farm	Farmstead	Medium	Medium – High	
Levencorrch	Stone setting	Medium	Low	Negligible
Auchenhew	Building enclosure	Medium	High	Medium
Auchenhew	Building	Medium	High	Medium
Mansfield, Kildonana	Building enclosures	Medium	Low - Negligible	Negligible
Breadalbane	Platform	Medium	Medium	Low
Drimla Cottage	Residential	Medium	Negligible	Negligible
AM – Controlled Topsoil Strip Area G	AER	Medium	Low	Negligible

- 4.31 The Auchenhew Farm Renewable Energy Proposal will not have a significant visual impact on or from features of cultural importance. Sites within 1 km are not nationally significant and have low to negligible overall assessment of their sensitivity and magnitude of impact in general. However it is recognised that Kildonan House Project (Former Church of Scotland) (Category C Listing) although having a low overall assessment to its sensitivity and magnitude of impact as it is within the higher visibility zone of the proposal. It is also acknowledged that the higher categorised listed building Drimla Lodge, Kildonan (B listed) and the Scheduled Ancient Monument of Craigdhu Fort, while within the study area, and each having a high sensitivity rating, their overall assessment are valued at negligible as the ZTV shows that they are located in a no visibility zone and therefore the development will deem not to have an impact on their character or setting. In the instances that the proposal would be visible from sites at a distance, it would be a relatively minor impact on the skyline and indeed, would be temporary given the 20 year operational lifetime of the scheme. Consequently the scheme will not detract from the appreciation or understanding of archaeological sites and monuments.
- 4.32 The scale of the turbine is unobtrusive and temporary, thereby giving an impact of negligible magnitude.
- 4.33 The proposed development would not significantly alter the character of the landscape. In fact the landscape can successfully absorb this new development without eroding its key characteristics, essentially as many of the limited viewpoint areas will be of the turbine against not only rising land, but also a backcloth of a mature woodland landscape resource.

Cumulative Landscape and Visual Impact Assessment

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Site Tracks and Sub-Station Building

4.34 In addition to the turbine there will be a small visual impact from the site tracks and the substation / control building. The small size of the building coupled to the likely location suggests that it is only likely to be visible from a few stretches on the A841 and the access roads to individual farmsteads and dwellings in close proximity of the site. On this basis the significance of the effect would be negligible.

5.0 Cumulative Assessment Impact

- 5.1 The cumulative impact has been assessed against one other turbine (12m high) development at Woodside Farm, as advised by a representative from the planning department at North Ayrshire Council. A cumulative ZTV was produced indicating where a simultaneous or successive visibility may theoretically occur between the Auchenhew Farm development and the Woodside Farm Development and presented in the Cumulative ZTV Plan 1, Drawing No. CIS.ZTV01. As illustrated there is little difference between the ZTV of the single proposed development and the cumulative ZTV of both the constructed and proposed development.
- 5.2 The capacity to absorb cumulative elements is primarily due to the existing prevailing topography and landscape structure. The elements visually reduce any perceived cumulative impact that may occur between not only the proposed development at Auchenhew Farm with other intrusive features in the landscape, but also the proposed 35m height turbine with the other turbine constructed within the study area.

6.0 Conclusions

- In general the characteristics of the site and its immediate setting offer a positive opportunity to provide renewable energy within the 'coastal fringe with agriculture' character area. Although the proposal will result in a change in the landscape character and experiential experience of the site and the surrounding context, it is considered that the impacts on the landscape character will be minimised and mitigated in a positive manner and, the limited loss of pasture land will have a negligible impact on the wider landscape resource. The turbine has also been sympathetically sited, as far as possible, so it sits against rising ground and is not seen against open sky, from the majority of limited viewpoint locations. The development is also seen against the backcloth of the mature woodland plantation on Auchenhew Hill.
- It has been shown and concluded that the site does not sit within any landscape designations, although it is acknowledged that parts of international and national designated sites are within the visibility zone of the development. However the site benefits in that it has a limited ZTV and in the surrounding context there are large mature vegetation blocks present, which further mitigate views from these areas. In this regard the proposed development and any perceived impact and overall significance on SNH designated sites accords with Policy ENV7 of the IALP in that "the proposals will not adversely affect the integrity of the site." Similarly the majority of the historical features within the 1km study area will have an overall negligible significance on their sensitivity and magnitude of impact on the features themselves and their settings. However it is recognised that in particular the listed Kildonan Project House (formerly Church of Scotland) will have an impact on its setting, in that the change to the baseline conditions are discernible. This is the only historical feature which is impacted upon, primarily due to the proximity to the site, and while this is acknowledged, the feature is of less merit

Cumulative Landscape and Visual Impact Assessment

Appendix 1 August 2012

than other cultural features that are not impacted upon. Other archaeological elements within the vicinity of the site, whilst important, do not have a higher status and in terms of economic diversity and economic benefits, it is deemed that the existing local archaeological sites will be balanced against the benefits of the proposed development. Overall it is concluded that the proposed 35m to blade tip turbine will have an overall *low – negligible* impact on designations and cultural elements that are associated with the surrounding context to the site.

- 6.3 On a local level the proposed development and the structures in their entirety are visible, but in a fairly contained area, generally from the south, east and south east. In close proximity the turbines are clearly seen with little mitigation from the prevailing landform or vegetation. From longer distances up to 1.5 km to the east and south east, although in theory the ZTV shows that the proposed turbine will be visible, in reality the large fingers of Auchenhew Wood and Ballymeanoch Wood, coupled with dips in the elevation would mean that views are curtailed. Open views from the south towards the turbine are limited in location, but where views are afforded they would see the turbine against the rising land of Auchenhew Hill and the soft backcloth of the mature plantation. From the south the turbine would not be seen against the skyline or indeed on the existing horizon line. It is recognised that the 'worst case' scenario views are from the south west in close proximity, whereby there is little in the way of existing vegetation to screen the structure, although views towards the ancillary building and access track may be screened by field boundary hedgerows. Views would be of the turbine against the open sky, and although limited in location from the west and south west, where it can be seen, is in close proximity. From the west and north views towards the site and the development are negligible.
- 6.4 It is acknowledged that from the A841, located directly south of the site and travelling in an east to west direction, albeit in limited locations along a small stretch, the views are clear and unfiltered. The views quickly diminish however due to the prevailing landform and existing landscape structure. In this regard, it is perceived that the impact would be *high*, on the receptors using these routes when in close proximity, but this impact quickly lessens, so the overall significance of the development on receptors using the A841 reduces to being *negligible*.
- It is also acknowledged that there may be a perceived impact on the individual properties and farm steadings that are scattered throughout this agricultural coastal fringe landscape and are deemed as being within visibility zones of the proposed development. In particular, those residing at Primrose Cottage, Eas Mor and Cnoc, who are primary visual receptors and have a recognised high magnitude of impact. As such, careful consideration will be given to the scale, siting and form of the proposed elements within the development, for example, the footprint size, turbine design, colour and access. This coupled with further mitigation measures including the reinstallation of any lost landscape resource through the construction (not including the entrance) and reinstating any lost hedgerow along the A841 (not including the entrance) and provide new landscaping along the western boundary adjacent to the access track, with a native based species mix hedgerow to strengthen the interface between the site and the A841 and reinforce screening, in particular, for those residing in closer proximity to the site.
- 6.6 From the outline assessment of landscape effects it is considered that the landscape will have the capacity to absorb the proposed development of a single turbine, to a maximum height of 35m, without any significant adverse effects on the existing, intrinsic landscape character, composition and quality of the area. The landscape sensitivity within the character area

Cumulative Landscape and Visual Impact Assessment

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surrounding the site is considered to be of medium significance, whilst the magnitude of impact is considered to be medium, with an overall assessment of significance deemed as being **low** in the overall context, although in close proximity the overall significance of effect is deemed as **medium**, when looking towards the development. From the major transitory route views towards the coastline, outer parts of the Firth of Clyde and other features of importance, the view will remain unchanged, as the proposed development will not be in the sight line.

- 6.7 From the above brief assessments of visual effects it has been found that the Auchenhew Farm single wind turbine proposal may have a moderate or major visual impact on a few nearby views due to the number of residential, i.e. primary receptors that would experience these views. However, as a small turbine development, maximum height of 35 metres, sitting within sloping agricultural land, the development would have an uncomplicated relationship with the surrounding landform and would be a simple and distinct feature in it, seen against the ascending landform of Auchenhew Hill and the backcloth of a mature coniferous plantation, from more sensitive views located in the south and south east.
- 6.8 Cumulatively, it is recognised that views from the south, south east and north east primarily could, in theory, result in a small but sequential impact. In reality, the cumulative development is somewhat smaller and the large existing mature woodland blocks to the east and south east will mitigate cumulative views to an extent that it will only be in very limited locations, that both developments will be seen together in the landscape context. The proposed development has a limited ZTV and this visibility zone is further reduced by the existing mature woodland blocks present in the local landscape context. On balance, then, the visual impact on the study area is considered to be of low negligible significance.

Methodology

The methodology for the landscape and visual impact assessment (LVIA) and the cumulative landscape and visual assessment (CLVIA) has been undertaken in accordance with the methodology set out below and conforms with The Guidelines for Landscape and Visual Impact Assessment, Second Edition (Landscape Institute and IEMA, 2002).

Additional guidance has been taken from the following publications:

- Supplementary Planning Guidance for Assessing Applications for Wind Farms, April 2011
- Siting and Designing windfarms in the landscape, Scottish Natural Heritage, December 2009;
- Siting and Design of small scale wind turbines of between 15 50m in height, Scottish Natural Heritage, March 2012;
- Ayrshire Landscape Assessment: No.111,
 Scottish Natural Heritage publication, prepared by Land Use Consultants 1998;
- Guidance: Cumulative Effects of Wind Farms, Scottish Natural Heritage Advisory Service, Version 2, 13/04/05;

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- Guidelines on Landscape and Visual Impact Assessment (GLVIA Second Edition), Landscape Institute and Institute of Environmental Management and Assessment, 2002; and
- Visual Assessment of Windfarms, Best Practice, University of Newcastle and Scottish Natural heritage, Report No. F01AA303A, 2002

The methodology comprised an initial desktop study of Ordnance Survey (OS) maps, Scottish Natural Heritage and planning documents followed by a site survey in **July 2012.** The assessment and evaluation of the landscaping and visual features has been concluded alongside the prevailing planning policy guidance and policies in respect of these issues.

Information on landscape planning policy and the existing historical landscape elements has been collated by reference to the following:

- Isle of Arran Local Plan, Adopted 15th February 2005
- Scottish Planning Policy, 2008 'Planning and the Historic Environment' (SPP23)
- National Policy, 2009 'Scottish Historic Environmental Policy (SHEP)'
- Historic Scotland 2010 'Managing change in the Historic Environmental Setting.'
- Scottish Government 2005 'Scottish Government's Strategic Environmental Assessment (SEA)
- Royal Commission The Ancient and Historical Monuments of Scotland. http://www.rcahms.gov.uk
- Scottish Natural History, Site Link. http://www.snh.gov.uk/sitelinkl/index.jsp
- http://www.pastmap.org.uk

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Local Plan Core Policies / Supplementary Guidance - In addition a schedule of guidance which supplements the Local Plan core policies was also referenced and is tabled below.

Isle of Arran Local Plan, Adopted 15th February 2005

Puilt Favingurent
Built Environment
BE4 Listed Buildings
BE7 Scheduled Ancient Monuments
BE8 Archaeological Sites
Countryside & Natural Environment
ENV3 Farm Diversification
ENV7 Nature Conservation
ENV9 Coastal Zone
Infrastructure
INF8 Renewable Energy
Design Guidance
Ayrshire Supplementary Guidance on Wind Farm Development April 2011
Supplementary Guidance on Wind Farm Developments Phase 1
Supplementary Guidance on Wind Farm Developments Phase 2
Supplementary Guidance on Wind Farm Developments – Ayrshire Joint Planning Unit
Supporting Information
Paper 4 Nature Conservation Sites
Paper 5 Arran Coastal Zone
Paper 6 Listed Buildings
Paper 7 Scheduled Ancient Monuments
Paper 8 Archaeological and Industrial Archaeological Sites
Paper 12 Historic Gardens, Designed landscapes and Local Landscapes of Historic Interest

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Reference List

• Siting and Designing Windfarms in the Landscape, SNH, Dec 2009

http://www.snh.gov.uk/docs/A317537.pdf

 Ayrshire Landscape Assessment, published in 1998 by Land Use Consultants for Scottish Natural Heritage (SNH)

http://www.snh.org.uk/pdfs/publications/review/111.pdf

Guidance: Cumulative effects of Windfarms, SNH Advisory Service, Version 2, 13/04/05

http://www.snh.gov.uk/docs/A305440.pdf

• Guidelines on Landscape and Visual Impact Assessments (2nd edition), Landscape Institute of Environmental Management and Assessment, 2002

http://www.landscapeinstitute.org/glvia3.pdf

 Visual Assessment of Windfarms: Best Practice, University of Newcastle and Scottish Natural Heritage, Report NO. F01AA303A, 2002

http://www.snh.gov.uk/docs/A305437.pdf

Isle of Arran Local Plan, Adopted 15 Fenbruary 2005

http://www.north-

<u>ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/ArranDocument.pdf</u>

Scottish Planning Policy 23, 2008, 'Planning and the Historic Environment'

http://www.scotland.gov.uk/publications/2010/02/03132605.pdf

National Policy 2009 'Scottish Historic Environment Policy (SHEP)

http://www.historic-scotland.gov.uk/shep

 Scottish Government 2005 'Scottish Governments Strategic Environmental Assessment (SEA)

http://www.scotland.gov.uk>environment>sustainabledevelopment

Historic Scotland 2010 'Managing Change in the Historic Environmental Setting.'

http://www.historic-scotland.gov.uk/managing-change-consulation-setting.pdf

· Royal Commission on the Ancient and Historical Monuments of Scotland

http://www.rcahms.gov.uk

PAN 45 Annex 1: Renewable Energy

http://www.scotland.gov.uk/publications/2006/10/03093936.pdf

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 Landscape Capacity Study for Wind Farm Development in North Ayrshire, Phase Two, Carol Anderson and Alison Grant Landscape Architects

http://www.north-

 $\underline{ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/WindFarmCapacityPhase2.pdf$

• Design Guidance – Development in the Countryside. North Ayrshire Council January 2009

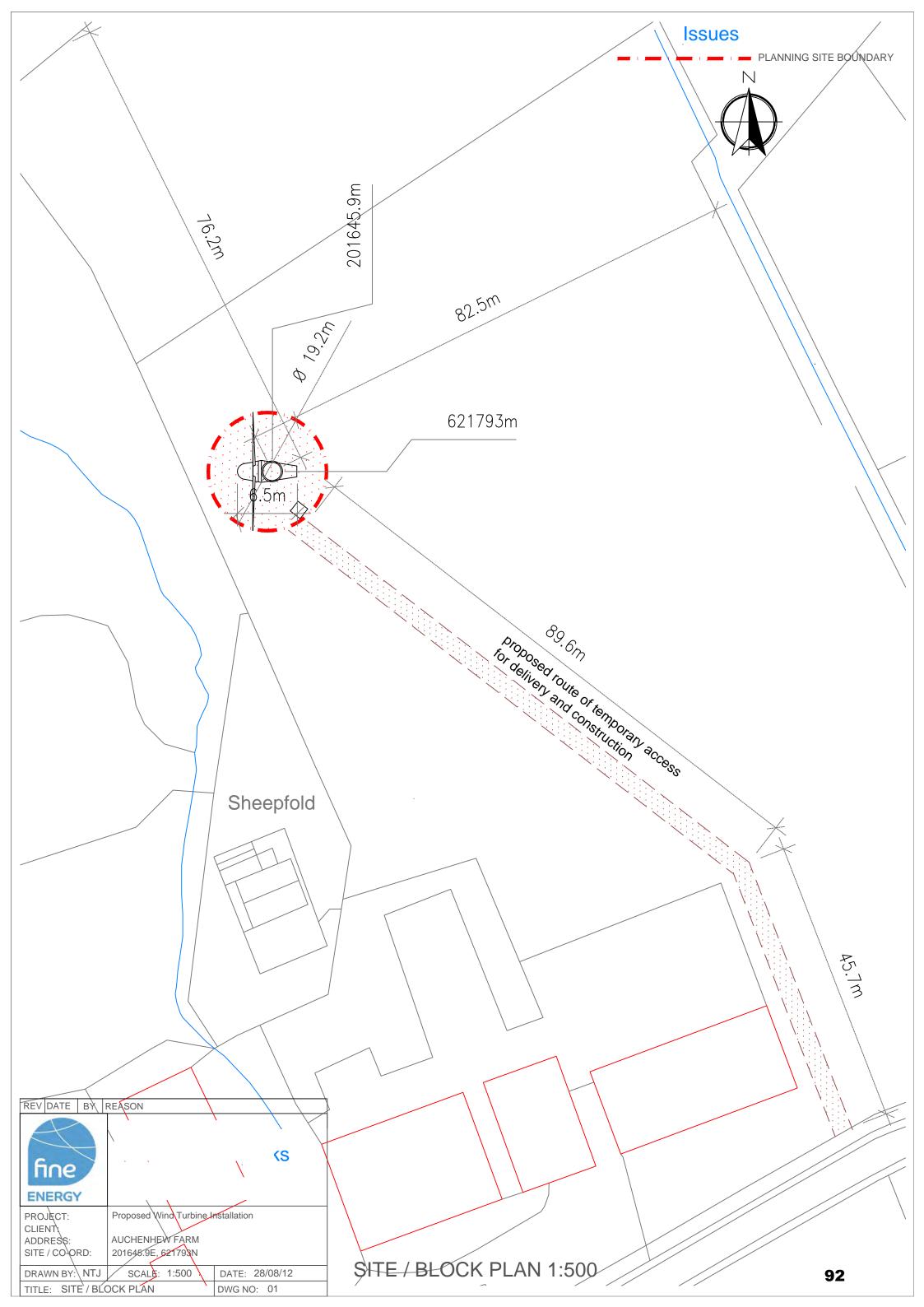
http://www.north-

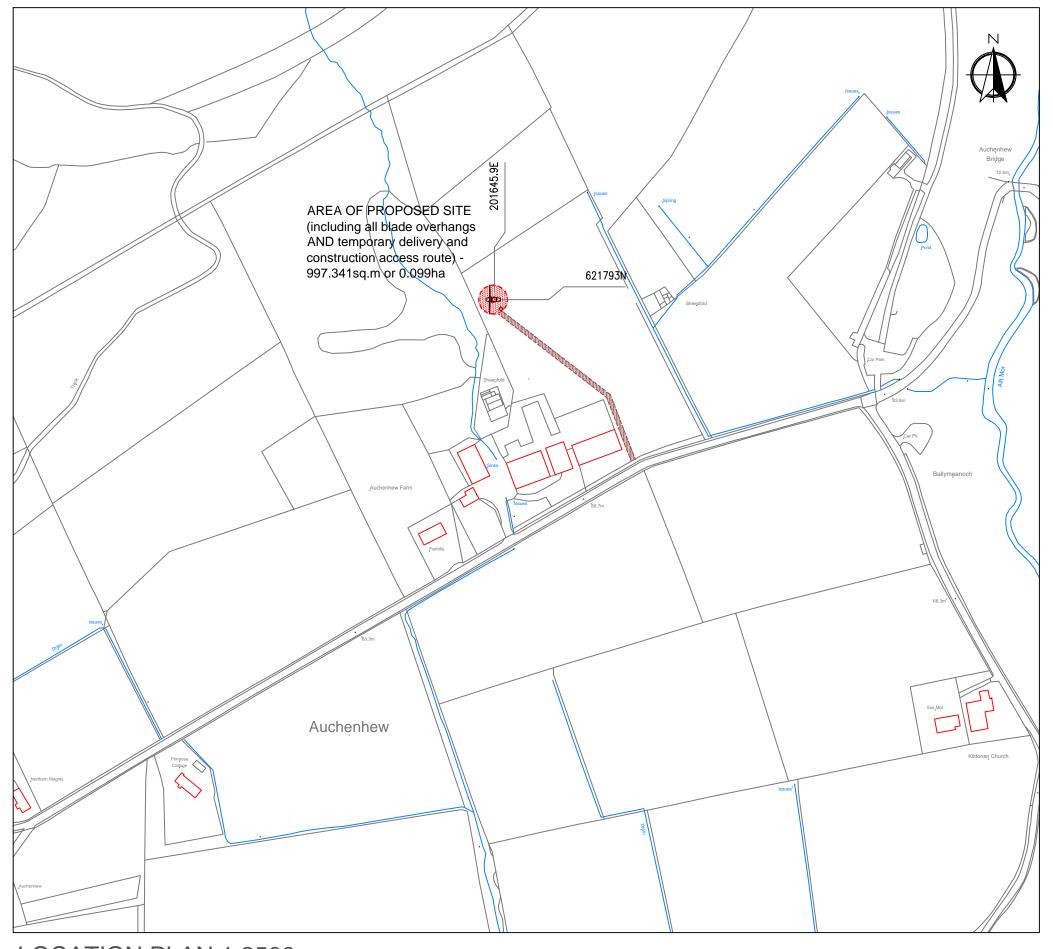
 $\underline{ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/RuralDesignG} \underline{uidance.pdf}$

Ayrshire Supplementary Planning Guidance on Wind Farm Development

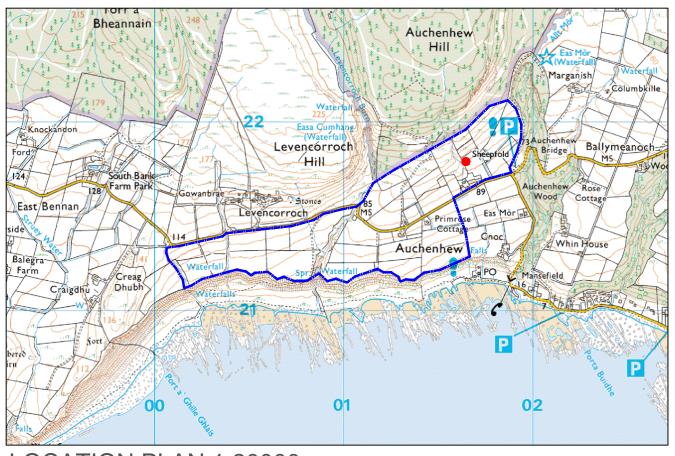
http://www.north-

 $\underline{ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/AyrshireSGon}\\ \underline{WindFarmDev.pdf}$





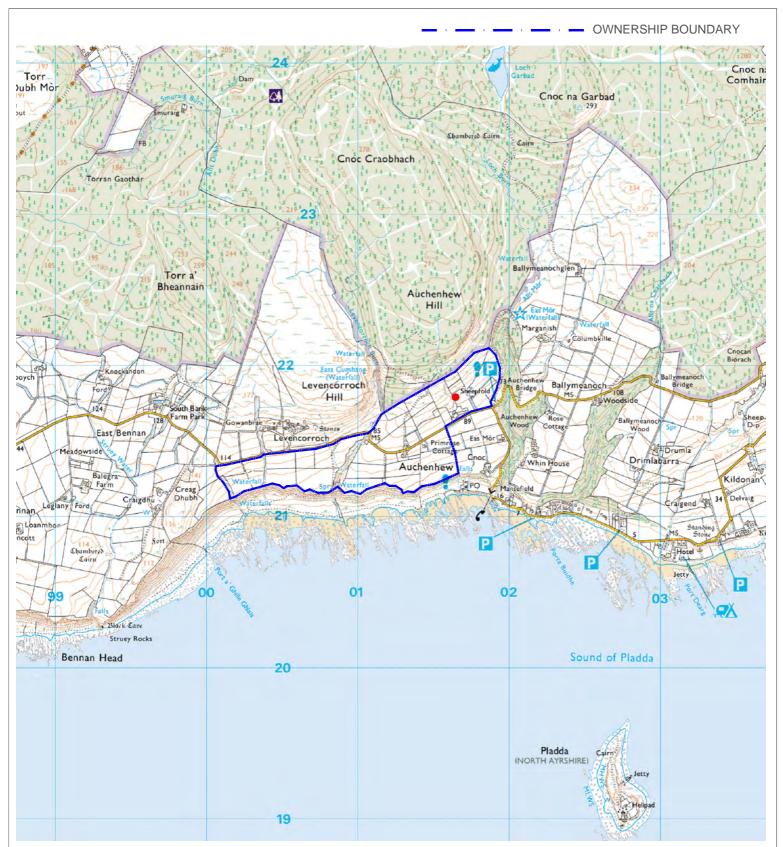
LOCATION PLAN 1:2500



LOCATION PLAN 1:20000

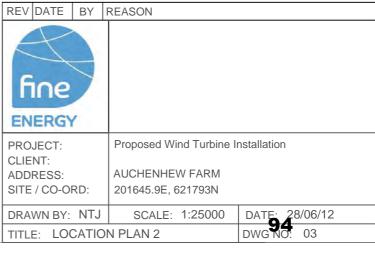


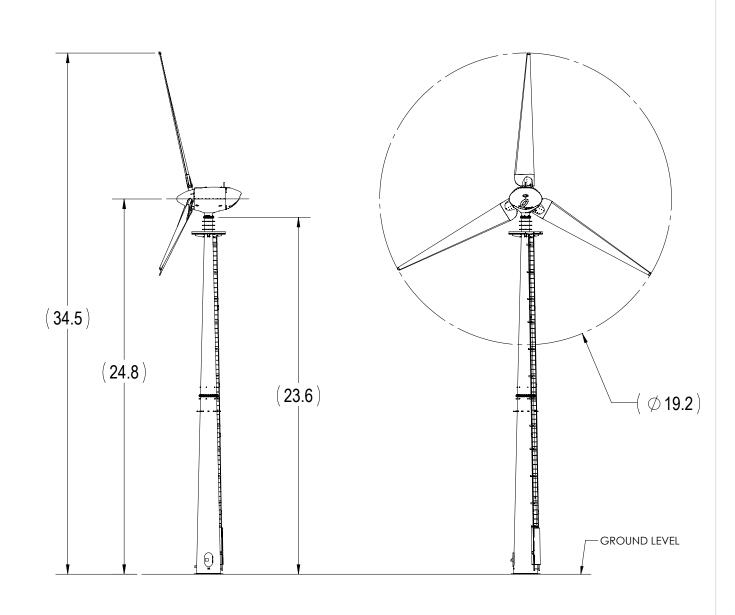
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fine				
PROJECT:		Proposed Wind Turbine Installation		
CLIENT: ADDRESS: SITE / CO-OI	RD:	AUCHENHEW FARM 201645.9E, 621793N		
DRAWN BY:	NTJ	SCALE: 1:2500	DAT 93 8/08/12	
TITLE: LOC	CATIO	N PLAN 1	DWG NO: 02	



LOCATION PLAN 1:25000





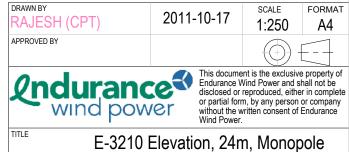




DATE (PRINTED)
22/Nov/295

SHEET

1/1



PART NUMBER

001598

NOTE:
DIMENSIONS APPROXIMATE AND PROVIDED FOR PLANNING
PURPOSE ONLY. FINAL CONSTRUCTION ELEVATIONS ARE
AVAILABLE IN A PERMITTING PACKAGE ON A PER-TOWER BASIS.

SITE REF:-

96

This drawing must be read in conjunction with:

 $\begin{array}{lllll} {\sf EWP50_24m_F_002} & (000782) \; {\sf FOUNDATION} \; - \; {\sf DETAILS} \; \; {\sf and} \\ {\sf EWP50-24m_F_101} & (001645) \; {\sf TOWER} \; \; {\sf FIXING} \; \; {\sf DETAILS} \\ \end{array}$

15 No. M36 gr 8.8 threaded bar x 1725 ig grade 8 (min) full nuts, (000543), 4 each concrete and 1 flat washer (000780) to sun Notel 5 extra full nuts & washers to be s 5 lg (000778) c/w (finally) 2 each ach half nuts (000776), embedded in suit, equispaced in templates. e supplied for levelling.

15 No. M36 gr 8.8 threaded bar \times 1000 lg (000779) c/w 2 each grade 8 (min) full nuts, (000543), 2 each half nuts (000776), embedded in concrete and (finally) 1 flat washer (000780) to suit, located alternately with longer bolts.

 2×75 mm min./150mm max. cable ducts cast in to suit local requirements. 55

3000

3000

1500

1500

6000

3 no. ~25mm drainage (see note 6.)

1500

1500

Note! The location of the HD bolt assembly should be within +/-25 mm of its nominal position. This drawing to be read in conjunction with drawing number EWP50_36m_F_002 — Reinforcement Details (EWP drawing number 000782 — Reinforcement Details)

3 no. total 8 thk anchor plates / template.
See drawing no. EWP50_24m_F_003 (EWP Drawing No. 000774) 100 25 785

HD BOLT ARRANGEMENT EWP Part Number: 000514

Note! The turbine and tower is to be connected to a dedicated earthing/lightning protection system equal to, or better than, current Endurance requirements which are available on their dealer portal.

THIS DRAWING IS THE PROPERTY OF HUTCHINSON ENGINEERING LTD. IT MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF HUTCHINSON ENGINEERING LTD.

REV

DESCRIPTION

DRAWN APPD

DATE

듄

17.11.11

25.10.11

Notes and some details removed for clarity.

New drawing, EWP_24m_F_101, created.

HD bolt projection now 165, grout thickness 40

Earthing note revised, embedded half nut clarified

Grout note revised

듄

7.11.11

MATERIAL:

FINISH:



		<u>0</u>
DRAWING No:	DRAWN: -I.B.	CLIENT: E PROJECT: 2 DRAWING TITLE:F
DRAWING No: EWP50_24m_F_001	APP'D: -IJB	CLIENT: ENDURANCE WIND POWER PROJECT: 24m, 50kW INSTALLATION DRAWING TITLE:FOUNDATION AND HD BOLT ARRANGEMEN'
F_001	CHKD: -AJ	OWER LATION HD BOLT ARRANGE
	SCALES: - N/A	.MENT
	DATE: -11.2.2011	
т	REV	A3

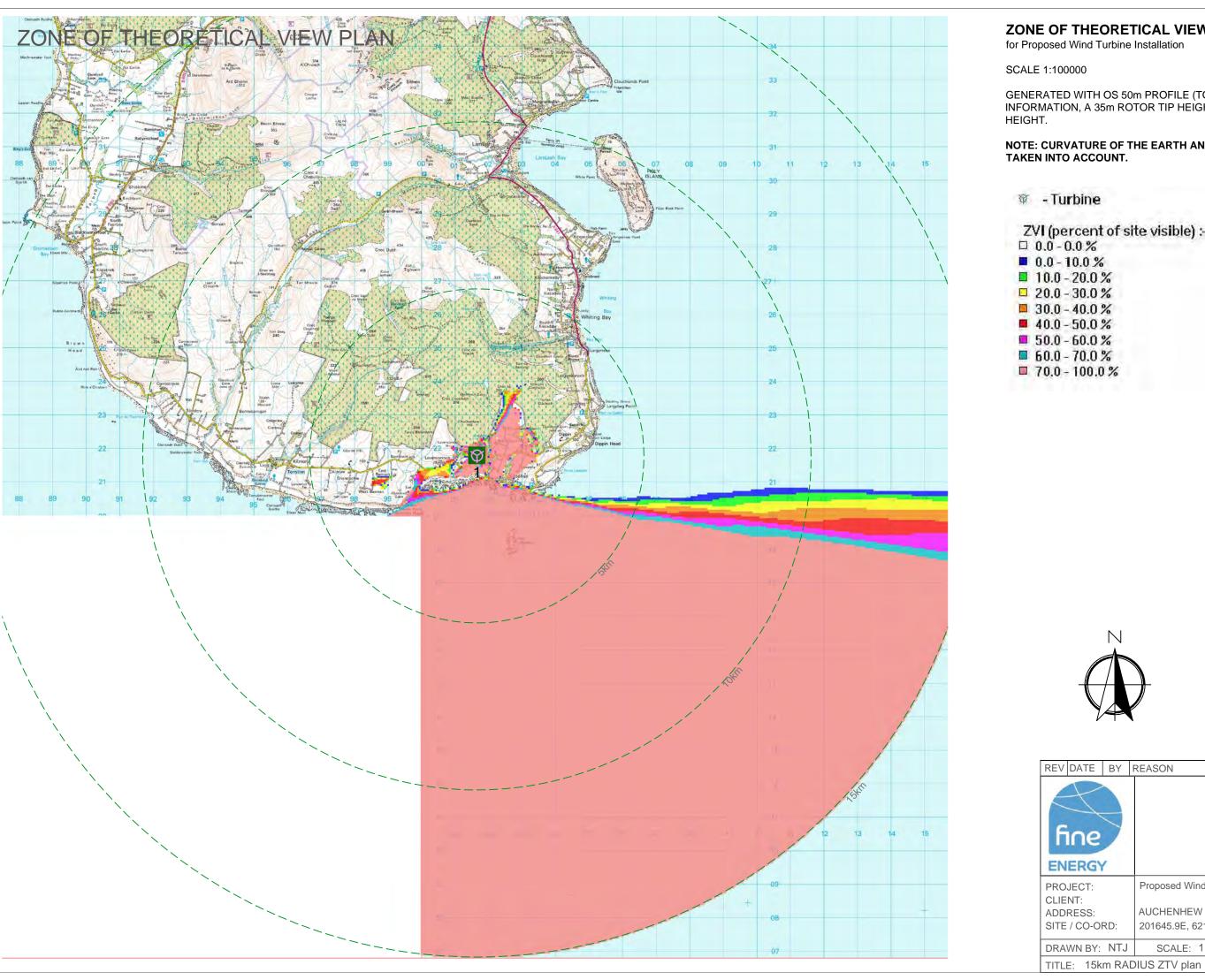
DO NOT SC

CALE FROM THIS DRAWING.

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IN DOUBT ASK.

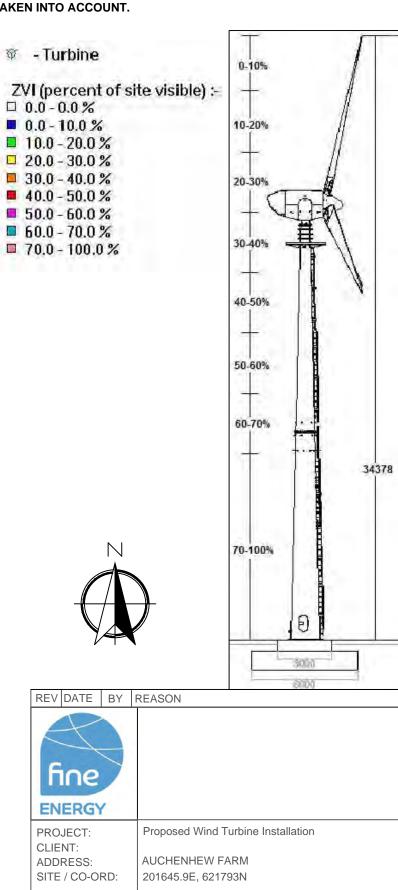
EWP DRAWING No: DRAWING No: EWP50_24m_F_001 000514



ZONE OF THEORETICAL VIEW PLAN

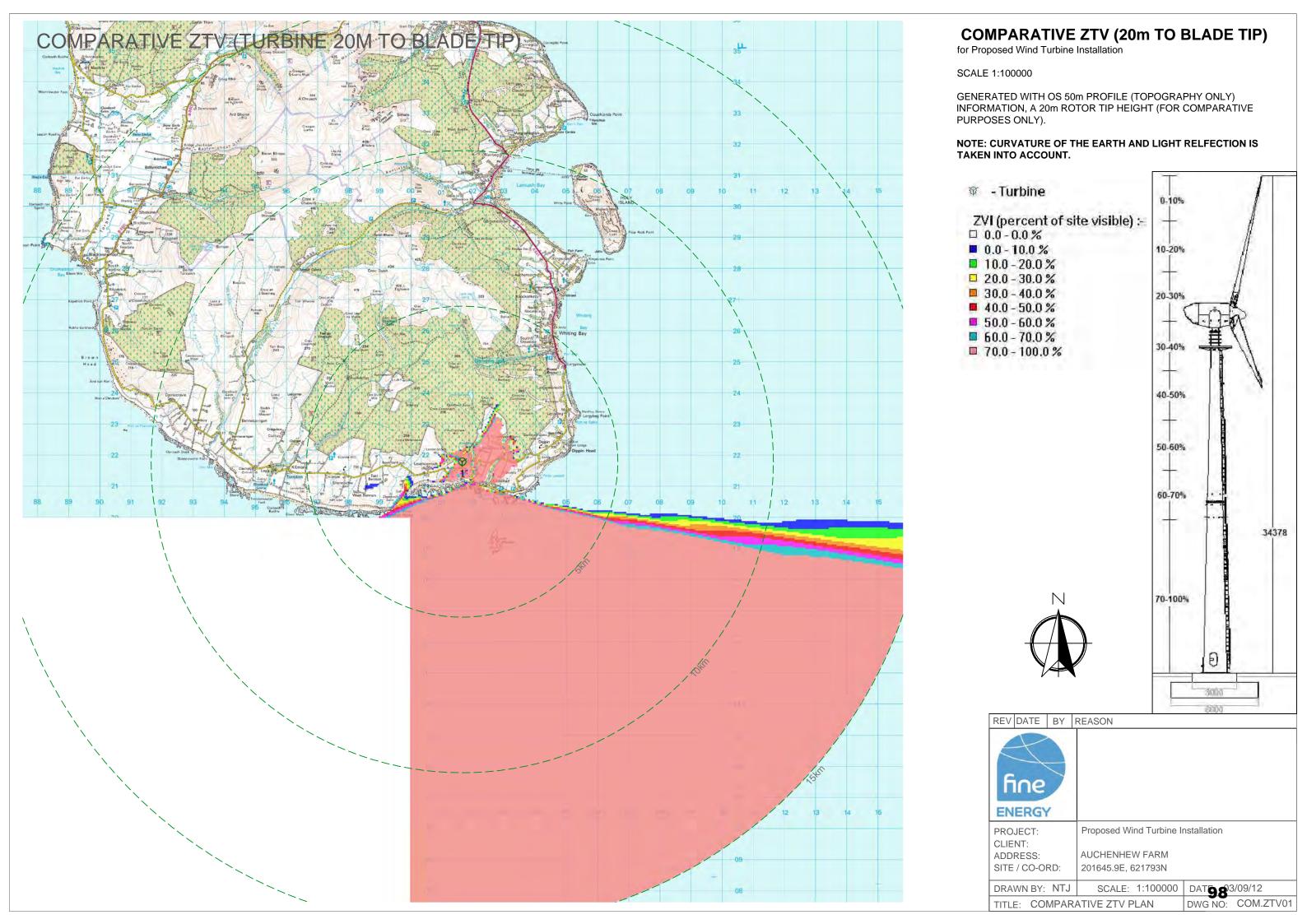
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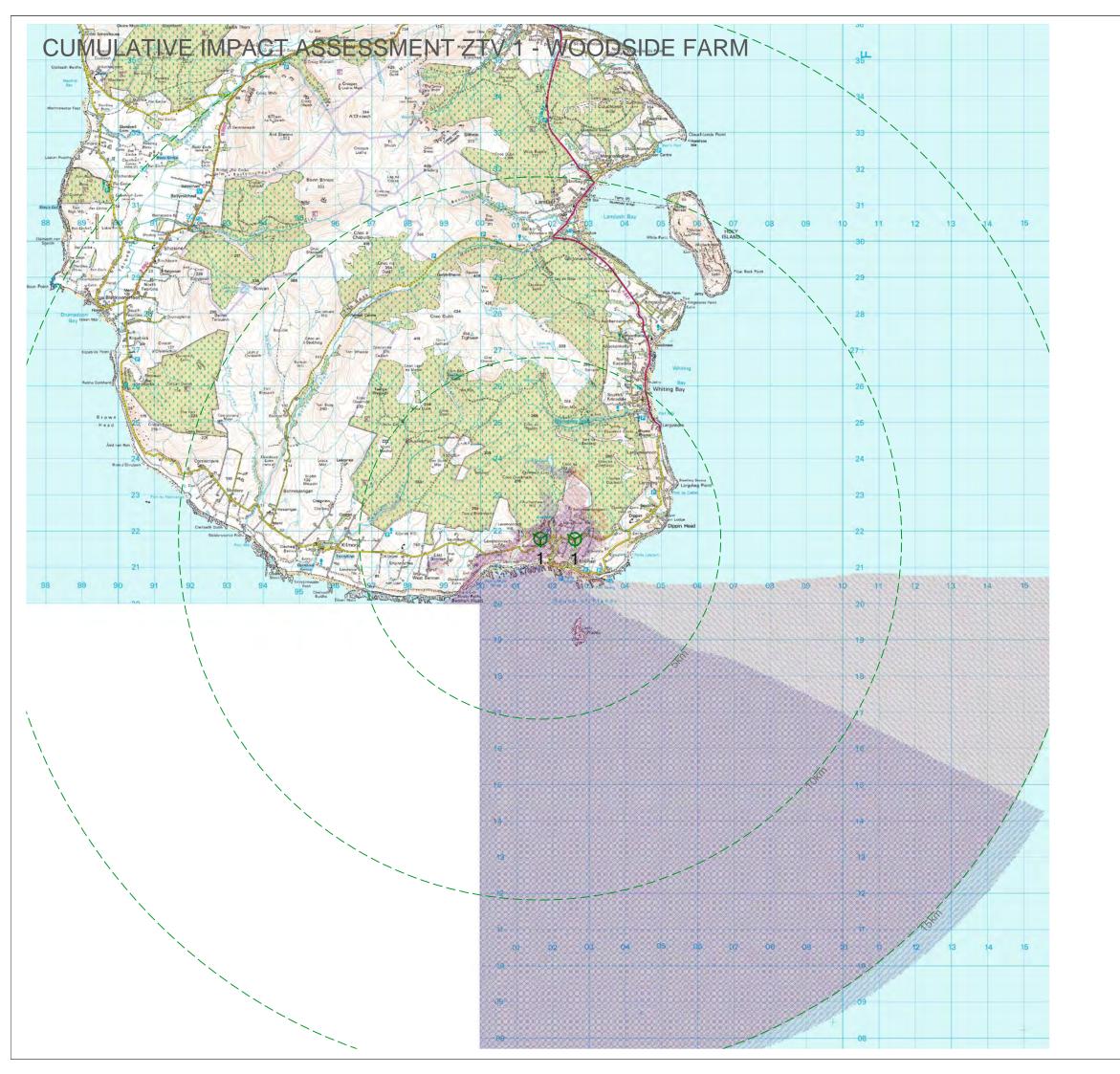
NOTE: CURVATURE OF THE EARTH AND LIGHT REFLECTION IS TAKEN INTO ACCOUNT.



SCALE: 1:100000 DAT 3/09/12

DWG NO: ZTV01





CUMULATIVE ZONE OF THEORETICAL VIEW 2

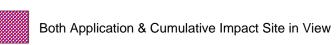
for Proposed Wind Turbine Installation

SCALE 1:100000

GENERATED WITH OS 50m PROFILE (TOPOGRAPHY ONLY) INFORMATION, A 34m ROTOR TIP HEIGHT (APPLICATION SITE), A 12m ROTOR TIP HEIGHT (WOODSIDE FARM) AND A 2m RECEIVER HEIGHT.

NOTE: CURVATURE OF THE EARTH AND LIGHT RELFECTION IS TAKEN INTO ACCOUNT.



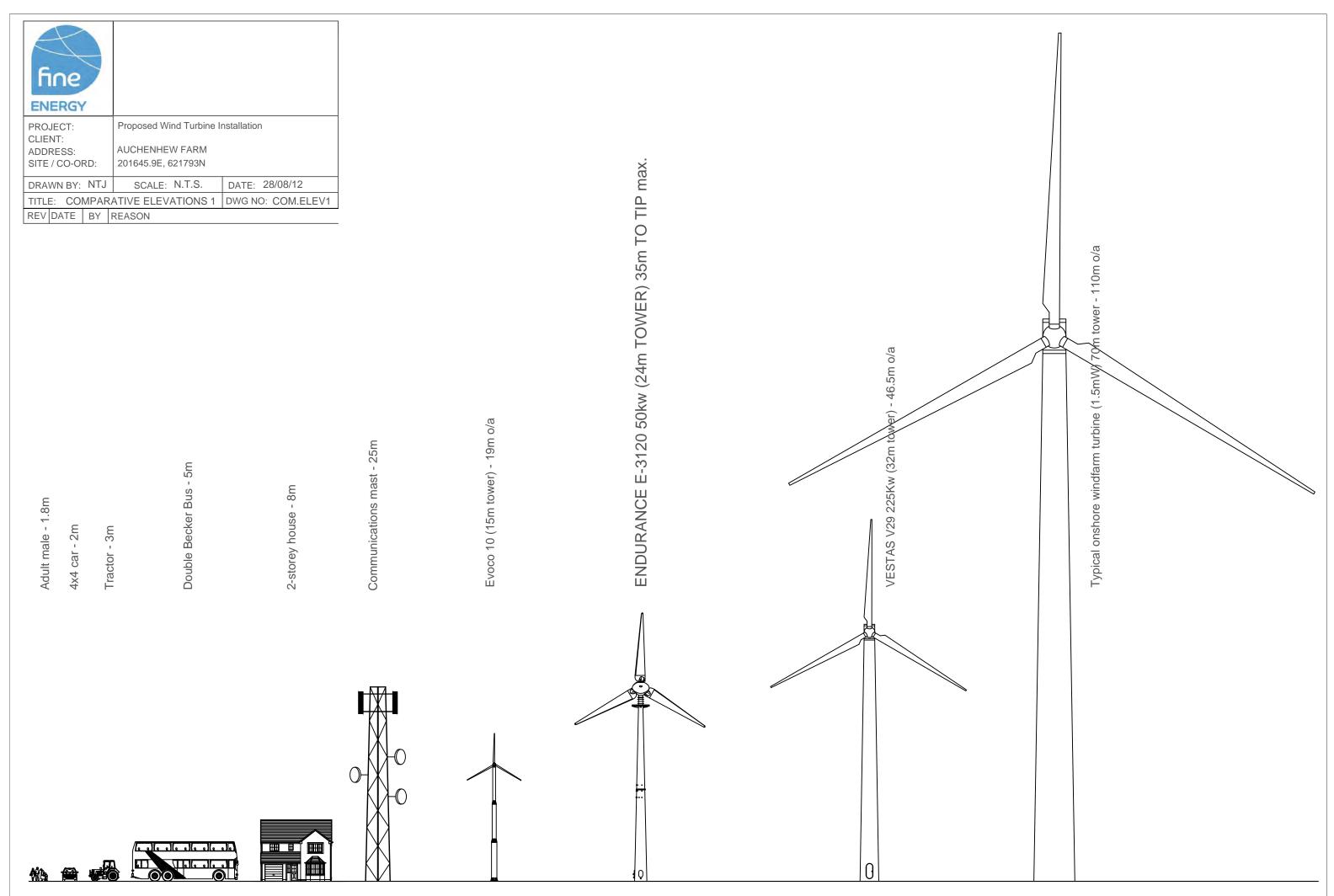


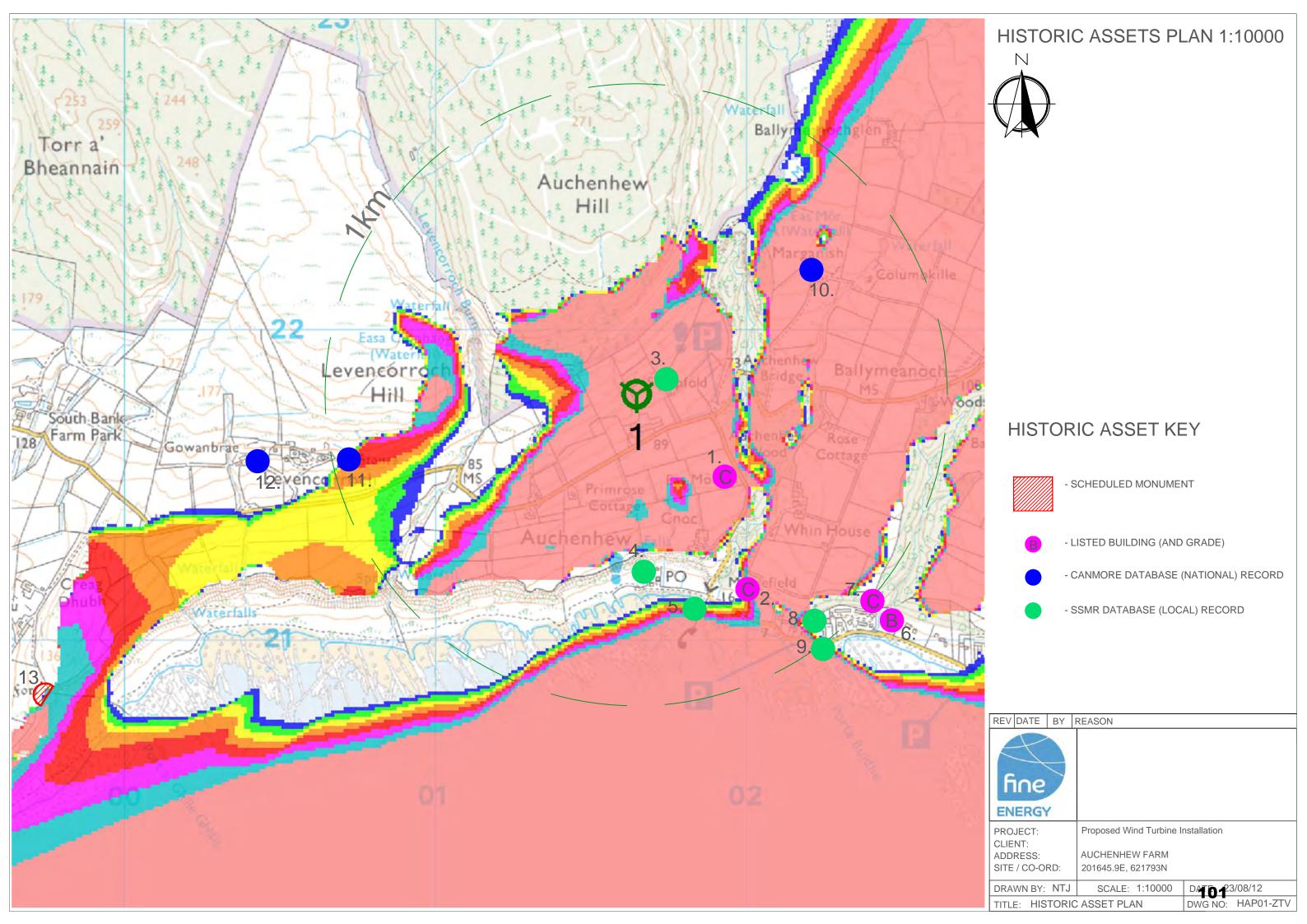
Cumulative Impact Site in View only

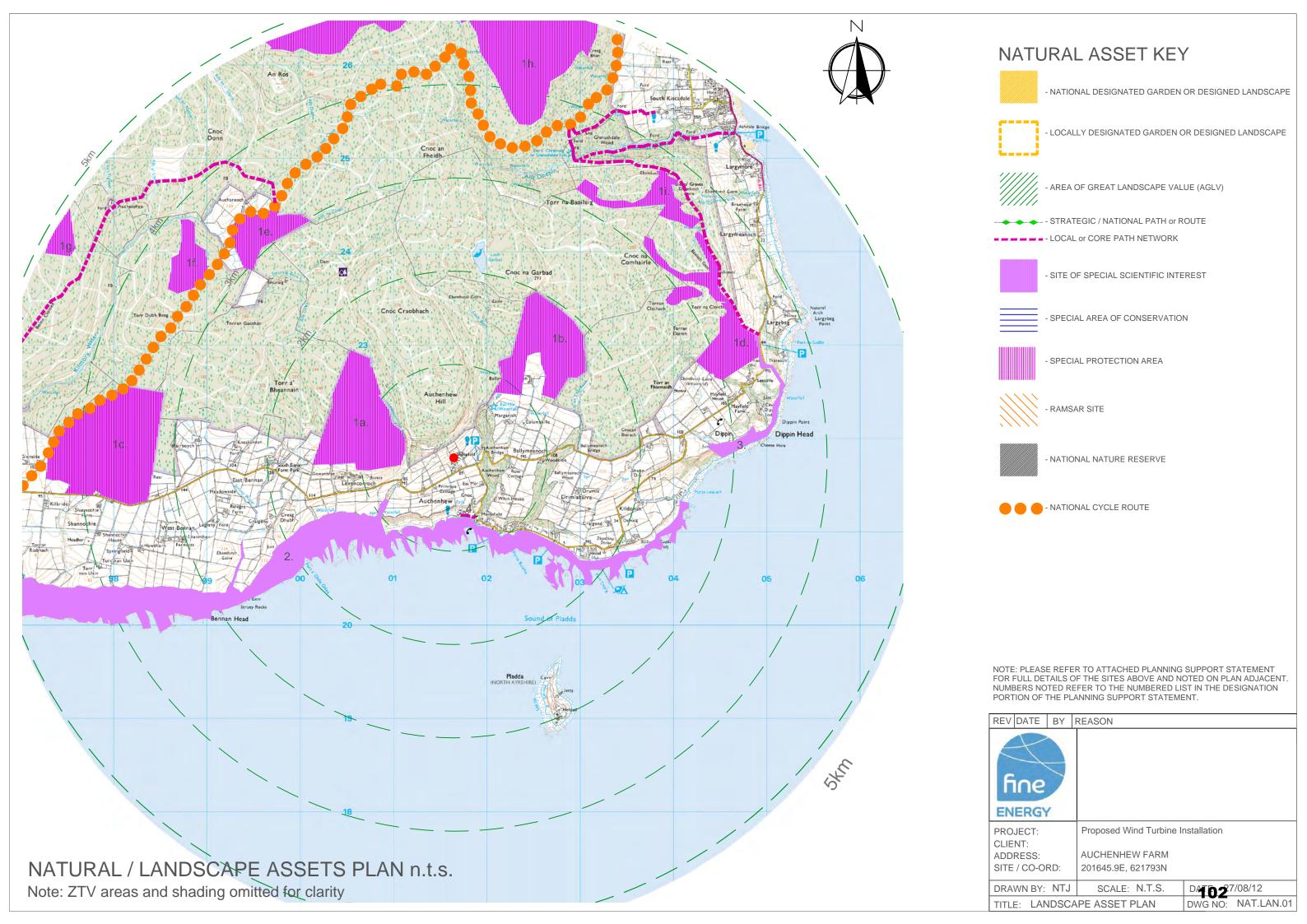


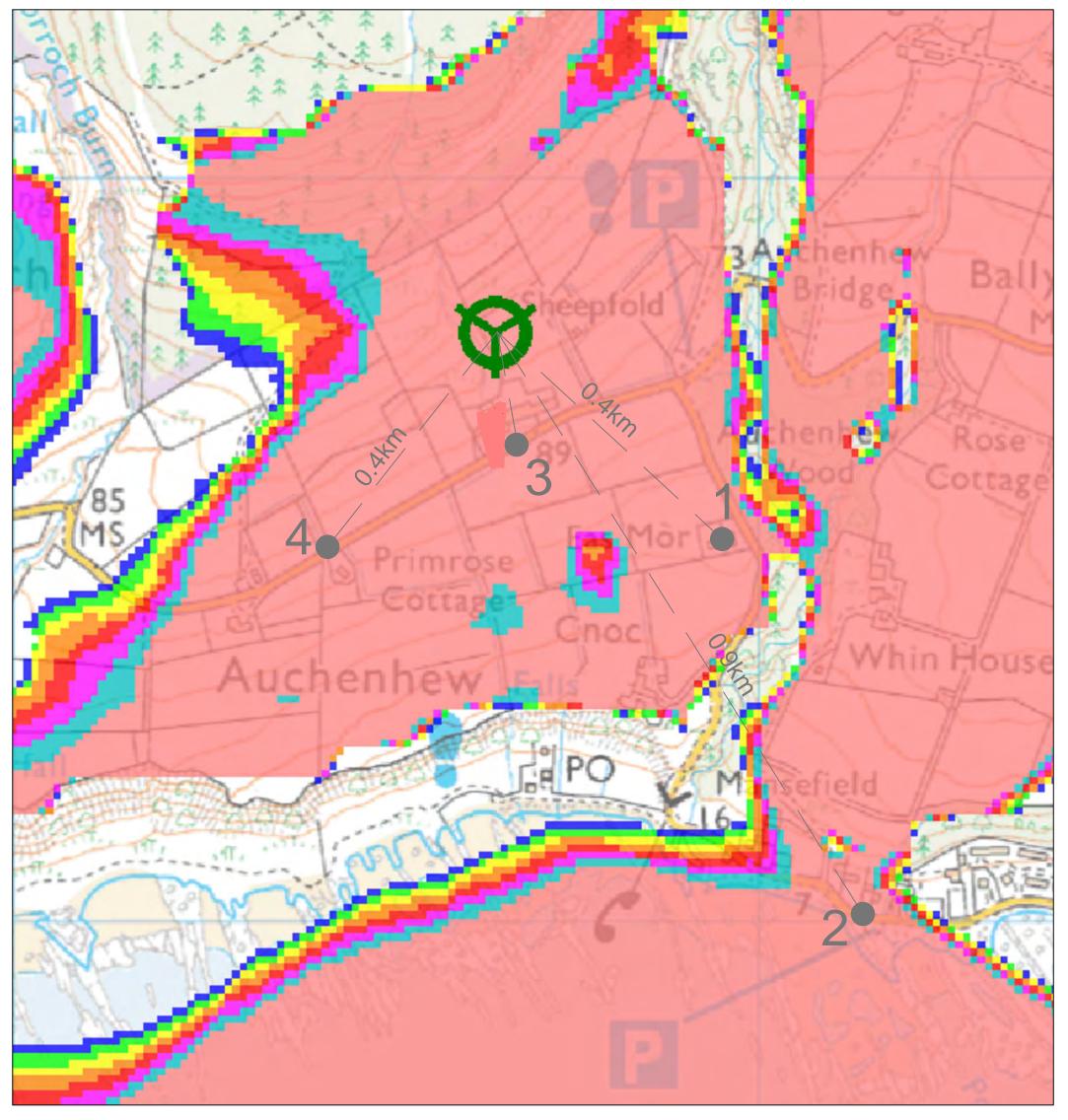
Application Site in View only

REV DATE BY	REASON	
fine		
PROJECT:	Proposed Wind Turbine II	nstallation
CLIENT: ADDRESS:	AUCHENHEW FARM	
SITE / CO-ORD:	201645.9E, 621793N	
DRAWN BY: NTJ	SCALE: 1:100000	DAT 5 6 8/08/12
TITLE: CUMULATIVE ZTV PLAN 1		DWG NO: CIS.ZTV01
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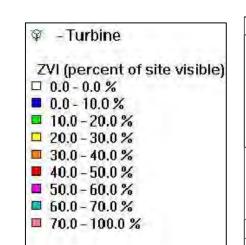




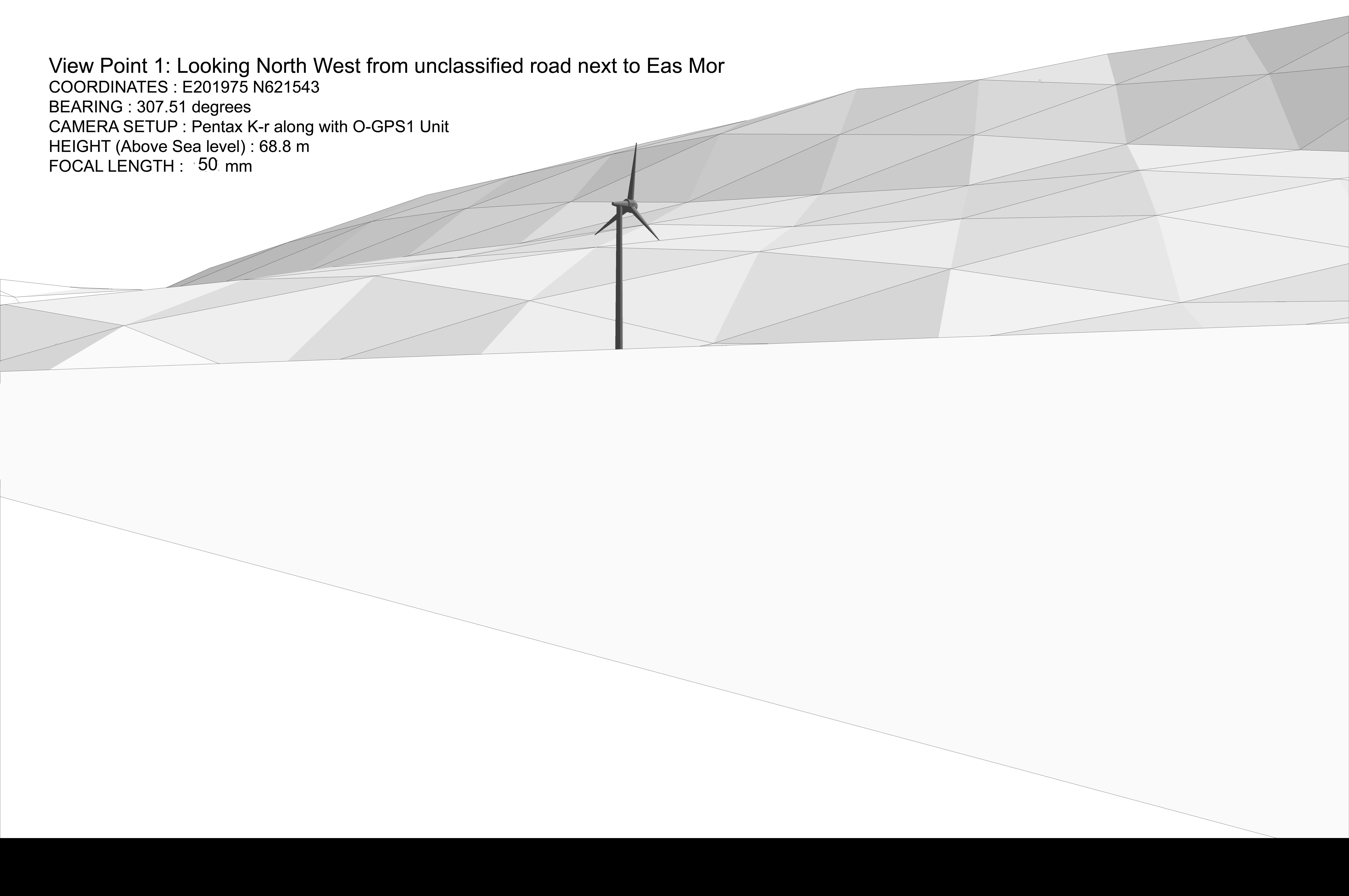




LOCATION PLAN 1:5000



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fine	5	
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DRAWN BY: NTJ	SCALE: 1:5000	DATO 38/08/12
TITLE: PHOTOMONTAGE VIEW PLAN		DWG NO: PMV01-ZTV





View Point 2: Looking North West from unclassified road south to Mansefield

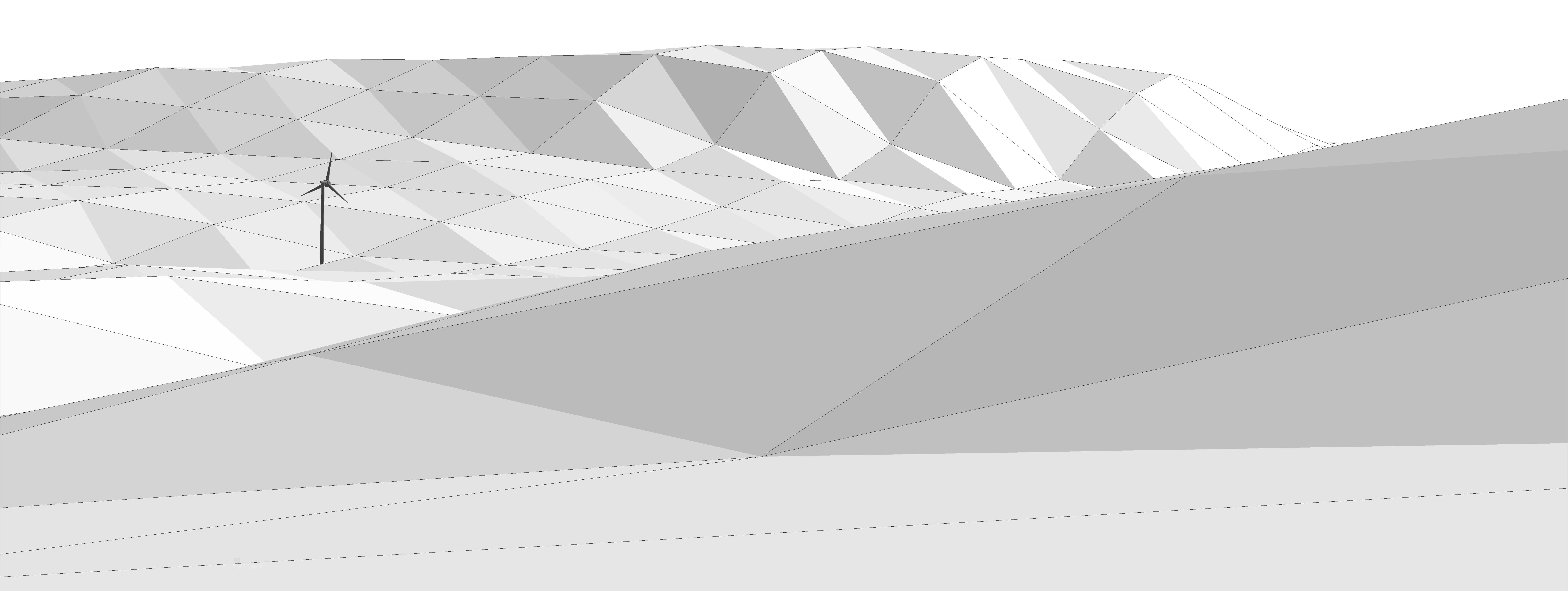
COORDINATES: E202144 N621003

BEARING: 336.01 degrees

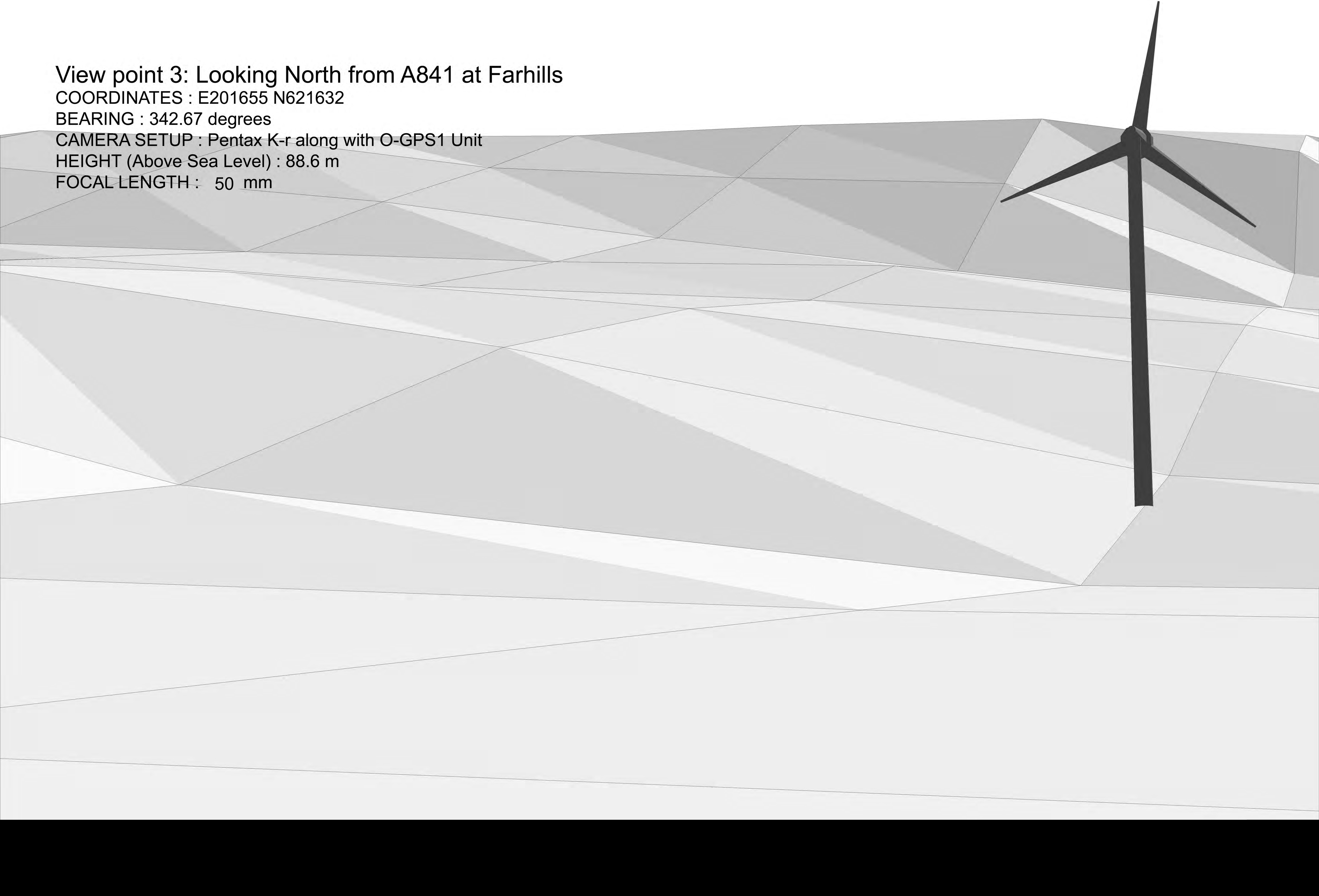
CAMERA SETUP: Pentax k-r along with O-GPS1 Unit

HEIGHT (Above Sea Level): 7.1 m

FOCAL LENGTH: 50 mm









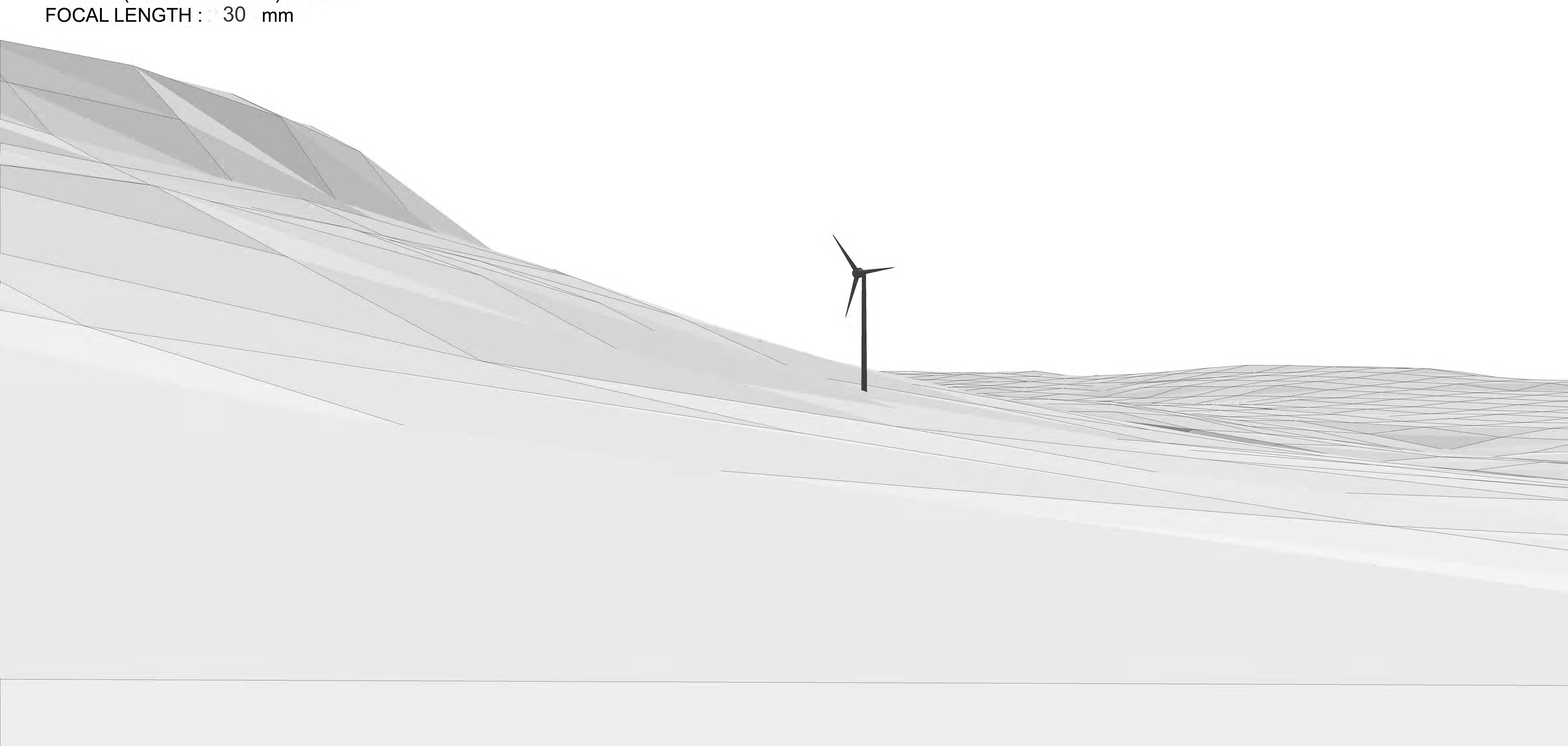
View Point 4: Looking North East from A841 at Primrose Cottage

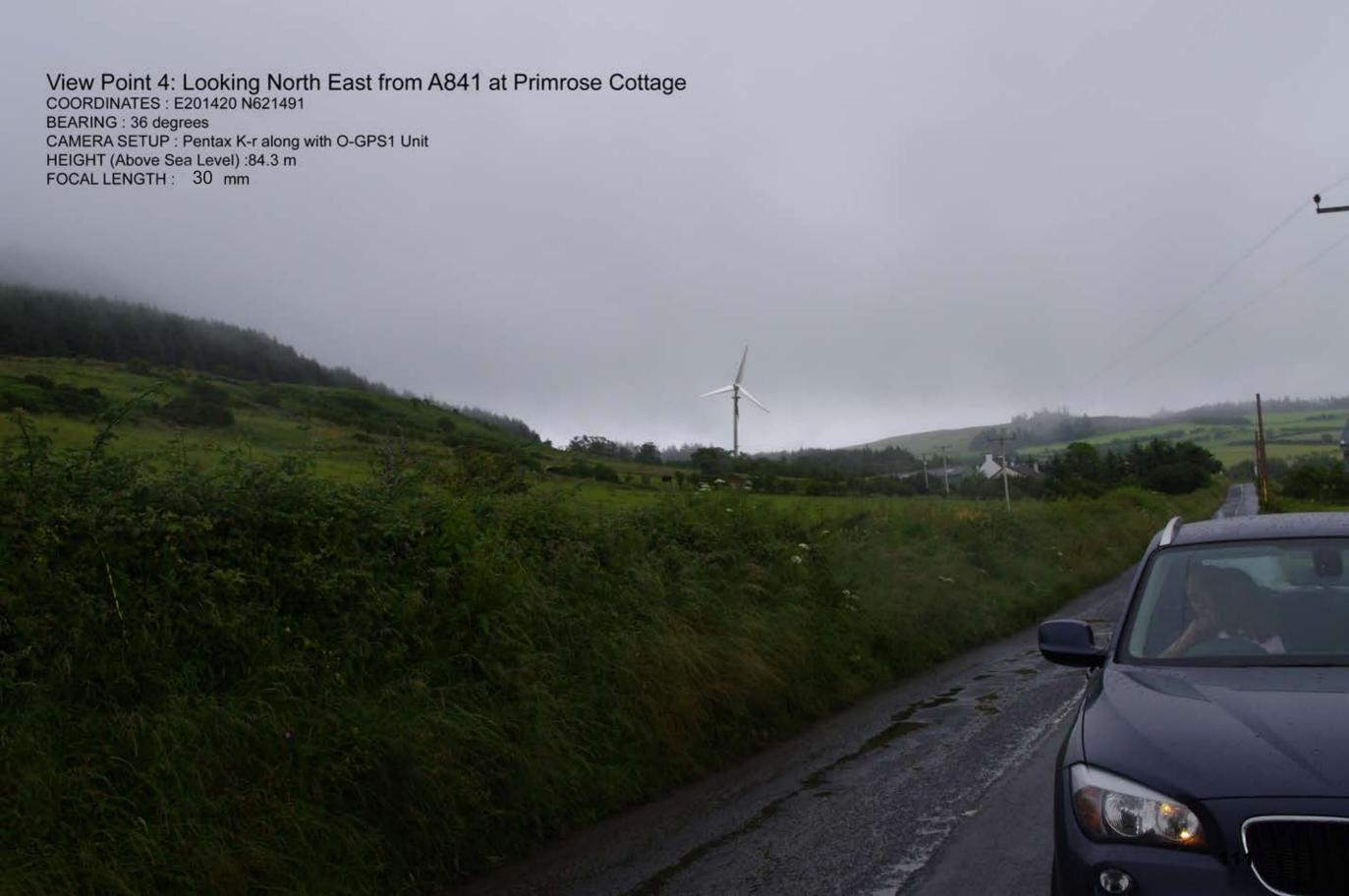
COORDINATES: E201420 N621491

BEARING: 36 degrees

CAMERA SETUP: Pentax K-r along with O-GPS1 Unit

HEIGHT (Above Sea Level):84.3 m





GH WindFarmer Noise Report Auchenhew Farm 16 July 2012

1 Project: Auchenhew Farm - Turbine types

Turbine type	Endurance E-3120	
Diameter	19.2	m
Hub height	24.0	m
Number of blades	3	
Air density for power curve	1.225	kg/m^3
Power regulation	Pitch	
Cut-In windspeed	3.5	m/s
Cut-Out windspeed	25.0	m/s



Hub height wind speed (m/s)	Electrical power (kW)	Thrust coefficient (-)	Rotor speed (rpm)	Reactive power (kVAr)
0.0	0.0	0.000	0.00	0.0
1.0	0.0	0.000	0.00	0.0
2.0	0.0	0.000	0.00	0.0
3.0	1.0	0.650	20.00	0.0
4.0	15.0	0.970	20.00	0.0
5.0	50.0	0.990	20.00	0.0
6.0	100.0	0.950	20.00	0.0
7.0	160.0	0.900	20.00	0.0
8.0	235.0	0.850	20.00	0.0
9.0	360.0	0.780	20.00	0.0
10.0	500.0	0.720	20.00	0.0
11.0	666.0	0.685	20.00	0.0
12.0	750.0	0.635	20.00	0.0
13.0	750.0	0.600	20.00	0.0
14.0	750.0	0.570	20.00	0.0
15.0	750.0	0.540	20.00	0.0
16.0	750.0	0.510	20.00	0.0
17.0	750.0	0.480	20.00	0.0
18.0	750.0	0.460	20.00	0.0
19.0	750.0	0.441	20.00	0.0
20.0	750.0	0.420	20.00	0.0
21.0	750.0	0.400	20.00	0.0
22.0	750.0	0.390	20.00	0.0
23.0	750.0	0.375	20.00	0.0
24.0	750.0	0.350	20.00	0.0
25.0	750.0	0.350	20.00	0.0
26.0	750.0	0.340	20.00	0.0
27.0 28.0	750.0	0.330	20.00	0.0
	750.0	0.313	20.00	0.0
29.0 30.0	750.0	0.300	20.00	0.0
	750.0	0.290	20.00	0.0
31.0 32.0	0.0	0.000	0.00	0.0
33.0	0.0	0.000	0.00	0.0
34.0	0.0	0.000	0.00	0.0
35.0	0.0	0.000	0.00	0.0
36.0	0.0	0.000	0.00	0.0
37.0	0.0	0.000	0.00	0.0
38.0	0.0	0.000	0.00	0.0
39.0	0.0	0.000	0.00	0.0
40.0	0.0	0.000	0.00	0.0
41.0	0.0	0.000	0.00	0.0
42.0	0.0	0.000	0.00	0.0
43.0	0.0	0.000	0.00	0.0
44.0	0.0	0.000	0.00	0.0
45.0	0.0	0.000	0.00	0.0
46.0	0.0	0.000	0.00	0.0
47.0	0.0	0.000	0.00	0.0
48.0	0.0	0.000	0.00	0.0
49.0	0.0	0.000	0.00	0.0
50.0	0.0	0.000	0.00	0.0
51.0	0.0	0.000	0.00	0.0

Table 1 - Turbine performance for Endurance E-3120

Turbine noise options:

Turbine produces tonal noise No Noise in octave bands Yes

Octave band (Hz)	Sound Power Level (dB(A))
31.5	0.00
63.0	75.60
125.0	84.00
250.0	89.00
500.0	87.90
1000.0	89.20
2000.0	92.10
4000.0	89.80
8000.0	76.80

Table 2 - Sound Power Level for Endurance E-3120

Specify absolute sound power level No Specify variation of sound power level with wind speed Yes

Reference height 10.00 m Reference wind speed 10.00 m/s

Wind speed (m/s)	Difference to Reference (dB(A))
0.0	-94.80
1.0	-94.80
2.0	-94.80
3.0	-7.20
4.0	-7.00
5.0	-6.70
6.0	-6.20
7.0	-5.30
8.0	-3.70
9.0	-1.90
10.0	0.00
11.0	1.10
12.0	1.10
13.0	1.10
14.0	1.10
15.0	1.10
16.0	1.10
17.0	1.10
18.0	1.10
19.0	1.10
20.0	1.10

Table 3 - Noise as a function of windspeed for Endurance E-3120

2 Project: Auchenhew - Turbines Table

Turbine ID	Turbine label	Turbine type name	Hub height (m)	Rotor diameter (m)	Capacity (kW)
1	<label></label>	Endurance E-3120	24.0	19.0	50

Table 4 - Turbines Table - Part 1

Turbine ID	Eastings (m)	Northings (m)	Height of base (m)	Nearest turbine ID	Distance to nearest turbine (m)
1	201645.9	621793.0	111	0	0.0

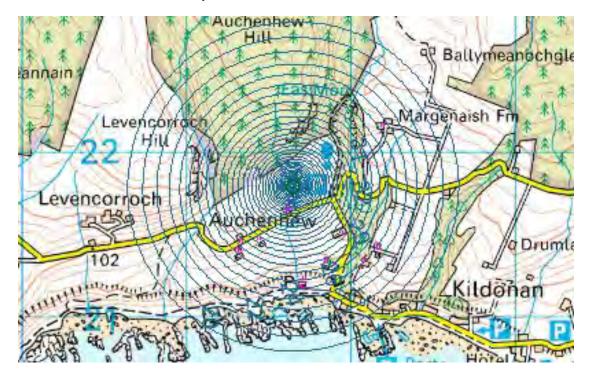
Table 5 - Turbines Table - Part 2

3 Workbook noise options

Form of noise model to be used	Complex (ISO961	3) General
Ground Effect	Porous Ground	
Ground Effect	ISO9613 General	
Ground factor around turbines	0.50	
Ground factor everywhere else	0.50	
Meteorological correction factor Co	0.00	dB
Other attenuations to be considered	2.00	dB
Initial default noise limit to use when placing dwellings	35.00	dB(A)
Relative to background noise	0.00	dB(A)
Calculation grid spacing	10.00	m
Height above ground for noise mapping	2.00	m
Use DTM height data	Yes	
Octave Spreading	Yes	

Octave band (Hz)	Attenuation coefficient (dB/km)
31.5	0.00
63.0	0.10
125.0	0.40
250.0	1.00
500.0	1.90
1000.0	3.70
2000.0	9.70
4000.0	32.80
8000.0	117.00

Table 2 - Atmospheric Attenuation for Octave Bands of Noise



4 Project: Auchenhew - Dwellings

Dwelling ID	Dwelling name	Distance to nearest turbine (m)	Eastings (m)	Northings (m)	Altitude (m)	Turbine exclusion radius (m)
1	Eas Mor	412.2	201952.0	621517.0	62.8	0.0
2	Lilybank	618.2	202075.0	621348.0	39.6	0.0
3	Heron's Cliff	561.1	201714.0	621236.0	16.2	0.0
4	Brookiet	607.1	201707.0	621189.0	5.8	0.0
5	Streamlet	606.9	201694.0	621188.0	5.7	0.0
6	Pladda	511.7	201301.0	621415.0	82.1	0.0
7	Auchenhew Cottage	506.8	201321.0	621404.0	80.1	0.0
8	Ailsa	517.8	201303.0	621405.0	80.6	0.0
9	Northern Heights	451.8	201331.0	621469.0	88.6	0.0
10	Primrose Cottage	375.2	201439.0	621480.0	83.3	0.0
11	Farhills, Auchenhew farm	152.1	201611.0	621645.0	91.1	0.0
12	Auchenhew Farm	126.8	201632.0	621667.0	92.5	0.0
13	Lagarnish	658.3	202189.0	622165.0	127.5	0.0
14	Whin Cottage	627.2	202167.0	621444.0	59.8	0.0
15	Whin House	637.8	202164.0	621421.0	58.7	0.0
16	Cnoc	503.4	201857.0	621336.0	46.8	0.0

Table 7 - Project: Auchenhew - Dwellings

5 Project: Auchenhew - Dwellings noise

Dwelling ID	Noise prediction (dB(A))	Noise limit type	Absolute noise limit (dB(A))	Relative to background noise limit (dB(A))	Background noise reference ID
1	29.58	Absolute	35.00	Not applicable	Not applicable
2	25.14	Absolute	35.00	Not applicable	Not applicable
3	26.12	Absolute	35.00	Not applicable	Not applicable
4	25.23	Absolute	35.00	Not applicable	Not applicable
5	25.24	Absolute	35.00	Not applicable	Not applicable
6	27.32	Absolute	35.00	Not applicable	Not applicable
7	27.42	Absolute	35.00	Not applicable	Not applicable
8	27.19	Absolute	35.00	Not applicable	Not applicable
9	28.68	Absolute	35.00	Not applicable	Not applicable
10	30.65	Absolute	35.00	Not applicable	Not applicable
11	39.67	Absolute	35.00	Not applicable	Not applicable
12	41.36	Absolute	35.00	Not applicable	Not applicable
13	24.56	Absolute	35.00	Not applicable	Not applicable
14	25.03	Absolute	35.00	Not applicable	Not applicable
15	24.84	Absolute	35.00	Not applicable	Not applicable
16	27.40	Absolute	35.00	Not applicable	Not applicable

Table 8 - Project: Auchenhew - Dwellings noise

WindFarmer

6 Summary

Noise Prediction Calculation carried out on WindFarmer (GL Garrad Hassan) Version 4.2.20.0 based on the Complex ISO9613-2:1996(E) General model, in accordance with ETSU-R-97. A copy of the methodology is included within these appendices.

Overall Sound Power Level to be used for turbine is weighted sound level (LWAref) of 90.6 dB plus 1.6dB(A) uncertainty = 92.2dB(A) total for the Endurance E-3120. These levels are confirmed in the Hays Mackenzie Report HM:2300/R1 (6th April 2011) in table 5, page 9 and for uncertainty, table 7 on page 12 of the same report . This section also confirms that the above measurements result at a wind speed 8m/s.

In order to be in compliance with paragraph 25 of the executive summary of ETSU-R-97 (where it is confirmed that a 10m/s wind speed is to be tested), we have had to extrapolate an extra 3.7dB(A) (1.85dB(A) increase for every extra 1m/s – as per table 5, page 9 of the Hays Mackenzie Report. This gives us a final overall Sound Power Level of 95.9dB(A) – i.e. 90.6+1.6+3.7dB(A).

To allow this penalty to be used with the Complex (ISO9613) General method of calculation (which requires the sound to be attenuated as an octave spread) we have added the required 5.3dB to every Octave Sound Power value specified in the above test documents' octave table – which, when added, arrives at the overall Sound Power Level (SPL) of 95.9dB.

Please note we have included a ground attenuation factor of 0.5 (guidance published in the March/April 2009 IOA bulletin suggests that the ISO 9613 method for predicting noise from wind turbines gives a more accurate result when either hard ground G=0 or semi porous G=0.5 ground attenuation factors are used) – we have used a porous ground effect in the calculations above. We have included a satellite image of the site and surroundings in support of this confirmation of porous ground.

We confirm that all the above Sound Levels and calculations are dB(A)eq, and we have taken 2dB reduction in to account at all the dwellings for the conversion between the LAeq and LA90, 10min descriptors. This LA90, 10min descriptor is required to be in accordance with paragraph 14 of the executive summary of ETSU-R-97.

We have also included the Hays Mackenzie Report HM:2300/R1 (6th April 2011) .

PAN45 / ETSU-R-97 states that an acceptable sound pressure level received at the exterior of a neighbouring noise sensitive property must be no greater than 35dB during daylight hours.

From the above results, it is clear that we do not surpass these levels.

HAYES MCKENZIE

PARTNERSHIP



Prepared for:

Endurance E-3120 Wind Turbine Acoustic Performance Test

Report HM: 2300/R1

6th April 2011



ENDURANCE E-3120 WIND TURBINE

ACOUSTIC PERFORMANCE TEST

Report HM: 2300/R1

6th April 2011

Final Version

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1. Introduction

- 1.1 A turbine noise performance test has been carried out on a Endurance E-3120 wind turbine at East Ash Farm located approximately 2.5km NNE of Bradworthy, Devon, in the UK.
- 1.2 The turbine has a hub height of 25m and a downwind rotor with a diameter of 19.2m. The wind turbine is passive stall regulated and has a rated power of 50 kW, which is achieved at a wind speed of approximately 9.5 m/s at hub height.
- 1.3 The objective of this test was to measure the noise performance characteristics of the wind turbine.

 The test consisted of measurement of the sound power level and tonal characteristics.
- 1.4 This noise test was conducted in accordance with IEC 61400-11 (2006) Wind Turbine Generator Systems Part 11: Acoustic Noise Measurement Techniques.
- 1.5 The noise measurements were carried out on 1st and 2nd February 2011.
- 1.6 Analysis of the data was carried out according to Method 2: *determination of wind speed with an anemometer* described in IEC 61400-11, as it was not possible to derive the wind speed from the power output of the turbine.



2. Turbine Specification

2.1 The wind turbine is a three-bladed, passive stall regulated (constant speed) downwind turbine. The turbine's specification, as required by IEC 61400-11 and supplied by the manufacturer, is shown in Table 1 below.

Table 1 - Turbine Specifications

Parameter	Value/Feature
Manufacturer	Endurance Wind Power
Model Number	E-3120
Serial Number	EWP-E-01-00123
Type (upwind/downwind)	Downwind, horizontal axis
Hub Height	25m
Rotor Diameter	19.2m
Tower Type	Free-standing Monopole
Turbine Control (stall/pitch)	Passive stall
Rotational Speed	Constant, 43 rpm
Rated Power	50 kW (at 9.5 m/s at rotor centre)
Cut-in Wind Speed	3.5 m/s
Cut-out Wind Speed	25 m/s
Control Software Version	PLC Phoenix Contact - PLC Code version 1.4.11
Rotor Control Devices	Full blade pitching (centrifugally activated)
Blade Type	Fibreglass / epoxy
Number of Blades	3
Gearbox Manufacturer	Flender
Gearbox Type	3 parallel stages
Generator Manufacturer	ABB
Generator Rotational Speed	1500 rpm



3. Measurement

Site Layout and Measurement Position

- 3.1 The site layout is shown at Appendix A. The site was characterised as open farmland bordered by hedgerows, which includes occasional trees. The E-3120 turbine which was the subject of these tests is the only wind turbine on this site.
- 3.2 IEC 61400-11 (2006) Wind Turbine Generator Systems Part 11: Acoustic Noise Measurement Techniques [1] specifies that the microphone used for the noise tests is to be mounted on a 1 m diameter ground-mounted board, facing in the direction of the wind turbine under test, at a distance corresponding to the tip height of the turbine (+/- 20%) directly downwind of the turbine. According to [1], measured noise data is valid as long as the board is within the downwind sector (i.e. +/- 15° of the directly downwind direction). Photos of the noise monitoring equipment set up are shown at Appendix B.
- 3.3 The microphone was fitted inside a primary hemispherical open cell foam wind shield of 90 mm in diameter laid flat on the board. The primary wind shield was surrounded by a secondary hemispherical foam wind shield of 450 mm diameter and 50 mm thickness. The insertion loss of the secondary wind shield is shown at Appendix C. The ground board was 20mm plywood with a diameter of 1000mm.
- 3.4 An anemometer was positioned approximately 45m upwind of the rotor of the turbine to measure wind speed. This is within the 2 to 4 D range specified by IEC 61400-11, where D is the rotor diameter of the wind turbine (here D = 19.2 m). Wind speed values are valid as long as the anemometer position is within the upwind sector (i.e. +/- 30° of the directly upwind direction), and the anemometer was moved during the survey to ensure that it was within allowable tolerances.
- 3.5 Wind speed and wind direction measurements, time-synchronised to the noise measurements, were made using a Second Wind C3 anemometer and an NRG #200P wind vane mounted at 10 m height connected to a Nomad 2 GSM data logger.
- 3.6 The microphone and the met mast position were within the acceptable ranges relative to the position of the nacelle, specified by IEC 61400-11 as discussed at paragraph 3.2, throughout the whole measurement period.



3.7 Table 2 details the measurement positions. $R_{0,i}$ is the reference distance on each measurement day and is the horizontal distance from the microphone to the nacelle. R_1 is the resultant slant distance from the measurement position to the nacelle.

Table 2 - Distances and Reference Values

Parameter	Symbol	Value
Hub Height	Н	25.3 m ¹
Rotor Diameter	D	19.2 m
Reference Distance day 1	R _{0,1}	31.5 m
Reference Distance day 2	R _{0,2}	31.5 m
Slant Distance day 1	R ₁	40.4 m
Slant Distance day 2	R_2	40.4 m
	_	
Reference Roughness Length	Z _{0ref}	0.05 m
Anemometer Height	z	10 m

- 3.8 During the noise tests the wind turbine was shut down for certain periods to allow for background noise measurements in order to establish the level of contribution from other noise sources.
- 3.9 Whilst on site, the average 1-minute electrical power output of the turbine was noted down from the turbine operational data once a minute during noise measurements; although at present there is not a power curve available to determine the 10m-height wind speed from the power output. Method 2 described in IEC 61400-11 has therefore been used to determine the sound power level output of the turbine. It would be possible to re-analyse the data with wind speed derived from the electrical power output of the turbine once a power curve (measured according to IEC 61400-12) is available for this turbine.
- 3.10 Amendment 1 (2006) to IEC 61400-11 states that where the hub height is lower than 30m, wind speed may be taken from an anemometer between 10m and hub height.

_

¹ Including concrete base



4. Instrumentation

4.1 Noise measurements were carried out using the following equipment:

General

Bruel & Kjær Type 4231 calibrator (Serial No. 2218188)

Reference Position

01dB Symphonie Measurement System (Serial No. 00587)

PCB Microphone (Serial No. 377A02)

G.R.A.S. Type 26AK Pre-Amplifier (Serial No. 22826)

Secondary Windshield – Performance detailed at Appendix C

4.2 Meteorological measurements were carried out using the following equipment:

Logger

Second Wind Nomad II (S/N 05587)

Anemometer and Wind Vane

Second Wind C3 Anemometer (S/N 05531) NRG #200P Wind Vane (S/N AV1102)

Temperature and Pressure Sensors

Second Wind Thermistor Temperature Probe (S/N TH84)

Setra Model 276 Barometric Pressure Sensor (S/N 4404452)

- 4.3 The noise measurement equipment was field calibrated prior to each measurement being performed and checked at the end. There was no recorded drift in the calibration of the equipment for any measurements. All equipment was within its laboratory calibration period.
- 4.4 Noise and wind measurements were time-synchronised to GMT, and all measurements were averaged over one minute, with the exception of the air pressure which was sampled every one minute.

Non-Acoustic Data

4.5 Table 3 below details the non-acoustic data reported as required by IEC 61400-11.



Table 3 - Non-acoustic Data

Wind speed determination method	Measured 10m height
Roughness length	0.05m
Air temperature, day 1	5.9 - 9.1ºC
Air temperature, day 2	6.3 - 9.5 ºC
Atmospheric pressure, day 1	1000.0 – 1002.0 mB
Atmospheric pressure, day 2	995.6 – 999.5 mB
Wind direction range, day 1	254.4 – 332.7º
Wind direction range, day 2	238.0 – 280.7º

5. Results

Measured Noise Levels

- 5.1 The measured 1-minute average L_{Aeq} noise data was plotted against the measured average 1-minute 10m height wind speed for operational periods and separately for shutdown periods. All noise data has been filtered such that any 1-minute period that was affected by specific extraneous noises such as vehicles passing on local roads, and any other anomalies, have been removed from the assessment.
- 5.2 Appendix D shows the measured operational noise and measured background noise at the microphone position, plotted against the measured 10m-height wind speed. Table 4 below details the number of operational data points in each wind speed range measured over the 2 days.
- 5.3 Appendix D also shows the measured 1-minute average L_{Aeq} noise data was plotted against electrical power output of the turbine.

Table 4 - Number of 1-minute Noise Data Points Recorded per Wind Speed Bin

Period		2	3	4	5	6	7	8	9	10	11	12	Total
1 st February 2011	Turbine Operational	2	33	31	16	14	1	0	0	0	0	0	97
	Background Noise	0	14	20	10	2	0	0	0	0	0	0	46
2 nd February 2011	Turbine Operational	0	0	0	1	12	20	19	9	16	12	5	94
	Background Noise	0	0	0	0	5	13	7	9	4	8	5	51
Totals	Turbine Operational	2	33	31	17	26	21	19	9	16	12	5	191
	Background Noise	0	14	20	10	7	13	7	9	4	8	5	97



Calculation of L_{WA,k}

- 5.4 IEC 61400-11 requires that a 4th order regression line is plotted through the measured operational data. A 3rd order polynomial regression line has been plotted thorough the turbine shutdown noise data, as it fits the data better than a 4th order regression line.
- 5.5 The $L_{WA,k}$ has been calculated using the formula below specified in IEC 61400-11. A correction has been applied to account for secondary wind shield, which has been calculated from the measured 1/3 octave band levels across wind speeds from 3-12 m/s.

$$L_{WA,k} = L_{Aeq,c,k} - 6 + lg \left[\frac{4\pi R_1^2}{S_0} \right]$$

Where

L_{Aeq,c,k} is the background corrected A-weighted sound pressure level at the integer wind speeds and under reference conditions

 R_1 is the slant distance in meters from the rotor centre to the microphone as shown

 S_0 is a reference area, $S_0 = 1 \text{m}^2$

5.6 The results are plotted at Appendix E and in tabular form below at Table 5. Note that the results shown at Appendix E are not corrected for the presence of the secondary wind shield.

Table 5 - Calculation of Sound Power Level using 4th Order Regression Line

10m-height wind speed (m/s)	3	4	5	6	7	8	9	10	11	12
Total Measured Operational Noise Levels (dB L _{Aeq})	49.8	50.1	50.3	50.8	51.8	53.4	55.4	57.3	58.6	58.6
Background Noise Level (dB L _{Aeq})	35.9	35.8	36.6	38.2	40.3	42.9	45.8	48.6	51.4	53.8
Difference Between Total and Background Noise (dB)	13.9	14.3	13.7	12.6	11.5	10.5	9.6	8.7	7.3	4.8
Background Corrected Sound Pressure Level, L _{Aeq,c,k} (dB L _{Aeq})	49.6	49.9	50.1	50.5	51.5	53.0	54.9	56.7	57.7	57.3
Secondary Wind Shield Correction	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5
Apparent Sound Power Level, L _{WA,k} (dB L _{WA})	87.1	87.3	87.6	88.1	89.0	90.6	92.4	94.3	95.4	94.9*



It should be noted that the difference between the total measured noise and measured turbine 5.7 shutdown noise levels at 12m/s is less than 6dB. Therefore 1.3dB has been subtracted from the measured turbine noise as required by IEC 61400-11 and the result marked with an '*'.

1/3 Octave Band Data

- 5.8 As required by IEC 61400-11, the three one minute average periods closest to each integer wind speed have been used to calculate the energy average 1/3 octave band spectra between 20 and 10kHz for the operational turbine noise. The average background noise spectra have also been calculated from the nearest three nearest 1-minute average background noise periods closest to each integer wind speed. The results are plotted at Appendix F, which also shows the octave band levels. The data has been corrected for the insertion loss of the secondary wind shield.
- 5.9 It should be noted that there were only two 1-minute periods available for the operational wind speed of 12m/s. It should also be noted that only two 1-minute periods were available for the shutdown periods wind speed of 6, 8, and 10 m/s, and no data available for a wind speed of 7m/s.
- 5.10 The sound power level has been calculated for wind speeds for 6-8m/s as required by IEC 61400-11 for each 1/3 octave as measured and the results are shown in Appendix G, which also shows the octave band levels. The operational turbine noise spectra have been corrected for the presence of background noise by subtracting the average background noise. Note that the 6m/s background noise has been subtracted from the 7m/s spectrum as there was no background noise data for 7m/s. Where the difference between the measured turbine noise and measured background noise levels is less than 6dB the measured turbine noise has been corrected for background noise by subtracting 1.3dB as required by IEC 61400-11 and the result marked with an '*'.
- 5.11 It should be noted that it has not been possible to calculate the 1/3 octave sound power levels for wind speeds above 8m/s due to the influence of background noise.

Narrow Band Analysis

5.12 The presence of tones has been determined for wind speeds of 6-10 m/s following the procedure set out in IEC 61400-11, with the results presented at Appendix H. Note that the data has not been Aweighted or corrected for the insertion loss of the secondary wind shield.



5.13 The results of the narrow band analysis identified the presence of tones at 6m/s wind speed. No tones were identified at any other wind speed.

Other Acoustic Characteristics 6.

- 6.1 The operational noise from the turbine can be characterised by aerodynamic noise from the blades rotating, together with a mechanical component from the gearbox.
- 6.2 It should be noted that the wind turbine tower is fitted with an external ladder and safety line. At wind speeds above about 8m/s a tonal noise was noted during the background noise measurements due to wind passing the ladder and safety line. This can be seen on the narrowband analysis charts shown Appendix H for wind speeds of 8-10 m/s at frequencies of 840 and 1015 Hz.
- 6.3 An audible pulse was noted from the wind turbine at higher wind speeds as the turbine blades pass the wake caused by wind around the tower. No assessment of impulsivity has been carried out, as it was not deemed significant enough to warrant further analysis.

7. Uncertainty

- 7.1 An assessment of measurement uncertainty has been carried out, based on the procedure outlined in Annex D of IEC 61400-11, as follows: Type A uncertainties are evaluated from the extent to which the measured values vary around the derived mean based on the regression analysis; Type B uncertainties are a measure of the assumed accuracy of various factors in the measurements procedure and have been based on the factors shown at the Annex D. The total uncertainty U_C is evaluated from the square root of the sum of the squares of each individual component.
- 7.2 The standard uncertainty of the apparent sound power is calculated in Table 6 using Equation D.1 in Annex D of IEC 61400-11. The total uncertainty of the measured L_{WA} calculated from all uncertainties, as given in Table 7, is \pm 1.6 dB for the Reference Position.



Table 6 - Calculation of L_{WA} Uncertainty U_{A}

Number of Elements	191
Standard Error U _A	0.728

Table 7 - Calculation of Uncertainty U_C

Type A Uncertainty						
Standard Error of L _{WA} Estimate from Regression Analysis	0.728					
Type B Uncertainty						
Calibration	0.2					
Instrument	0.2					
Board & Mounting	0.3					
Distance	0.2					
Impedance	0.1					
Turbulence	0.4					
Wind Speed Measured	1.2					
Background	0.3					
Total Uncertainty						
Total, U _C	1.6					

8. Conclusions

- 8.1 A noise test has been carried out, according to IEC 61400-11 on an Endurance E-3120 Wind Turbine at East Ash Farm, Bradworthy, Devon, to measure the sound power level and tonal characteristics.
- 8.2 The apparent sound power level of the wind turbine was calculated over a range of wind speeds from 3-12m/s together with the one third octave band levels for wind speeds of 6-8 m/s. It was not possible to calculate the 1/3 octave sound power levels above 8m/s due to the contrition of background noise.
- 8.3 The tonal output from the Endurance E-3120 turbine has been assessed using the methodology prescribed by IEC 61400-11 for wind speeds of 6-10 m/s and has been determined to be not tonal, except at a wind speed of 6m/s where tones were identified.

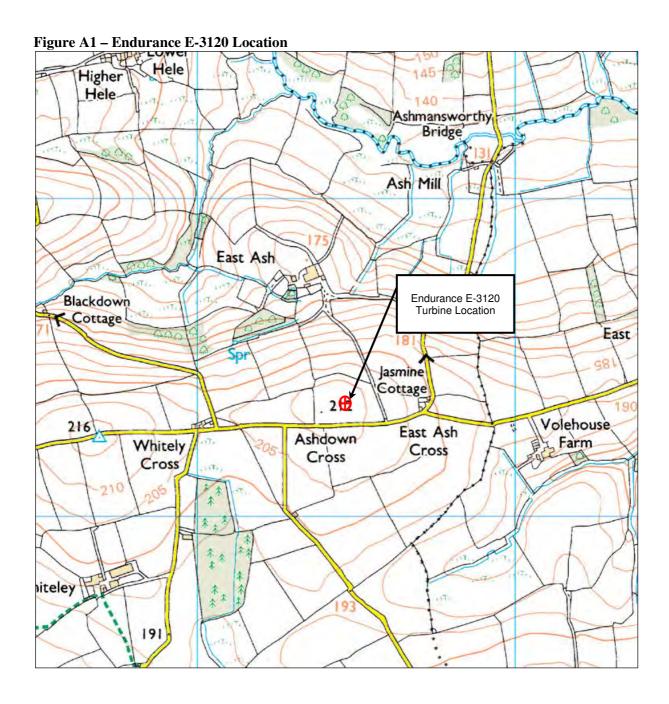
HM: 2300/R1, 06/04/11



9. References

[1] BS EN 61400-11 Wind turbine generator systems – Part 11: Acoustic noise measurement techniques, (Amendment 1 May 2006), International Electrotechnical Commission

Appendix A Site Layout



Appendix B Site Photos

Figure B1 –Photo Showing Turbine and 10m Meteorological Mast Figure B2 –Photo Showing View of Ground Board from Turbine

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Figure B3 -Photo Showing Noise Measurement Location Figure B4 –Photo Showing Detail of Ground Board Location

Appendix C Secondary Wind Shield Insertion Loss



TEST REPORT No: MI/04/04

DATE OF ISSUE: 21 September 2004

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Measurement of the Insertion Loss of Microphone Windshields

CLIENT:

Haynes McKenzie Partnership

Lintrathen House

West Dean

Salisbury

SP5 1JL

JOB NUMBER:

A04/65

TEST SAMPLE:

Double skin tripod mounted and secondary windshields

MANUFACTURER:

None specified

DATE RECEIVED:

1 September 2004

DATE OF TEST:

17 September 2004

Signed:

D J McCaul

Laboratory Manager

Approved:

G Kerry

Technical Manager



THE QUEEN'S
ANNIVERSARY PRIZES
FOR HIGHER AND FURTHER EDUCATION

2000

TEST SAMPLES

Description of Test Samples

Test Ref: MI/04/09/03

Secondary windshield, external diameter 450mm, mounted on a section of plasterboard with dimensions: 480mm x 480mm x 12.5mm and weighing 2.5kg.

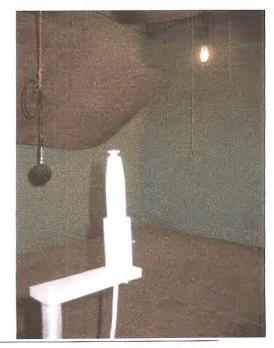




Test Ref: MI/04/09/04

Double skin tripod mounted windshield, external diameter 120mm.





Report No MI/04/04

21 September 2004

DESCRIPTION OF TEST PROCEDURE

Description of Test Facility

The tests were carried out in the large reverberation room at the University of Salford. The room has been designed with hard surfaces and non-parallel walls to give long empty room reverberation times with uniform decays. It has the shape of a truncated wedge. In addition 11 plywood panels, each panel 1.22m x 2.44m, were hung in the room to improve the diffusivity of the sound field. The test sample was placed in the centre of the room and >1100mm above the floor of the room. The excitation signal comprised wide band random noise played into the room via a loudspeaker system mounted in a cabinet facing a corner. The room is 7.4m long x \sim 6.6m wide x 4.5m high. It has a volume of 225m^3 and a total surface area of 243m^2 .

Test Procedure

Measurements were made over a frequency range of 20Hz to 20,000Hz in one-third octave bands with and without the test object in place. Measurements were carried out consecutively to avoid significant changes in relative humidity and temperature that influence air absorption at higher frequencies. The measurement period was 60 seconds. The insertion loss of the test object was determined by subtracting the level with the test object in place from the level without the test object in place:

insertion loss =
$$unoccluded - occluded$$
 (dB)

A total of 12 measurements for each situation were taken, six each for two loudspeaker positions. These were then averaged.

Report No MI/04/04 21 September 2004

<u>3</u> <u>EQUIPMENT</u>

Item	Departmental Record No.
Norwegian Electronics 1/3 octave band real time analyser	
type 840 with in-built random noise generator	RTA2
Quad 510 power amplifier	PA7
Bruel &Kjaer microphone power supply type 2804	1848095
2 off broadband loudspeakers	LS3 & LS4
1 off G.R.A.S. random incidence condenser microphones	
type 40AP in the receiving room	M16
1 off Norsonic Multiplexer type 834A	MP2
HP Brio Pentium personal computer and related peripheral	COM6
equipment (printer, plotter, monitor etc.)	
Yamaha GQ1031BII graphic equalizer	GEQ1

RESULTS

The insertion loss values at one third octave band intervals are given in the tables overleaf.

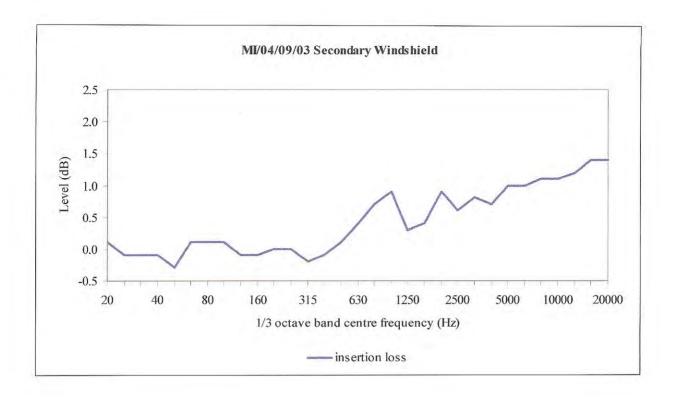
	MI/04/09/03	MI/04/09/04
Temperature in reverberation room °C:	22.5	22.6
Relative humidity in reverberation room %:	46.6	46.2

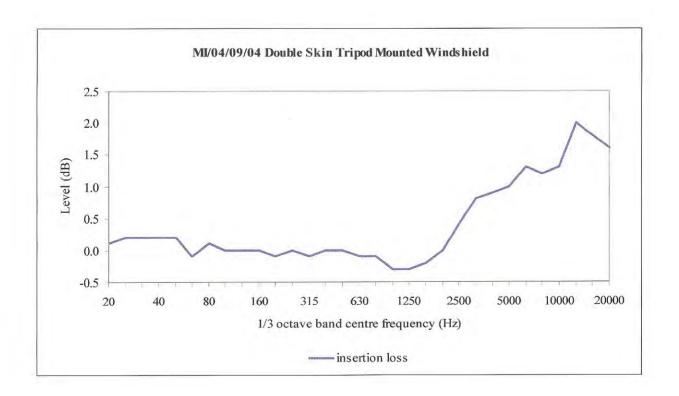
The results here presented relate only to the items tested and described in this report.

Report No MI/04/04 21 September 2004

1/3		MI/0	4/09/03		MI/0	4/09/04
OBCF	unocc	occ	insertion loss	unocc	occ	insertion loss
(Hz)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)
20	53.6	53.5	0.1	53.1	53.0	0.1
25	60.2	60.3	-0.1	59.5	59.3	0.2
31.5	74.4	74.5	-0.1	75.1	74.9	0.2
40	79.6	79.7	-0.1	80.1	79.9	0.2
50	79.5	79.8	-0.3	79.7	79.5	0.2
63	80.8	80.7	0.1	81.2	81.3	-0.1
80	78.4	78.3	0.1	78.7	78.6	0.1
100	85.8	85.7	0.1	85.3	85.3	0.0
125	88.9	89.0	-0.1	87.7	87.7	0.0
160	86.0	86.1	-0.1	85.3	85.3	0.0
200	85.8	85.8	0.0	85.6	85.7	-0.1
250	87.7	87.7	0.0	86.3	86.3	0.0
315	88.7	88.9	-0.2	86.1	86.2	-0.1
400	89.1	89.2	-0.1	85.6	85.6	0.0
500	90.2	90.1	0.1	86.9	86.9	0.0
630	89.4	89.0	0.4	86.5	86.6	-0.1
800	88.1	87.4	0.7	85.4	85.5	-0.1
1000	88.6	87.7	0.9	85.9	86.2	-0.3
1250	88.8	88.5	0.3	86.1	86.4	-0.3
1600	88.7	88.3	0.4	86.1	86.3	-0.2
2000	89.5	88.6	0.9	86.7	86.7	0.0
2500	89.2	88.6	0.6	86.7	86.3	0.4
3150	87.9	87.1	0.8	85.9	85.1	0.8
4000	88.9	88.2	0.7	86.2	85.3	0.9
5000	89.1	88.1	1.0	86.5	85.5	1.0
6300	73.1	72.1	1.0	70.8	69.5	1.3
8000	63.1	62.0	1.1	60.9	59.7	1.2
10000	61.2	60.1	1.1	59.4	58.1	1.3
12500	59.7	58.5	1.2	58.4	56.4	2.0
16000	53.8	52.4	1.4	51.4	49.6	1.8
20000	44.4	43.0	1.4	40.3	38.7	1.6

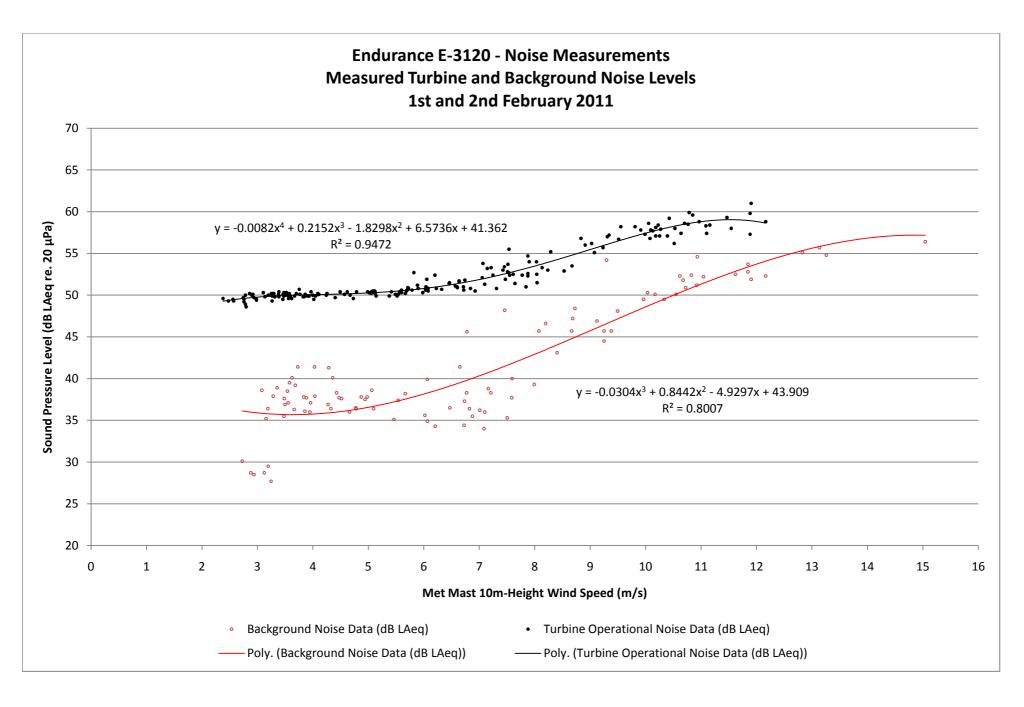
Report No MI/04/04

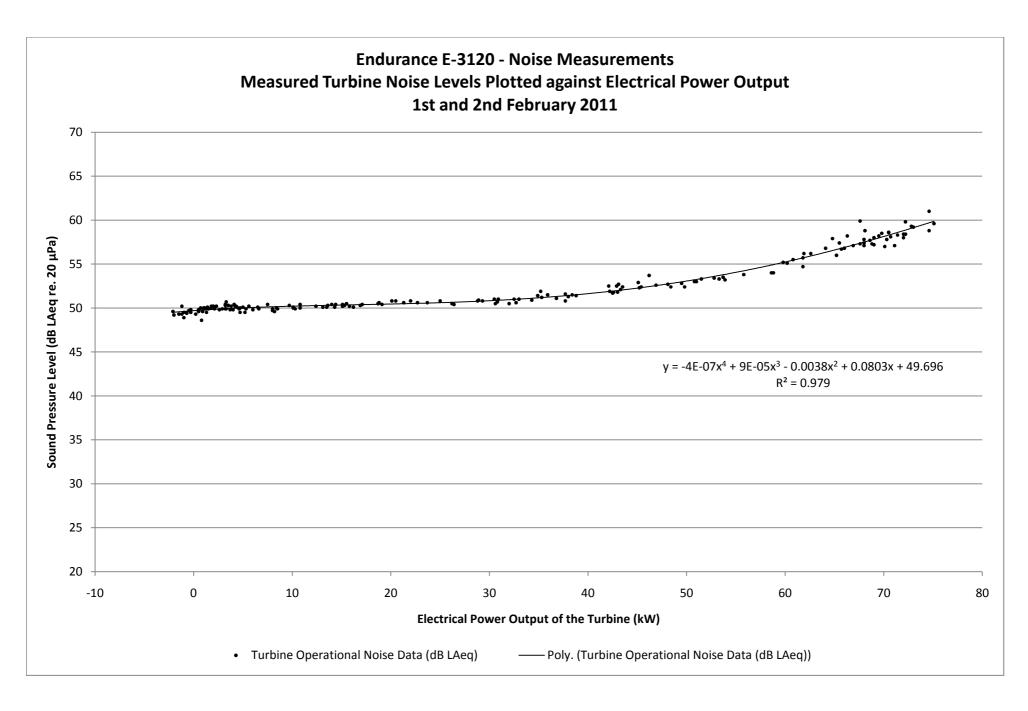




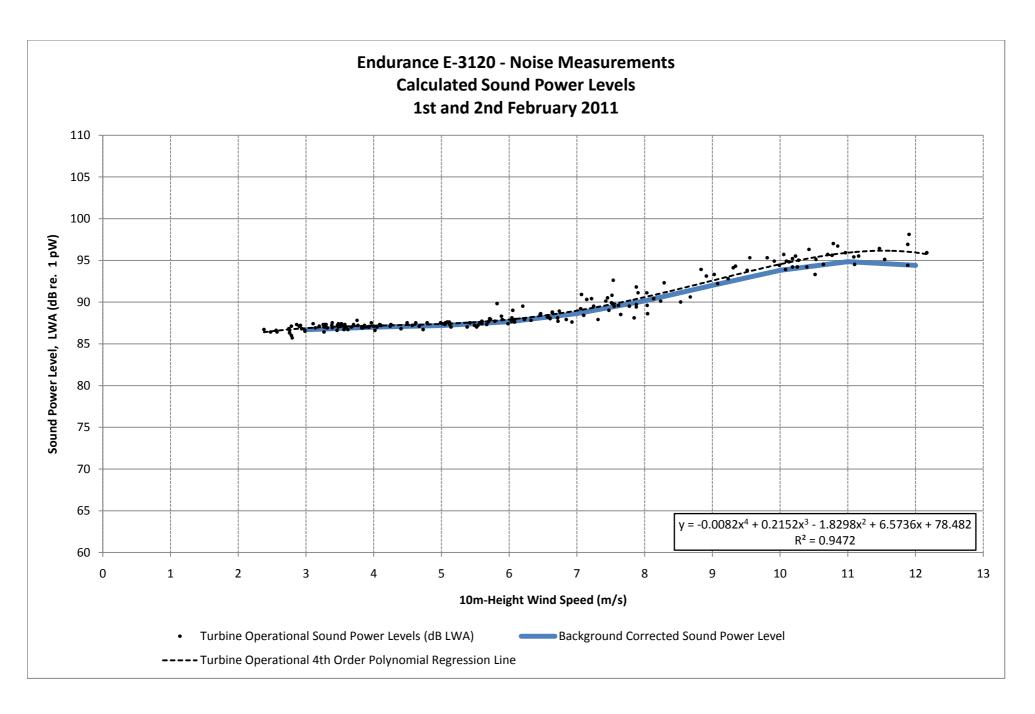
Report No MI/04/04 21 September 2004

Appendix D Measured Turbine and Background Data





Appendix E Calculation of Sound Power Level



Appendix F Measured One Third Octave Levels

Overall

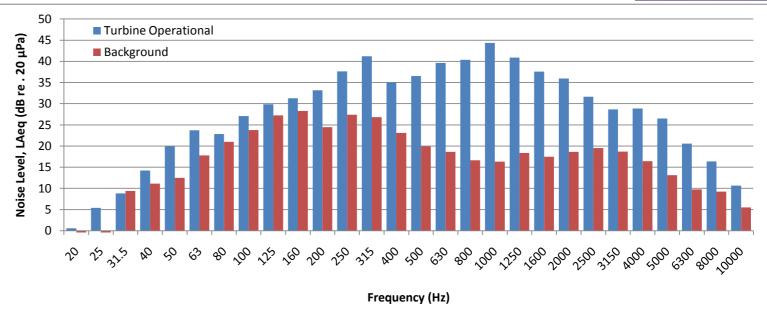
Endurance E-3120 Wind Turbine Wind Speed - 3 m/s

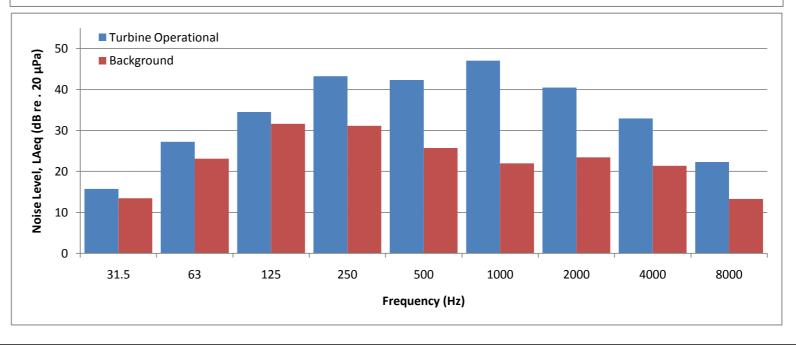


	Turbine Operatio		Background	
Frequency	1/3 Octave Band	Octave Band	1/3 Octave Band	Octave Band
(Hz)	(dB(A))	(dB (A))	(dB(A))	(dB (A))
20	0.6		-10.0	
25	5.4		-2.8	
31.5	8.8	15.7	9.4	13.5
40	14.2		11.1	
50	20.0		12.5	
63	23.7	27.2	17.8	23.1
80	22.8		21.0	
100	27.1		23.8	
125	29.9	34.5	27.3	31.6
160	31.3		28.3	
200	33.2		24.5	
250	37.6	43.2	27.4	31.2
315	41.2		26.8	1
400	35.1		23.1	
500	36.5	42.3	19.9	25.7
630	39.6		18.6	1
800	40.3		16.6	
1000	44.3	47.0	16.3	22.0
1250	40.9		18.4	1
1600	37.6		17.5	
2000	36.0	40.5	18.6	23.4
2500	31.6		19.6	1
3150	28.7		18.7	
4000	28.9	32.9	16.4	21.4
5000	26.5		13.1	1
6300	20.6		9.8	
8000	16.4	22.3	9.2	13.3
10000	10.7		5.5	1

50.2

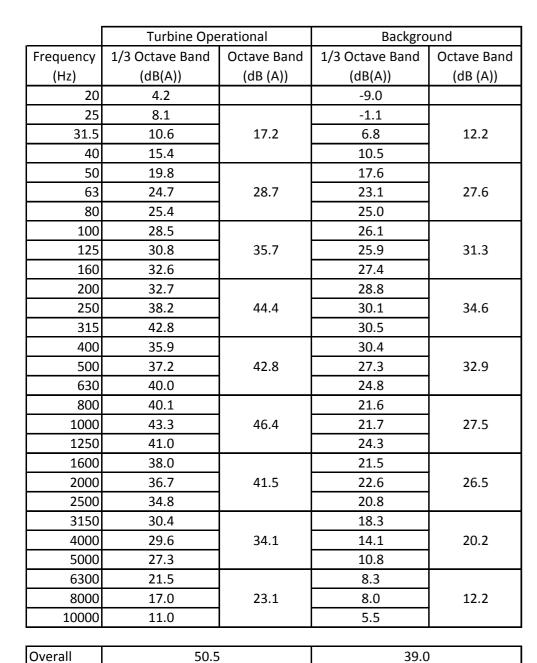
35.9

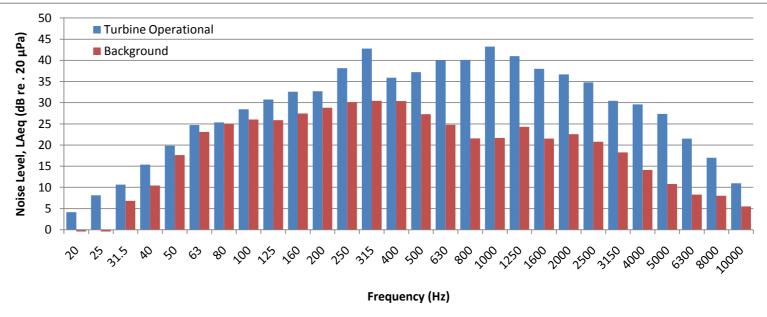


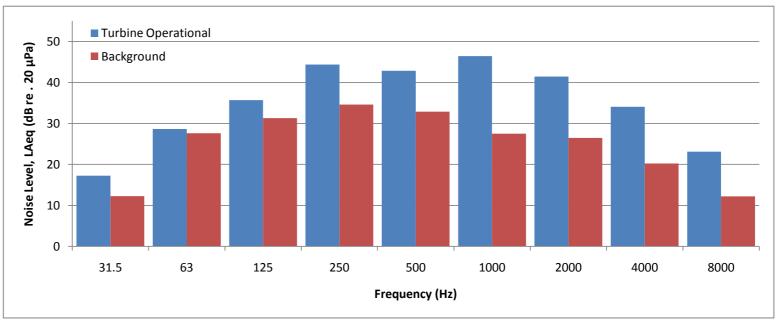


Endurance E-3120 Wind Turbine Wind Speed - 4 m/s









Overall

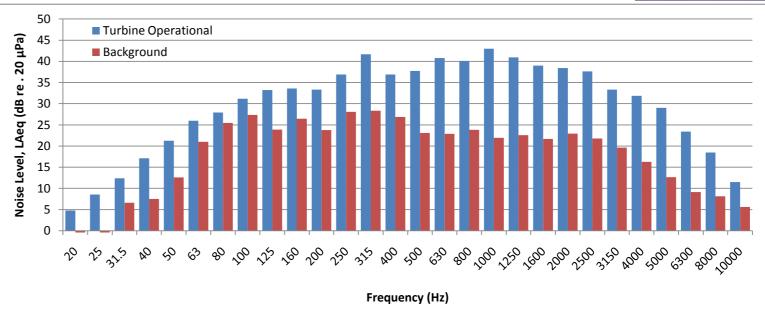
Endurance E-3120 Wind Turbine Wind Speed - 5 m/s

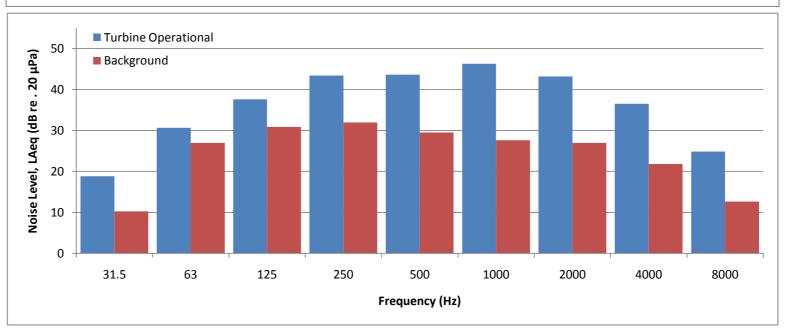


	Turbine Operational		Background	
Frequency	1/3 Octave Band	Octave Band	1/3 Octave Band	Octave Band
(Hz)	(dB(A))	(dB (A))	(dB(A))	(dB (A))
20	4.8		-10.8	
25	8.5		-4.6	
31.5	12.4	18.8	6.6	10.2
40	17.1		7.5	
50	21.3		12.6	
63	26.0	30.6	21.0	27.0
80	27.9		25.5	
100	31.2		27.3	
125	33.2	37.6	23.9	30.9
160	33.6		26.4	
200	33.4		23.8	
250	36.9	43.4	28.1	32.0
315	41.7		28.4	
400	36.9		26.9	
500	37.7	43.6	23.1	29.5
630	40.8		22.9	
800	40.1		23.8	
1000	43.0	46.3	22.0	27.6
1250	41.0		22.6	
1600	39.0		21.7	
2000	38.4	43.2	22.9	27.0
2500	37.7		21.8	
3150	33.3		19.6	
4000	31.9	36.5	16.2	21.8
5000	29.0		12.6	
6300	23.4		9.1	
8000	18.5	24.8	8.1	12.6
10000	11.5		5.6	

50.8

37.4





Overall

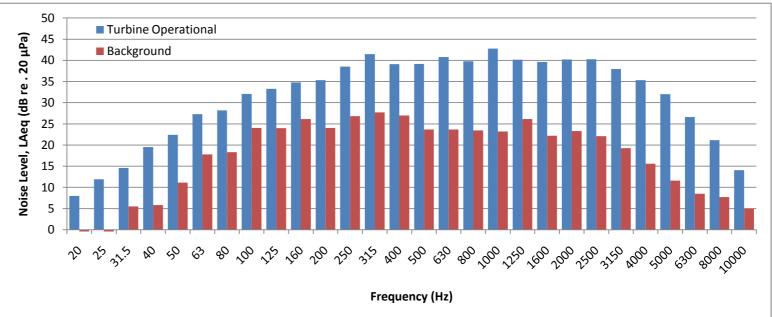
Endurance E-3120 Wind Turbine Wind Speed - 6 m/s

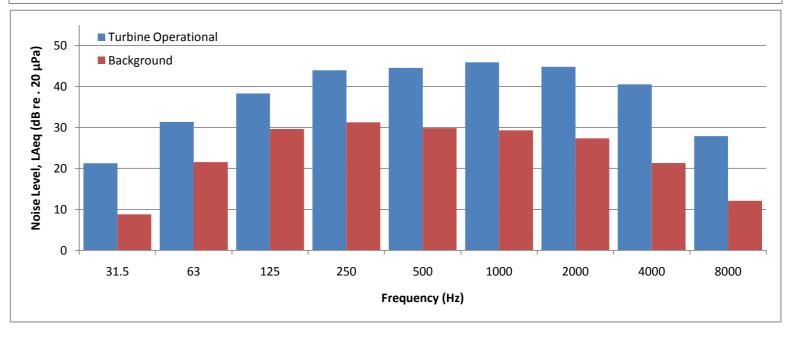


	Turbine Operational		Background	
Frequency	1/3 Octave Band	Octave Band	1/3 Octave Band	Octave Band
(Hz)	(dB(A))	(dB (A))	(dB(A))	(dB (A))
20	8.0		-12.7	
25	11.9		-6.5	
31.5	14.6	21.3	5.5	8.8
40	19.5		5.8	
50	22.4		11.2	
63	27.3	31.4	17.8	21.5
80	28.2		18.3	
100	32.1		24.0	
125	33.3	38.3	24.0	29.6
160	34.8		26.2	
200	35.3		24.0	
250	38.5	43.9	26.8	31.2
315	41.5		27.7	
400	39.1		27.0	
500	39.1	44.5	23.7	29.8
630	40.8		23.6	
800	39.8		23.5	
1000	42.8	45.9	23.2	29.3
1250	40.1		26.2	
1600	39.7		22.2	
2000	40.2	44.8	23.3	27.3
2500	40.3		22.1	
3150	38.0		19.3	
4000	35.3	40.5	15.6	21.3
5000	32.0		11.6	
6300	26.6		8.5	
8000	21.1	27.9	7.7	12.1
10000	14.1		5.0	

51.5

36.9





Endurance E-3120 Wind Turbine Wind Speed - 7 m/s

■ Turbine Operational

■ Background*

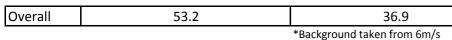
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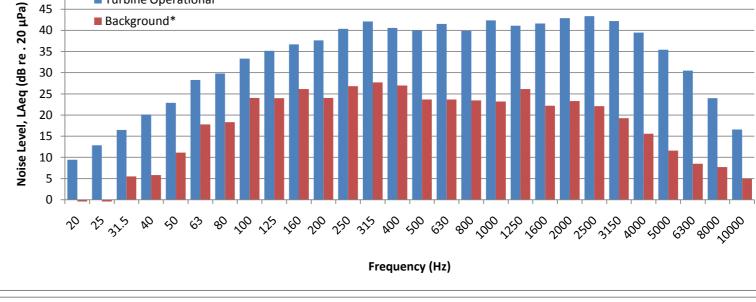
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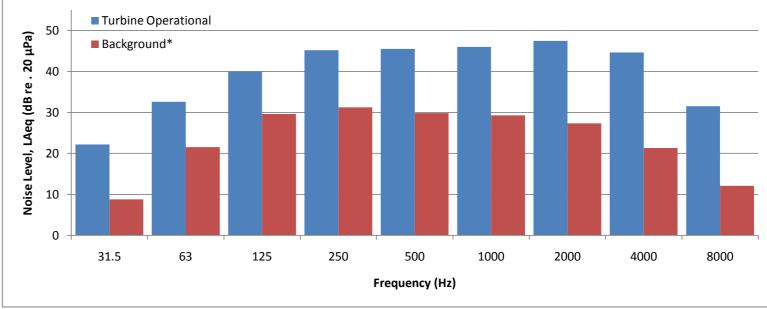
40



	Turbine Operational		Background*	
Frequency	1/3 Octave Band	Octave Band	1/3 Octave Band	Octave Band
(Hz)	(dB(A))	(dB (A))	(dB(A))	(dB (A))
20	9.4		-12.7	
25	12.9		-6.5	
31.5	16.5	22.2	5.5	8.8
40	20.1		5.8	
50	22.9		11.2	
63	28.3	32.6	17.8	21.5
80	29.8		18.3	
100	33.3		24.0	
125	35.2	40.0	24.0	29.6
160	36.7		26.2	
200	37.7		24.0	
250	40.4	45.2	26.8	31.2
315	42.1		27.7	1
400	40.6		27.0	
500	40.0	45.5	23.7	29.8
630	41.5		23.6	1
800	39.9		23.5	
1000	42.4	46.0	23.2	29.3
1250	41.1		26.2	1
1600	41.6		22.2	
2000	42.9	47.5	23.3	27.3
2500	43.4		22.1	1
3150	42.2		19.3	
4000	39.5	44.6	15.6	21.3
5000	35.4		11.6	
6300	30.5		8.5	
8000	24.0	31.5	7.7	12.1
10000	16.6		5.0	1







Overall

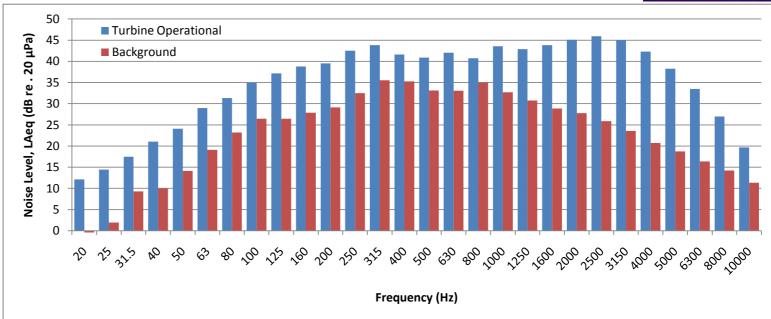
Endurance E-3120 Wind Turbine Wind Speed - 8 m/s

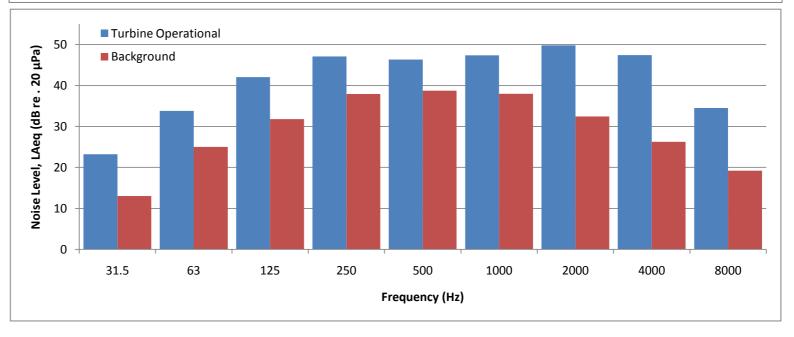


	Turbine Operational		Background	
Frequency	1/3 Octave Band	Octave Band	1/3 Octave Band	Octave Band
(Hz)	(dB(A))	(dB (A))	(dB(A))	(dB (A))
20	12.1		-1.9	
25	14.5		2.0	
31.5	17.5	23.2	9.3	13.0
40	21.0		10.0	
50	24.1		14.1	
63	29.0	33.8	19.1	25.0
80	31.3		23.2	
100	35.0		26.5	
125	37.2	42.0	26.5	31.8
160	38.8		27.9	
200	39.5		29.2	
250	42.5	47.1	32.5	37.9
315	43.8		35.5	
400	41.6		35.3	
500	40.9	46.3	33.1	38.7
630	42.1		33.1	
800	40.7		35.0	
1000	43.6	47.3	32.7	38.0
1250	42.9		30.8	
1600	43.8		28.9	
2000	45.1	49.8	27.8	32.5
2500	45.9		25.9	
3150	45.0		23.6	
4000	42.3	47.4	20.7	26.2
5000	38.3		18.7	
6300	33.5		16.4	
8000	27.0	34.5	14.2	19.2
10000	19.7		11.3	

55.1

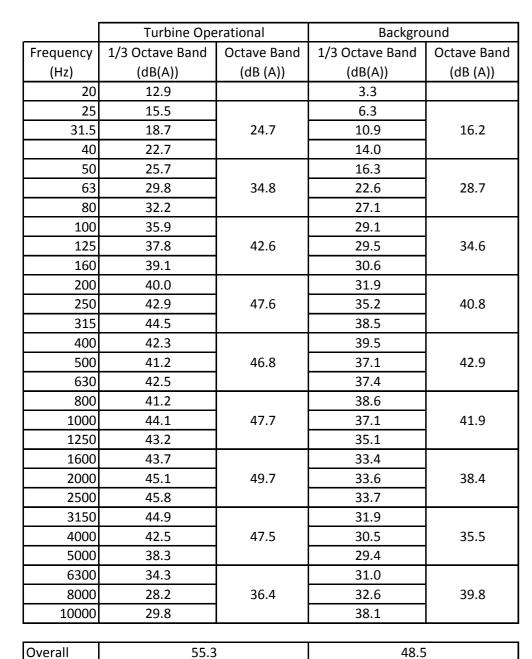
43.8

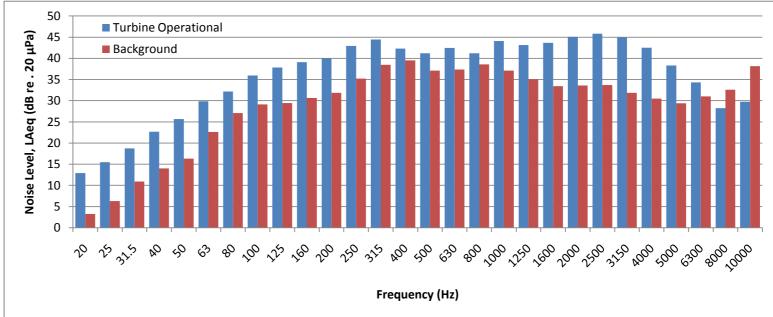


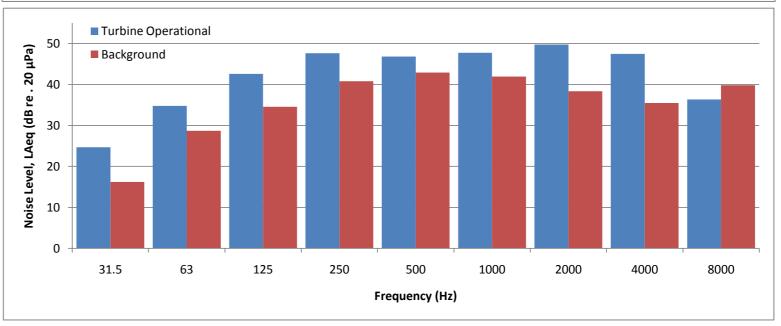


Endurance E-3120 Wind Turbine Wind Speed - 9 m/s



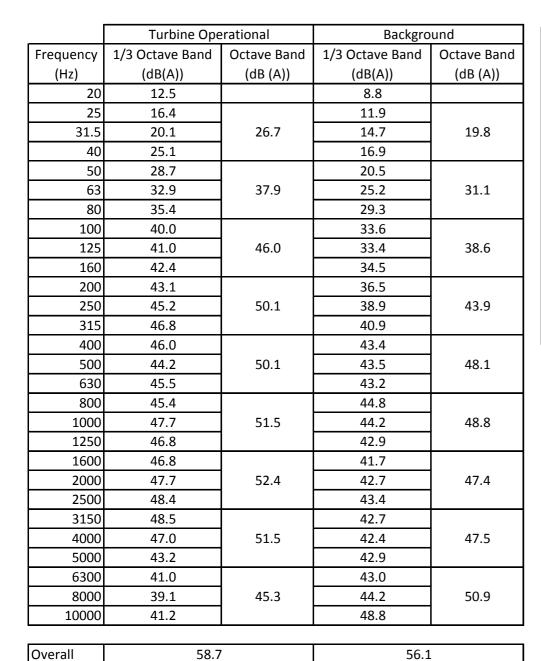


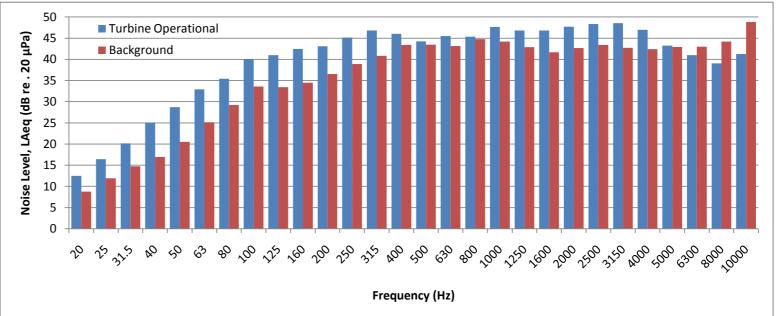


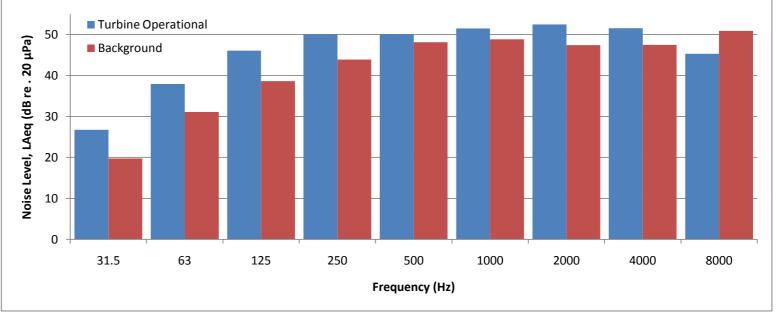


Endurance E-3120 Wind Turbine Wind Speed - 10 m/s



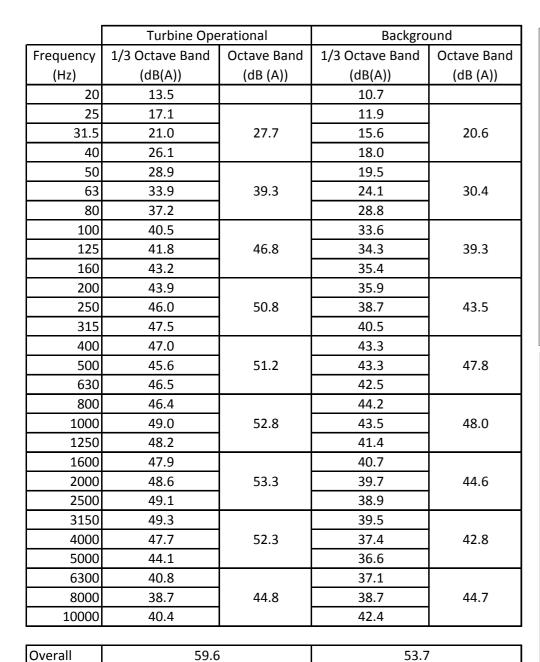


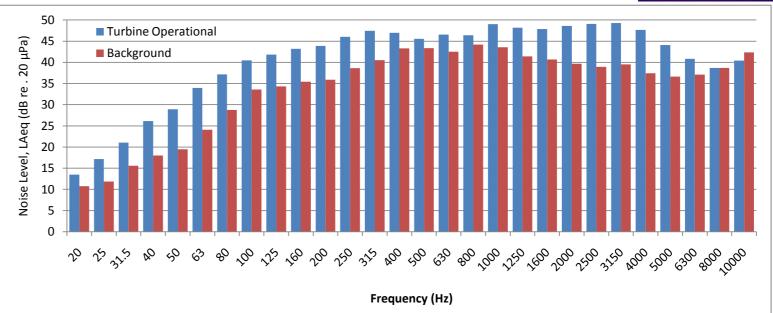


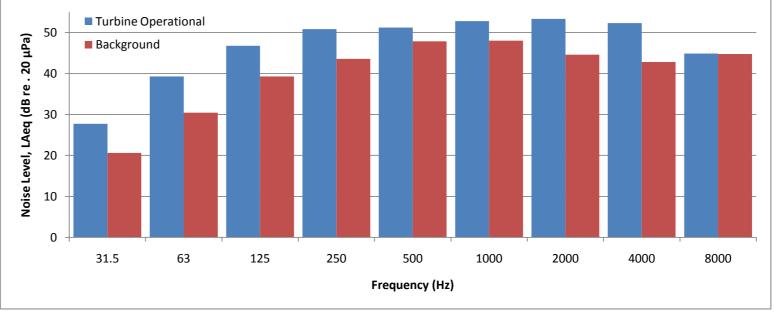


Endurance E-3120 Wind Turbine Wind Speed - 11 m/s



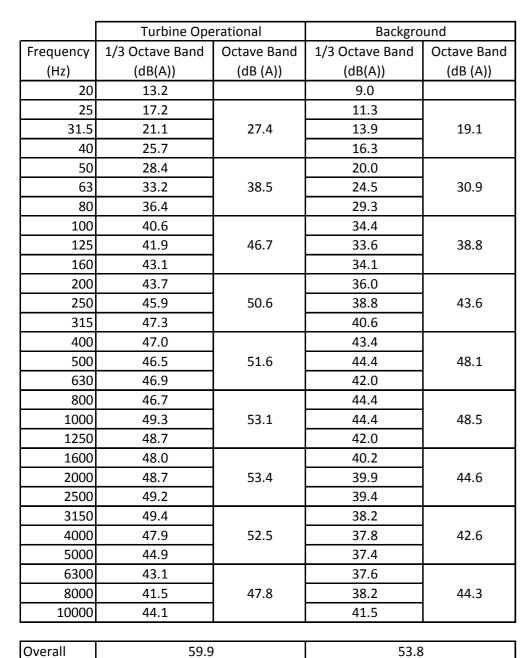


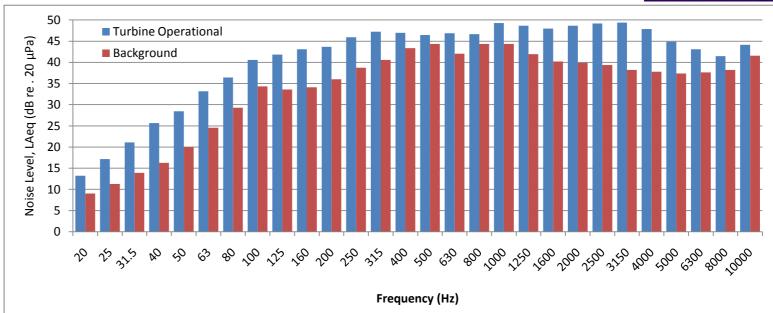


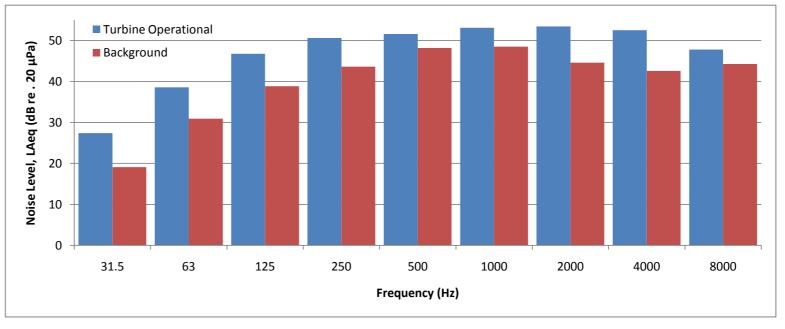


Endurance E-3120 Wind Turbine Wind Speed - 12 m/s









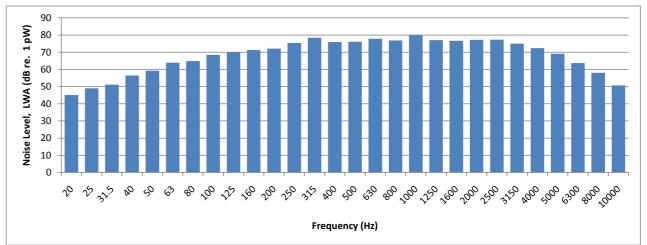
Appendix G Background Corrected One Third Octave Sound Power Levels

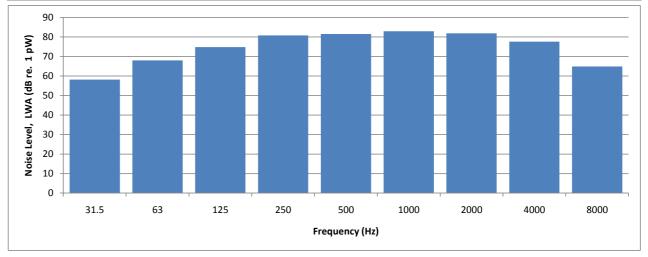
Endurance E-3120 Wind Turbine Wind Speed - 6 m/s



Frequency	1/3 Octave Band	Octave Band
(Hz)	(dB LWA)	(dB LWA)
20	45.1	
25	49.0	
31.5	51.1	58.1
40	56.4	
50	59.2	
63	63.9	68.0
80	64.9	
100	68.4	
125	69.9	74.8
160	71.3	
200	72.1	
250	75.3	80.8
315	78.4	
400	75.9	
500	76.1	81.5
630	77.8	
800	76.8	
1000	79.8	82.9
1250	77.1	*
1600	76.7	
2000	77.2	81.9
2500	77.3	*
3150	75.0	
4000	72.4	77.6
5000	69.1	
6300	63.7	
8000	58.0	64.9
10000	50.6	

Overall	88.5



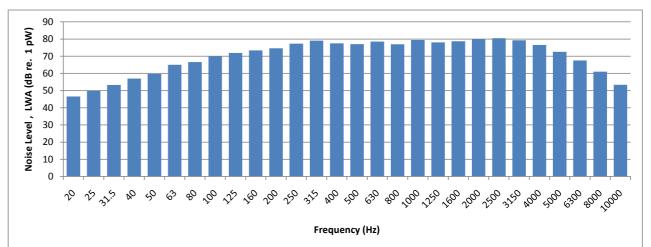


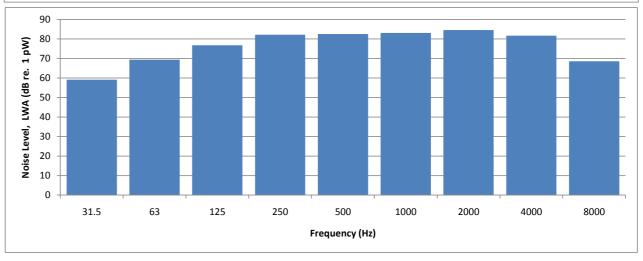
Endurance E-3120 Wind Turbine Wind Speed - 7 m/s*



Frequency	1/3 Octave Band	Octave Band
(Hz)	(dB LWA)	(dB LWA)
20	46.5	
25	49.9	
31.5	53.2	59.1
40	57.0	
50	59.7	
63	65.0	69.4
80	66.6	
100	69.9	
125	71.9	76.7
160	73.4	
200	74.6	
250	77.3	82.1
315	79.1	
400	77.5	
500	77.0	82.5
630	78.6	
800	76.9	
1000	79.4	83.0
1250	78.1	
1600	78.7	
2000	80.0	84.5
2500	80.5	
3150	79.3	
4000	76.6	81.7
5000	72.5	
6300	67.6	
8000	61.0	68.6
10000	53.4	





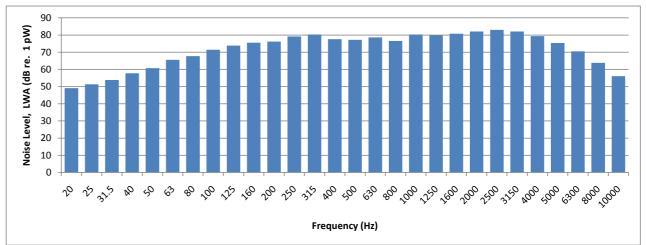


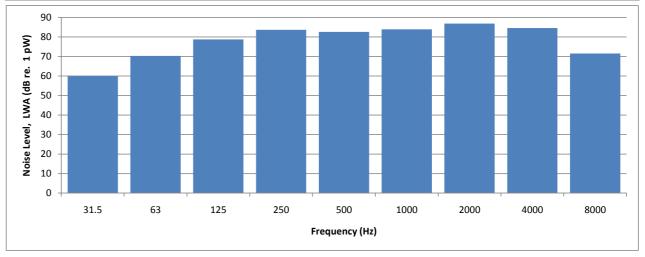
Endurance E-3120 Wind Turbine Wind Speed - 8 m/s



Frequency	1/3 Octave Band	Octave Band
(Hz)	(dB LWA)	(dB LWA)
20	49.1	
25	51.3	
31.5	53.9	59.9
40	57.8	
50	60.7	
63	65.6	70.3
80	67.7	
100	71.4	
125	73.9	78.7
160	75.6	
200	76.2	
250	79.2	83.7
315	80.3	
400	77.6	
500	77.2	82.6
630	78.6	
800	75.9*	
1000	80.3	83.9
1250	79.7	
1600	80.8	
2000	82.1	86.8
2500	83.0	*
3150	82.1	
4000	79.4	84.5
5000	75.3	
6300	70.5	
8000	63.9	71.5
10000	56.1	



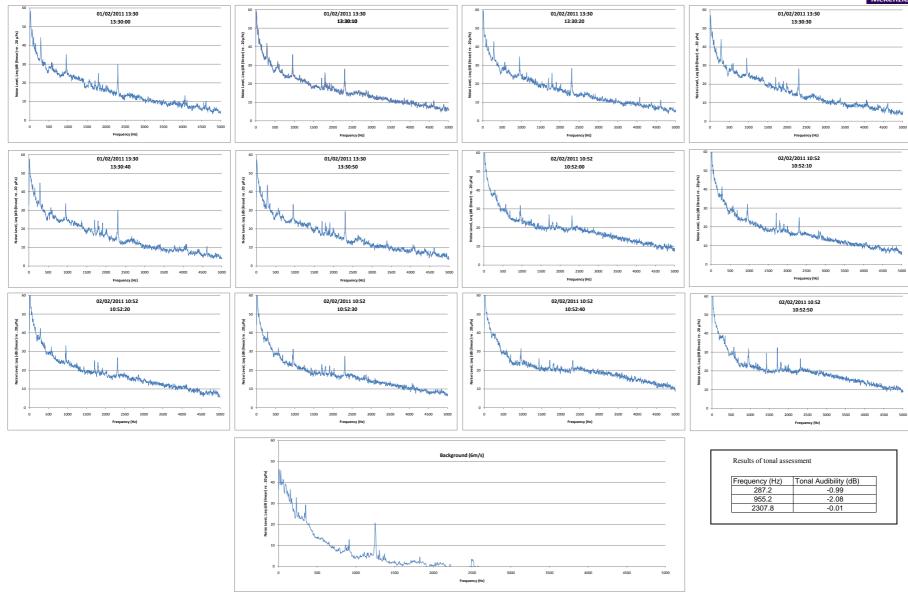




Appendix H Narrowband Analysis

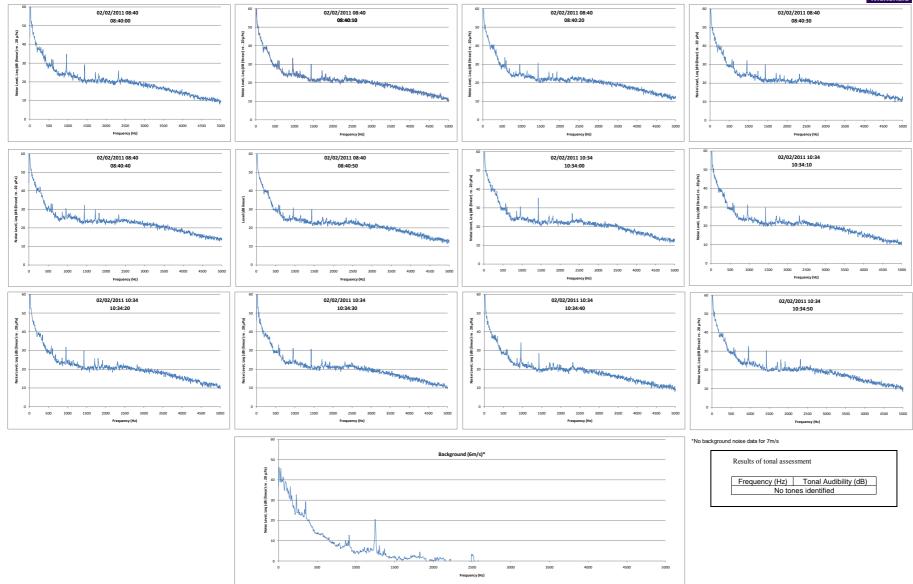
Endurance E-3120 - Narrowband Spectra 6m/s Wind Speed





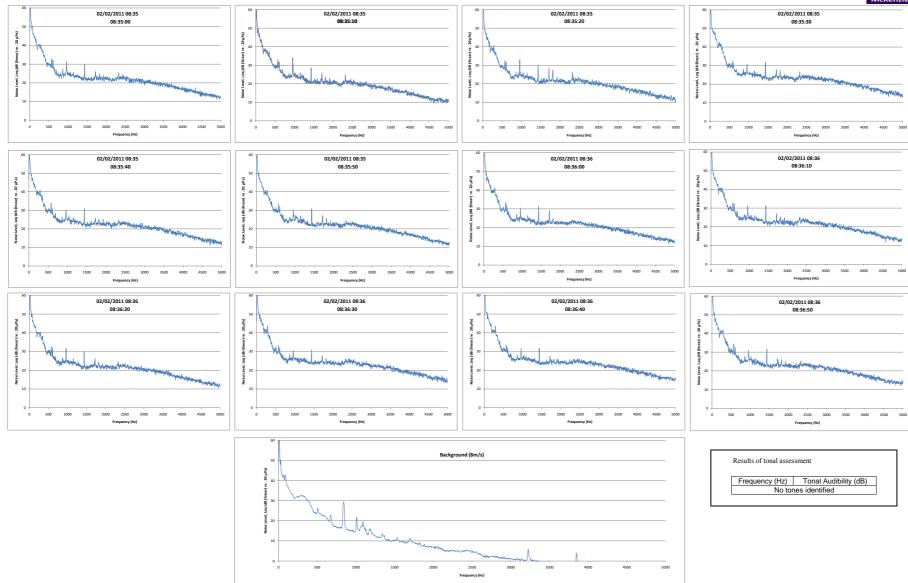
Endurance E-3120 - Narrowband Spectra 7m/s Wind Speed





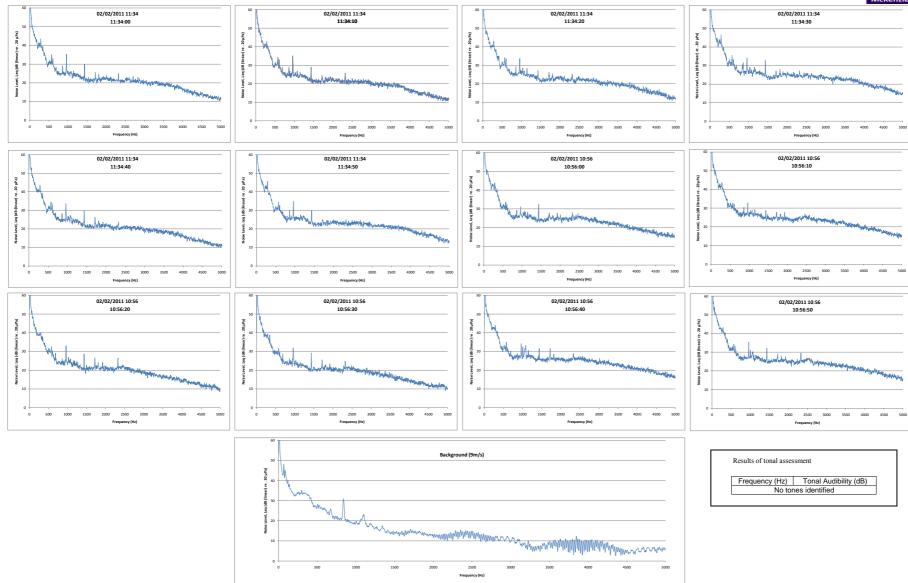
Endurance E-3120 - Narrowband Spectra 8m/s Wind Speed



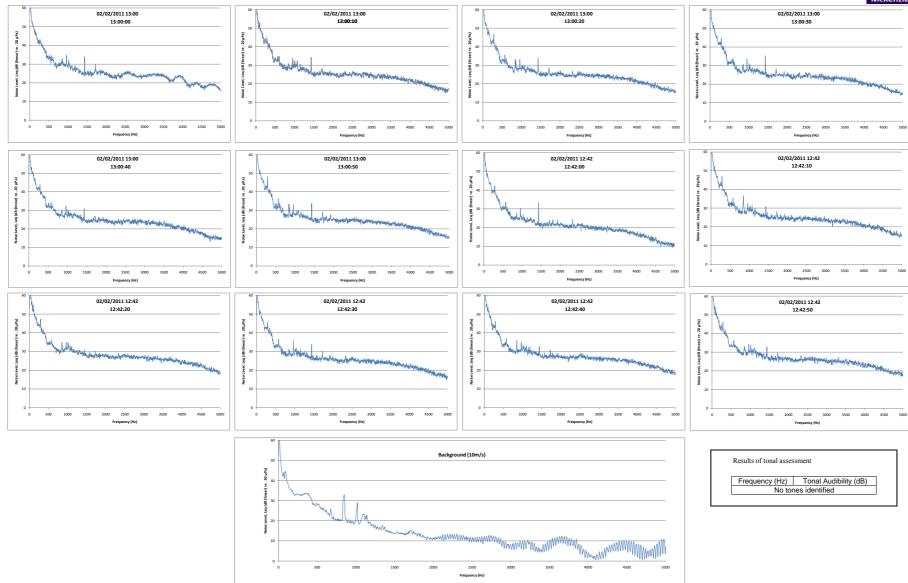


Endurance E-3120 - Narrowband Spectra 9m/s Wind Speed





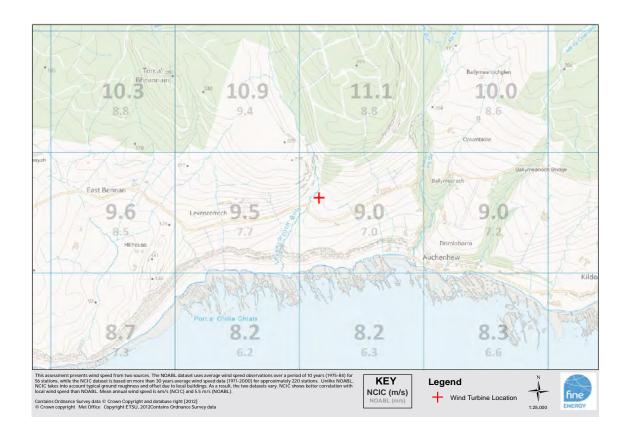




Appendix 3: CONSTRAINTS MAPPING / FIGURES / OTHER INFO.

- WIND RESOURCE
- GRID CONNECTION DETAILS
- ACCESS ROUTE

Wind resource:

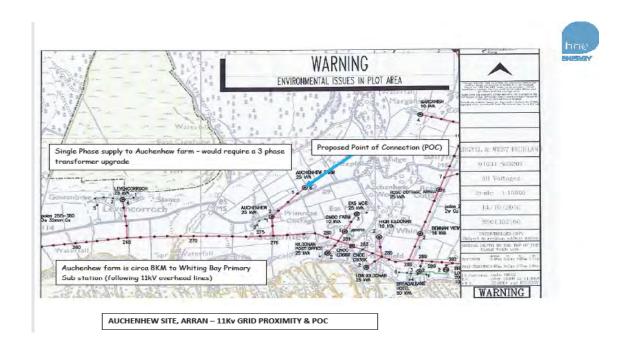


The National Climate Information Centre (NCIC) estimates a mean wind speed of 9.5 m/s for the grid square within which we propose to site the turbine. This data set is produced by the Met Office and has more observation sites over a longer period of time (220 stations over 30 years) than the older NOABL wind speed data (56 locations). The NCIC data also takes into consideration an approximation of ground roughness.

Sites with mean wind speeds as high as this usually suffer from high levels of turbulence which increase the wear and tear on wind turbine components so that a class I or class II machine is required. The Endurance E-3120 is available as a Class II machine from June 2012 and it is unlikely, given planning and supply lead times, that we would need to ship a machine before this date for Auchenhew.

Grid connection

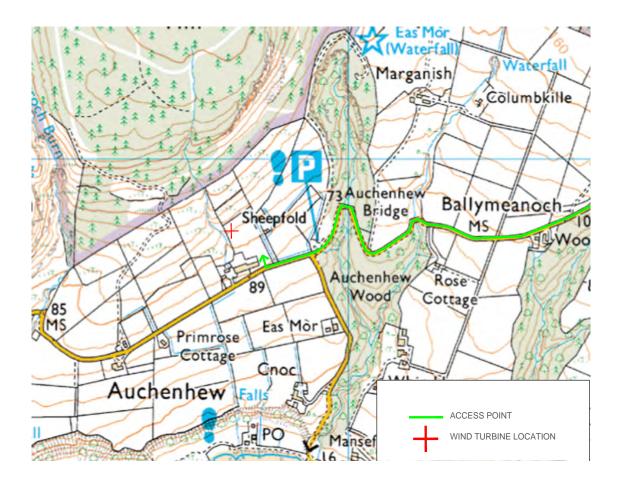
The Distribution Network Operator (DNO) for Auchenhew Farm is Scottish & Southern Energy (SSE).



The above map shows the existing 11kV grid network in the area. The exisiting 11kV, split phase supplies the farmouse and surrounding residences. It is proposed to extend the 3 phase supply and thus allowing a point of connection within the Auchenew farm land boundary.

Access:

Access to the site would be via a temporary access road off the A841. The transport vehicles for the installation and decommissioning of the wind system would be standard 40-foot articulated flat bed trailers, and as such are of a size and capacity not categorised as 'abnormal loads' by the Highways Agency. In addition to this, no road network upgrades or maintenance would be anticipated along the proposed delivery route.



REPORT OF HANDLING



Reference No: 12/00496/PP

Proposal: Erection of 55kW wind turbine measuring 24.8m to

hub and 34.5m to blade tip

Location: Auchenhew Farm, Kildonan, Brodick, Isle Of Arran

KA27 8SG

Local Plan Allocation: Countryside/Rural Community

Policies: POLICY ENV1POLICY INF8Development Control

Statement

Consultations: Yes

Neighbour Notification: None Required **Advert:** Not Advertised

Previous Applications: 12/00292/EIA for Screening opinion for erection of

wind turbine with height to blade tip less than 33

metres was Scoping/Screening Agreed on

13.06.2012

Appeal History Of Site:

Description

Planning permission is sought for the erection of a wind turbine. The site is located at Auchenhew Farm, which is situated to the north of the C147 and to the north-west of Kildonan. The wind turbine would be approximately 140 metres from the C147 and at a higher level than the farm buildings and road. The site is surrounded by agricultural land. The nearest residential property (excluding the farmhouse at Auchenhew Farm) is Primrose Cottage, approximately 375 metres from the site. The site is within 1km of the Arran Moors SPA/SSSI and the South Coast of Arran SSSI.

The surrounding landscape comprises gently sloping fields adjacent to the C147, the land rising more steeply to the north over rough grazing ground and thereafter a coniferous plantation approximately 145 metres to the north of the site.

The turbine would have a hub height of 24.8 metres, a height to blade tip of 34.5 metres and an installed capacity of 55kW. The blade length would be 9 metres and the rotor diameter would be 19.2 metres. The exterior finish of the blades and turbine hub covers would be white. The proposal would also include a temporary access route onto the C147 for delivery and construction.

The application site is located within an area of countryside as identified within the adopted Isle of Arran Local Plan and is unaffected by any site specific policies or proposals therein. Policy ENV 1 states that development for renewable energy resources should be considered under Policy INF 8. Policy INF 8 states that proposals for the development of wind farms, biomass, energy from waste and any other renewable energy developments within the Sensitive Landscape Character Area shall not accord with the Local Plan. Elsewhere proposals for renewable energy development shall accord with the Local Plan subject to the proposal satisfying the following criteria:

- (a) the development is appropriate in design and scale to the surroundings;
- (b) where it can be demonstrated that there is no significant adverse effect on the intrinsic landscape qualities of the area;
- (c) the proposal shall not result in unacceptable intrusion, or have a significant adverse effect on the natural, cultural and built heritage of the area;
- (d) any significant adverse effect on telecommunications, transmitting or receiving systems or radar systems can be effectively overcome;
- (e) the proposal can be satisfactorily connected to the national grid without causing negative environmental impact; and
- (f) when considered in association with the existing sites formally engaged in the Environmental Assessment process or sites with planning permission, there are no negative impacts due to the cumulative impact of development proposals.

The Council will require that unused apparatus will be removed within 6 months of it becoming redundant and that the site will be restored.

The Ayrshire Supplementary Planning Guidance (SPG) on Windfarm Development was approved by the Council as an addendum to the Ayrshire Joint Structure Plan Technical Report on renewables for use in the assessment of windfarm applications. It is applicable to all windfarm developments inclusive of single turbines. It states that development will not generally be supported within 2km of a town and village or within 700 metres or a distance of 10 times the turbine rotor blade diameter whichever is the greater from an individual dwelling, workplace or community facility unless the developer can demonstrate the impacts are acceptable. The development will not be supported in locations which are known to have adverse impacts on aviation/radar.

The Council's approved Landscape Capacity Study for Wind Farm Development in North Ayrshire (Phase 2 Report) 2009 provides greater refinement at the local level to the above Ayrshire SPG. The proposal is located within the landscape character type "Coastal Fringe with Agriculture" which is identified as having medium to high overall sensitivity to windfarm development. The study recognises the fact that smaller turbines (20 metres maximum height) could be accommodated in parts of this character area where the scale of the coastal edge is increased, for example, in the south west of the Island, and is less strongly patterned with hedgerows, woodlands and policy plantings. Single or very small clusters (up to 3) turbines should be associated with farmsteads or other large scale buildings and sited away from key views from the A841 to coastal and historically important features. Interruption of key views to Pladda and Ailsa Craig from the coast road should be avoided.

There is a distance of approximately 145 metres to the adjoining landscape character type "Rugged Moorland Hills and Valleys with Forestry," to the north of the site.

Policy ENV 7 that relates to Nature Conservation is relevant given the site's close proximity to the Arran Moor's SPA/SSSI and its designation for hen harrier species and the South Coast of Arran SSSI notified for a range of biological and geological interests.

The proposal would also require to be assessed against the Development Control Statement of the adopted Local Plan, which states that the development should have regard to the amenity of the surrounding area with respect to siting, design and privacy etc.

Additional information has been submitted in support of the application which includes photomontages, a planning statement, noise report, cumulative landscape and visual impact assessment and historical assets plan. The planning statement covers planning policy/guidance, environmental designations, ecology/ornithology, visual impact, noise, shadow flicker, aviation and radio communications.

During the EIA Screening Request (reference 12/00292/EIA), the agent was provided with pre-application advice, advising that a wind turbine of this scale would not be acceptable in terms of the Landscape Capacity Study.

Consultations and Representations

No neighbour notification was required and the application was not required to be advertised. No objections/representations have been received.

Consultations:

BAA Aerodrome Safeguarding – no objection.

National Air Traffic Services – no objection.

Ministry of Defence – no response.

Environmental Health – no objection. The noise report indicates that the turbine should not cause noise issues at nearby noise sensitive properties. However, planning conditions should be imposed to ensure that the wind farm noise emission level, when assessed at nearby noise sensitive premises shall not exceed 35dB LA90, 10min or shall be no more than 5dB(A) above background LA90,10min; whichever is greater. Wind speeds up to and including 10 ms-¹when measured at 10m above ground level should be considered. In reckoning the background noise level, the noise generated by any other existing wind farm shall be left out of the account. When assessed at any noise sensitive premises the operation of the wind turbine shall not result in any audible tones. At the request of North Ayrshire Council as Planning Authority, the applicant or future operator of the wind turbine shall measure the level of noise emission from the wind turbine in line with an agreed methodology, such that compliance with the above noise levels is demonstrated.

The presence of any significant unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy, agreed with the Environmental Health, shall be implemented and any necessary remediation works carried out prior to any future development taking place on site. Conditions should also be imposed regarding permitted operating times for noisy construction works, disruption to any private water supplies and the wind turbine should remain in the same ownership as Auchenhew Farm for the operational life of the wind turbine and should not be sold separately.

Response: noted. Planning conditions could be imposed. With regard to the point regarding the ownership of the wind turbine, this would require to be the subject of a Legal Agreement.

Scottish Natural Heritage – no objections. There are natural heritage interests of national and international importance within close proximity (Arran Moor SPA/SSSI and South Coast of Arran SSSI), however SNH considers that these will not be affected by the development.

Soil or vegetation clearance work should take place outwith the main bird breeding season (i.e. outwith April to July inclusive). If this is not possible an ornithologist should be engaged to survey the ground immediately prior to such works to advise the developers of any bird nesting activity. As the proposed turbine would be sited to the north of the road, it will have less of an impact on the views towards the sea for road users, compared to previous proposals on the seaward side of the road. The study area boundary for the proposal lies within the zone of medium natural heritage sensitivity in SNH's onshore wind farm Strategic Locational Guidance.

Response: noted. Planning conditions could be imposed.

Arran Community Council – no objection.

Prestwick Airport – no objection.

Civil Aviation Authority – no comments.

Analysis

Section 37 (2) of the Town and Country Planning (Scotland) Act 1997 states, in dealing with an application for planning permission, that the Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Section 25 of the Act states that where in making any determination under the Planning Acts regard is to be had to the Development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The main determining issues are whether the proposal accords with the adopted Local Plan, specifically Policies ENV 1, INF 8, ENV 7 and the Development Control Statement, and other material considerations, which in this case comprises the Ayrshire SPG on Windfarm Development, the Landscape Capacity Study for Wind Farm Development in North Ayrshire and the supporting information submitted by the agent.

Policy ENV 1 of the adopted Local Plan relates to Development in the Countryside and states that development for renewable energy resources should be considered under Policy INF 8.

With regard to Policy INF8, it is acknowledged that the turbine would be located on the landward side of the C147 road and would therefore not have a significant impact on the view towards the sea for road users. It would however be isolated from the existing buildings being approximately 88 metres from the nearest agricultural building and 115 metres to the nearest part of the farmhouse. It would therefore introduce a prominent unnatural structure into an area of relatively open countryside, its prominence made more conspicuous due to the height of the site above road level. It is therefore considered that the proposal would conflict with criteria (a), (b) and (c) of Policy INF8, in that it would be inappropriate in design and scale to its surroundings and it would have an adverse effect on the intrinsic landscape qualities and natural heritage of the area.

With regard to Policy ENV 7, Nature Conservation, the site would be in close proximity to the Arran Moor's SPA/SSSI and associated designation with hen harriers species and also the South Coast of Arran SSSI which is of biological and geological interest. However SNH did not raise any objections to the proposal and therefore the proposal was not found to conflict with ENV 7.

The relevant criteria of the Development Control Statement of the adopted Local Plan are the siting, design and external appearance of the proposed development and its impact on amenity and landscape character. For the reasons mentioned above, the proposal would not accord with the relevant Development Control Statement Criteria in that the siting, design and appearance of the turbine would intrude upon an area of relatively open countryside which would detract from the visual amenity and landscape character of the area.

In terms of the Ayrshire SPG, as noted above, it recommends that wind farm development should not generally be supported within 2km of a town or village or within 700m or a distance of 10 times the turbine rotor blade diameter, whichever is the greater, from an individual dwelling etc. The wind turbine would be located within 700m of residential properties and the settlement of Kildonan is situated within 2km of the application site. It is therefore considered that the proposal would not accord with the Ayrshire SPG on Windfarm Development.

The Council's approved Landscape Capacity Study acknowledges that there is limited capacity for small scale wind turbine development within the "Coastal Fringe with Agriculture" landscape character type. It stresses however that the island at present has no wind farm development and given its landscape integrity, the perception of Arran as being "unspoilt" and "different" is emphasised by its island situation. The spectacular scenery of the northern mountains is the key focus of views to the island landscape. These factors include sensitivity to wind farm development when Arran is considered as a whole, not just on the basis of the sensitivity of the individual character types and the study therefore advises that these aspects should be taken into account when considering in detail any proposals for wind farm development on the island.

It is considered that the proposal does not comply with the terms of the Landscape Capacity Study, given the size of the proposed turbine – it would exceed 20m in height - and as it would be relatively isolated from existing buildings. It is acknowledged that the turbine would not be situated on the seaward side of the C147 road, and as such would not have a significant adverse impact on the sea views from the C147 road to coastal and historically important features and would not interrupt key views to Pladda and Ailsa Craig. However, it is considered that the turbine would be highly visible form the C147 road and would form a distinct unnatural feature in the countryside which would detract from its appearance and visual amenity. While there may be some economic benefit from the development, on balance, it is considered that it would not outweigh the negative impact on the landscape that would occur should planning permission be granted.

Accordingly, it is considered that the proposal does not accord with Policy INF 8 and the Development Control Statement of the adopted Local Plan and would conflict with the Ayrshire SPG and the Council's adopted Landscape Capacity Study on Wind Farm Development. There are no other material considerations (including the supporting information submitted by the agent) that would justify the granting of this proposal..

Accordingly, planning permission should be refused.

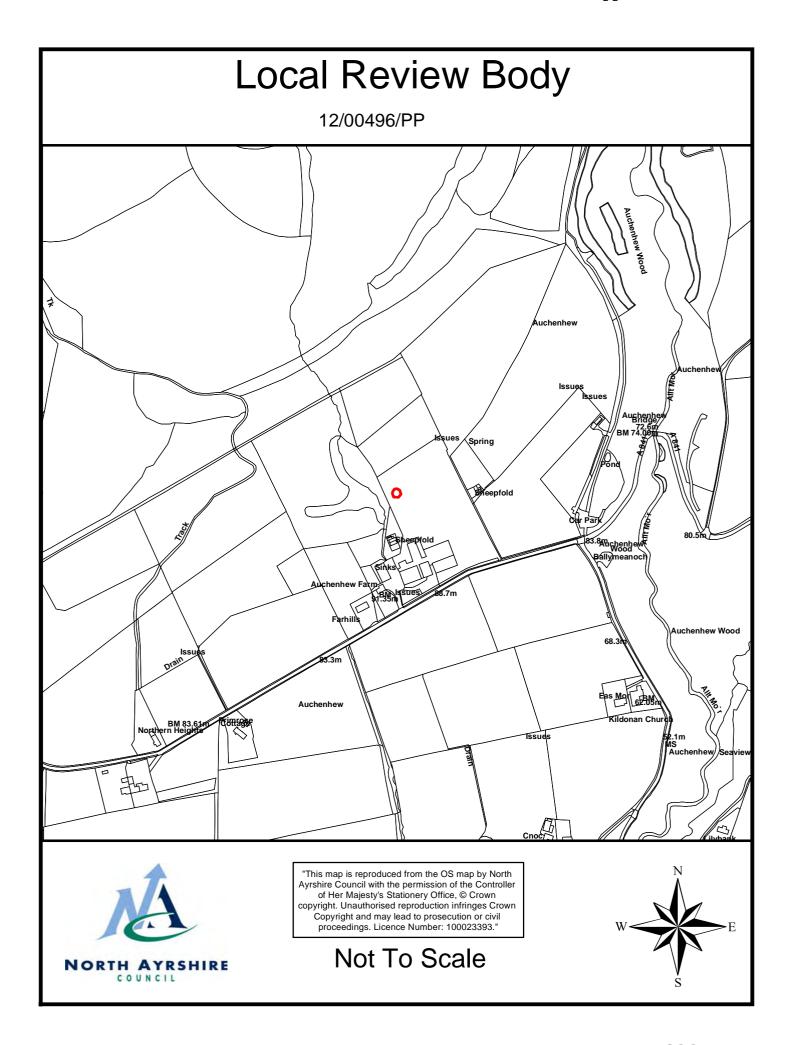
Decision

Refused

Case Officer - Ms Julie Hanna

Appendix 1 - Drawings relating to decision

Drawing Title	Drawing Reference (if applicable)	Drawing Version (if applicable)
Block Plan / Site Plan	01	
Location Plan	02	
Location Plan	03	
Proposed Elevations	1/1	
Other	CIS.ZTV01	
Other	COM.ZTV01	
Other	HAP01-ZTV	
Other	PMV01-ZTV	
Other	ZTV01	





IAN T. MACKAY: Solicitor to the Council (Corporate Services)

No N/12/00496/PP

(Original Application No. N/000047657-001)

REFUSAL OF PLANNING PERMISSION Type of Application: Local Application

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997, AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

To: Mr John McDonald

c/o Fine Energy Fao Nicola Thomson-Jack

9 Kingsknowe Park

Edinburgh EH14 2JQ

With reference to your application received on 6 September 2012 for planning permission under the above mentioned Acts and Orders for :-

Erection of 55kW wind turbine measuring 24.8m to hub and 34.5m to blade tip

at Auchenhew Farm Kildonan Brodick Isle Of Arran

KA27 8SG

North Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby refuse planning permission on the following grounds:-

1. That, the proposed development would not accord with: (a) Policy INF 8 and the Development Control Statement of the Isle of Arran Local Plan; (b) the Ayrshire Supplementary Planning Guidance on Wind Farm Development; and (c) the Council's adopted Landscape Capacity Study for Wind Farm Development in North Ayrshire (Phase 2 Report) 2009, in that by reason of its scale, design, appearance and isolated siting, it would: (i) intrude upon an area of relatively open countryside, detracting from its natural appearance and scenic quality, which would be detrimental to visual amenity; and (ii) establish an undesirable precedent for further unsuitable wind farm development, thereby detracting from the amenity and appearance of the countryside.

Dated this: 31 O	october 2012
	for the North Ayrshire Council

(See accompanying notes)



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2008 – REGULATION 28

IAN T. MACKAY: Solicitor to the Council (Corporate Services)

FORM 2

- 1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Committee Services, Chief Executive's Department, Cunninghame House, Irvine, North Ayrshire, KA12 8EE.
- 2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

NORTH AYRSHIRE COUNCIL

Agenda Item 4

23 January 2013

Local Review Body

Subject:

Notice of Review: 12/00432/PP: Erection of detached dwellinghouse: Site to West of 35 Margnaheglish Road, Lamlash, Isle of Arran

Purpose:

To submit, for the consideration of the Local Review Body, a Notice of Review by the applicant in respect of a planning application refused by officers under delegated powers.

Recommendation:

That the Local Review Body considers the Notice.

1. Introduction

1.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, provides for certain categories of planning application for "local" developments to be determined by appointed officers under delegated powers. Where such an application is refused, granted subject to conditions or not determined within the prescribed period of 2 months, the applicant may submit a Notice of Review to require the Planning Authority to review the case. Notices of Review in relation to refusals must be submitted within 3 months of the date of the Decision Notice.

2. Current Position

- 2.1 A Notice of Review has been submitted in respect of Planning Application 12/00432/PP for the erection of a detached dwellinghouse on a site to the west of 35 Margnaheglish Road, Lamlash, Isle of Arran.
- 2.2 The application was refused by officers for the reasons detailed in the Decision Notice at Appendix 5.
- 2.3 The following related documents are set out in the appendices to this report:-

Appendix 1 - Notice of Review documentation;

Appendix 2 - Representations received from interested parties;

Appendix 3 - Report of Handling;

Appendix 4 - Location Plan; and

Appendix 5 - Decision Notice.

3. Proposals

3.1 The Local Review Body is invited to consider the Notice of Review.

4. Implications

Financial Implications

4.1 None arising from this report.

Human Resource Implications

4.2 None arising from this report.

Legal Implications

4.3 The Notice of Review requires to be considered in terms of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

Equality Implications

4.4 None arising from this report.

Environmental Implications

4.5 None arising from this report.

Implications for Key Priorities

4.6 None arising from this report.

5. Consultations

5.1 Interested parties (both objectors to the planning application and statutory consultees) were invited to submit representations in terms of the Notice of Review. The applicant was given the opportunity to respond to the representation submitted. The additional representation received is set out at Appendix 2 to the report.

6. Conclusion

6.1 The Local Review Body is invited to consider the Notice of Review, including any further procedures which may be required prior to determination.

ELMA MURRAY Chief Executive

Cha Muray

Reference:

For further information please contact Diane McCaw, Committee Services Officer on 01294 324133.

Background Papers

Planning Application 12/00432/PP and related documentation is available to view on-line at www.north-ayrshire.gov.uk or by contacting the above officer.

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)		Agent (if an	y)
Name LAMLA	SH GOLF CLUB	Name	JOHN LAND
Address		Address	TO WOODSIDE DOINE WATERFOOT
Postcode		Postcode	GLASGAN G76 040
Contact Telephone 1 Contact Telephone 2 Fax No		Contact Te Contact Te Fax No	
E-mail*		E-mail*	<u> </u>
		Mark this h	nov to confirm all contact should be
* Do you agree to corresp	ondence regarding your r	through thi	
	ondence regarding your r	through thi	s representative: 🗹 Yes No
Planning authority		through thi	s representative: Yes No ent by e-mail?
Planning authority Planning authority's applic	ation reference number	through this eview being se	S representative: V Yes, No Int by e-mail? TH AMDSHIDE COUNCIL OOUZZ/PP CHALEGUSI DOOD,
* Do you agree to corresperture. Planning authority Planning authority's application of proposed development	SITE TO WEST O'LAMLASH, ISLE	through this eview being se	S representative: V Yes, No Int by e-mail? TH AMDSHIDE COUNCIL OOUS 2 / PP CHALEGUSH DOOD,

notice or from the date of expiry of the period allowed for determining the application.

Nat	cure of application	
1. 2. 3.	Application for planning permission (including householder application) Application for planning permission in principle Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) Application for approval of matters specified in conditions	
Rea	asons for seeking review	
1. 2. 3.	Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer	
Rev	view procedure	
time to d such	Local Review Body will decide on the procedure to be used to determine your review and may are during the review process require that further information or representations be made to enable determine the review. Further information may be required by one or a combination of proceding the submissions; the holding of one or more hearing sessions and/or inspecting the ch is the subject of the review case.	them ures,
hand	ase indicate what procedure (or combination of procedures) you think is most appropriate for dling of your review. You may tick more than one box if you wish the review to be conducted abination of procedures.	r the by a
1. 2. 3. 4	Further written submissions One or more hearing sessions Site inspection Assessment of review documents only, with no further procedure	
belo	ou have marked box 1 or 2, please explain here which of the matters (as set out in your state bw) you believe ought to be subject of that procedure, and why you consider further submissions ring are necessary:	ment or a
Site	e inspection	
In th	ne event that the Local Review Body decides to inspect the review site, in your opinion: Yes	No
1.	Can the site be viewed entirely from public land?	$\overline{\mathbf{V}}$
2	Is it possible for the site to be accessed safely, and without barriers to entry?	
	here are reasons why you think the Local Review Body would be unable to undertake ccompanied site inspection, please explain here:	e an
	20	

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. <u>Note:</u> you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE SEBLATE DOCUMENT	
Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?	Yes No
If yes, you should explain in the box below, why you are raising new material, why it was the appointed officer before your application was determined and why you consider it sconsidered in your review.	not raised with should now be
Na	

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

STATEMENT ACCOMPANING NOTICE OF REVIEW

REFLECT NOTICE

LOCATION PLAN

BLOCK PLAN

DESIGN PROPOSALS DRAWING

STATEMENT SUPPORTING APPLICATION (LODGED WITH APPLICATION)

DESIGN STATEMENT

LANDSCAPE CAPACITU STATEMENT

REPORT OF HANDLING

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requiring a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

<u>Note.</u> Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date	22	n l	12

Statement accompanying a Notice of Review of Planning Application No. 12/00432/PP for a Site to West of Margnaheglish Road, Lamlash, Isle of Arran

Foreword from Lamlash Golf Club

The Club is disappointed in the decision made recently by North Ayrshire Planning Officers acting under delegated authority to refuse the Planning Application made by the Club for permission to allow the construction of one dwelling on an area of ground surplus to the Club's requirement.

We therefore request a Review of the decision by the Planning Committee, and have instructed our Agent to submit this document which addresses step by step the reasons given for refusal and which we feel are pertinent to the matter and which may allow a reconsideration of this decision.

However, on the matter of club, village and Island economics we do not agree that this can be dismissed out of hand. For example, over the last decade Lamlash Golf Club has trained young Green Keeping Staff who have gone on to take up posts at Loch Lomond, the new Trump course in Aberdeen, the USA and Germany, flying the flag of course management expertise across the Globe. Without maximising our financial potential this may have to be curtailed. Various other community benefits are set out in our application document.

If economic reasons can influence the permission of massive developments such as Wind Farms that may have huge repercussions on the lives of communities and the landscape, why are they not considered as relevant to our small proposed development attracting one objection.

The Lamlash Golf Club thanks the North Ayrshire Council for their continuing attention in this matter and welcomes any clarification required relating to our submission.

The Committee Lamlash Golf Club

Statement accompanying a Notice of Review of Planning Application No. 12/00432/PP for a Site to West of Margnaheglish Road, Lamlash, Isle of Arran

Reasons for Seeking a Review

The applicant seeks a review of this application for detailed planning permission for the following reasons:

- The applicant disagrees with the reasons for refusal.
- The proposal complies with Policy H 1 of Alteration No.1 to the adopted Isle of Arran Local Plan in terms of the wording, associated definitions and requirements of the policy.
- The Council have incorrectly changed the wording in quoting Policy H 1, giving the Policy a different interpretation from the correct wording.
- The proposal satisfies the criteria in the Development Control Statement in the Isle of Arran Local Plan.
- Policies RES 1 and ENV 1 of the Adopted Isle of Arran Local Plan and Policy H2 of Alteration No.1 to the Adopted Isle of Arran Local Plan are not relevant by virtue of the proposal's fulfilment of the requirements of Policy H1 of Alteration No.1 of the Adopted Isle of Arran Local Plan.

Background

In the Refusal Notice, the reasons given by the Council for its refusal of the application are as follows:

- 1. That the proposed development would be contrary to Policy ENV 1 of the adopted Isle of Arran Local Plan, in that the dwelling house is not required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwelling house which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of its appearance and amenity.
- 2. That the proposed development would be contrary to Policy RES 1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development outwith the settlement boundary and within the countryside, for which there is no specific locational need which would be detrimental to the amenity and appearance of the countryside and set an undesirable precedent for further similar developments.
- 3. That the proposed development would be contrary to: (i) Policy H 1 of Alteration No.1 and Criteria (a) and (b) of the Development Control Statement of the Isle of Arran Local Plan,

in that the proposed dwelling house would not constitute an acceptable addition to an existing well-defined nucleated group and that its design would not be sympathetic to the character and form of the surrounding area; and (ii) Policy H 2 of Alkteration No.1 given its proximity to the settlement of Lamlash.

The application was supported by a statement justifying it in terms of Policy H 1 of Alteration No.1 to the Isle of Arran Local Plan. This Notice does not address reasons 1 and 2 as the Policies to which they refer, ENV 1 and RES 1, are not relevant if the proposals comply with Policy H 1 of Alteration No.1. In order to assess the proposals against Policy H 1, it is necessary to look at the wording of the Policy and the associated definitions of terms used in it.

Policy H 1 of Alteration No.1 to the Isle of Arran Local Plan states:

Small-scale growth of existing rural housing groups: Proposals for development in <u>rural areas</u> not defined in the Local Plan as a <u>settlement</u> or village shall accord with the Local Plan subject to satisfying the following criteria:

- a) the proposal constitutes a small-scale addition to an existing well-defined nucleated group of 4 or more houses. Expansion of such a housing group will be limited to 50% of the number of dwellings existing in that group as of 1 January 2005 up to a maximum of 4 new housing units;
- b) the proposal is sympathetic to the character and form of the existing group;
- c) any individual proposal does not prejudice a future development opportunity; and
- d) the proposal complies with Roads Guidelines.

Note: The development will require to be supported by a design statement, inclusive of landscaping proposals particularly in regard to urban fringe sites, to assist the Council to fully assess the proposal.

The key terms in the policy, which have been underlined above are "rural areas", "settlement" and "group of houses". These are defined in the Appendix to Alteration No.1, Definitions, as follows:

Rural Area: Countryside and settlements of 3000 population or less. This includes: The whole of Arran inclusive of all its settlements.

Settlement: Area bounded by a settlement boundary in the local plan.

Group of houses: A well defined nucleated group of 4 or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e. g. sharing access. Expansion of such a group will be limited to 50% of dwellings existing in that group as of 1 January 2005 up to a maximum of 4 new housing units.

The proposal for development is in a rural area (Arran inclusive of all its settlements). It is outwith the settlement boundary of Lamlash and is therefore a "Proposal for development in a rural area not defined in the Local Plan as a settlement or village". It therefore accords with the Local Plan subject to satisfying criteria (a) to (d) of the Policy. In the definitions of the terms and wording of the policy, it is the proposal which must be outwith the settlement boundary. The wording does not exclude "groups of houses" from being parts of a "settlement". Therefore, in terms of criterion (a), the proposal is an expansion of Margnaheglish Estate, which is an "existing well defined nucleated group of 4 or more

houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g. sharing access." The proposal is substantially less than 50% of the number of existing dwellings, and less than 4, all of which pre-date 1 January, 2005. It therefore satisfies criterion (a).

In its Report on Handling, in the third paragraph of the second last page, the Council states that "the applicants have misinterpreted Policy H 1.....". It goes on to correctly quote the definition of a "group of houses" as a "well defined nucleated group of 4 or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g. sharing access". However, in the next sentence, it incorrectly inserts the word "rural", changing the wording of the policy, by saying "To comply with Policy H 1, therefore a proposal must constitute a small scale addition to an existing well defined nucleated rural group of 4 or more houses."

It then goes on in the next sentence to repeat this misquote by saying "The proposed dwelling house would result in an addition to the settlement of Lamlash rather than a nucleated rural group of which there is none in the vicinity." In this sentence, the Council also claims that the proposal does not comply with Policy H 1 as it would be an expansion of a settlement rather than a group of houses. However, in the Definitions contained in the Appendice to Alteration No.1, a "settlement" is defined as: Settlement: Area bounded by a settlement boundary in the local plan. This definition does not preclude "groups of houses" being part of a settlement. Key to this is the wording of the description of Policy H 1, "Small scale growth of existing rural housing groups" and the definition of rural areas as being "the whole of Arran - including its settlements." While the Policy states that the proposal must be outwith a "settlement", the definition of the "group of houses" of which it is an expansion does not specify that the group must be outwith a settlement. Consequently, the Council's claim that Margnaheglish Estate is not a "group of houses" is not supported by Policy H 1 or the definitions in Alteration No.1. The correctness of this interpretation is confirmed by Policy H 1 making reference to "urban fringe sites". The Policy must be intended to include groups of houses within the settlement boundary. If the only groups of houses which are relevant to the policy are outwith the settlement boundary, it would not be possible for expansion proposals to be located on "urban fringe sites".

The proposal site is in Arran and is therefore, by definition, in a rural area, it is outwith a settlement or village, and it is a small-scale addition to Margnaheglish Estate which is a well defined nucleated group of 4 or more houses in close proximity to one another and visually identifiable as a group with a common feature, Margnaheglish Road, which is also the nucleus of the group. The proposal therefore accords with the general principle of Policy H 1 and criterion (a) and must be assessed against the other criteria laid down in the policy:

Criterion (b) states "the proposal is sympathetic to the character and form of the existing group". As demonstrated in the Design Statement which accompanied the application, "The houses in Margnaheglish Estate are single storey interspersed with some 1.5 and 2 storey houses set approximately 6 metres back from the back of the pavement, while the Manse is a 2.5

storey house and set well back from the road in its own grounds." The houses are distinctly suburban in style, as the following images demonstrate. Although the criterion specifically refers to the character of the existing group, it is worth noting that the adjacent part of Lamlash Golf Course, in proximity to the application site is "parkland" in character, rather than rural, which further contributes to the suburban character of the area.











Images of Margnaheglish Estate

The Design Statement explains this assessment of the "character and form of the existing group", and therefore concludes that, in order to be sympathetic to this, the proposal requires to reflect this suburban character to a degree. Nonetheless, the proposed house, as demonstrated in the Design Statement, is specifically designed to respond to its setting both in terms of the topography and the surrounding buildings. Together with the Manse and the line of trees which front the Manse, it forms a gateway to Margnaheglish Estate, providing an architectural statement as a transition between the golf course and the estate housing.

Criterion c) states that "any individual proposal does not prejudice a future development opportunity". As the proposal site is bounded on one side by existing housing, on another side by the public road and on the other two sides by the golf course, there is no potential for future development for the proposal to prejudice.

Criterion d) states that "the proposal complies with Roads Guidelines". In its revised Consultation Response dated 11th September, 2012, the Infrastructure and Design Services

(Roads) Department of the Council confirmed that the proposal was acceptable and that "the proposals satisfy the requirements". The proposal therefore satisfies criterion (d).

In Reason 3 in the Refusal Notice, the Council maintains that the proposal does not meet criteria a) and b) of the Development Control Statement of the Isle of Arran Local Plan. In the Report on Handling, it specifies the aspects of these criteria which it allegedly fails to meet.

With regard to criterion a), the Council states "it is considered that the proposals would not meet with the requirement of this criterion. The siting is inappropriate being adjacent to and outwith the settlement boundary and would represent an unnecessary intrusion into an area of countryside. The suburban and overly complicated design of the proposed dwelling house and its scale and massing would not be in keeping with existing neighbouring developments which would have a significant adverse impact on visual amenity."

The justification for the proposal, in terms of its siting, has already been made in the context of Policy H 1. The proposal represents development of a disused and derelict site which is sandwiched between a parkland golf course and a housing estate. The site is outwith the golf course and is visually distinct from it. From a visual amenity aspect, the site is not an area of countryside, nor is the golf course.

The need for the design of the proposal to relate to its surroundings, which have a distinctly suburban character, is recognised in the Design Statement and the foregoing text. The "overly complicated" design serves to break up the massing of the proposed house into separate elements. These are consistent with the scale and massing of neighbouring buildings.



The proposal is smaller in every respect than the Manse on the opposite side of the road. At its highest point, the ridge is still lower than the ridge of No. 16 Margnaheglish Road, the Manse and the belt of mature trees on the opposite side of Manse Road from the application site. From the golf course and approach along Manse Road, the proposal has a single storey elevation, created by the proposed landscaping which makes use of the existing topography. The element of the proposal closest to Margnaheglish Road is single storey and

therefore relates to Nos. 35 and 15 Margnaheglish Road. The visual appearance of the proposed house from the golf course and the approach along Manse Road is a collection of roofs of different height, reflecting the existing appearance of the houses in Margnaheglish Estate.



Every effort has been made to ensure that the proposal is in keeping with neighbouring developments in terms of its design, scale and massing. Far from having an adverse impact on visual amenity, it will enhance it, developing an unsightly piece of disused land, forming a less anonymous gateway to Margnaheglish Estate and relating to the currently isolated Manse on the opposite side of Manse Road.

With regard to criterion b), the Council states "it is considered that there would be no significant adverse impacts regarding overlooking, loss of privacy or overshadowing as a result of the development. In addition, the dwelling house would enjoy a satisfactory standard of residential amenity. However, it is considered that the proposed dwelling house would be out of character with its countryside location and neighbouring properties and would therefore have a detrimental impact on visual amenity."

The last assertion implies that the character of the location is "countryside". However, Margnaheglish Estate is distinctly suburban in character, as is the parkland golf course. The proposal represents a sensitive architectural solution which relates both to the neighbouring houses and to the golf course. The use of different elements with different heights of roof, the use and development of the existing topography to ground the building in its setting and the introduction of natural materials consistent with the local surroundings all serve to make the building relate to its setting and the neighbouring buildings in a positive way, rather than repeating their indistinctive bland style. The proposal represents a significant improvement on the visual amenity of the area. The following image, taken from the Design Statement, with corresponding "existing" photograph of the application site, illustrates how the building relates to its surroundings and enhances the visual amenity.





Visual appearance from golf course - Existing

Proposed

Conclusion

The proposal constitutes a small-scale addition to an existing well-defined nucleated group of 4 or more houses. As a single house, it represents less than 50% of the number of dwellings existing in that group as of 1 January 2005. The application site is not defined in the Local Plan as being in a settlement or village, although it could be classed as an urban fringe site. The proposal is also sympathetic to the character and form of the existing group. It also meets the other criteria of Policy H1 of Alteration No.1 to the Isle of Arran Local Plan.

Therefore, despite the Council having re-worded Policy H1 in the Report on Handling and thus changing its meaning, the proposal satisfies the requirements of Policy H1.

As a sensitive architectural solution which relates to its suburban and parkland surroundings, developing an unsightly and disused piece of land, the proposal also satisfies criteria a) and b) of the Development Control Statement in the Local Plan.

Reason no.3 for refusal, given by the Council, is therefore invalid as the proposal complies with Policy H1 in Alteration No.1 of the Isle of Arran Local Plan and Policy H2 is therefore not relevant. Similarly, reasons 1 and 2 are not relevant either.

The applicant therefore requests that the application be reviewed and, taking into account the background to the design development and the wording of the relevant Local Plan Policy, that the application be approved.



IAN T. MACKAY: Solicitor to the Council (Corporate Services)

No N/12/00432/PP

REFUSAL OF PLANNING PERMISSION

Type of Application: Local Application

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997,
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2008

To:

Lamlash Golf Club

c/o John Lamb 70 Woodside Drive

Waterfoot Glasgow G76 0HD

With reference to your application received on 31 July 2012 for planning permission under the above mentioned Acts and Orders for :-

Erection of detached dwellinghouse

at

Site To West Of

35 Margnaheglish Road

Lamlash Brodick Isle Of Arran

North Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby refuse planning permission on the following grounds:-

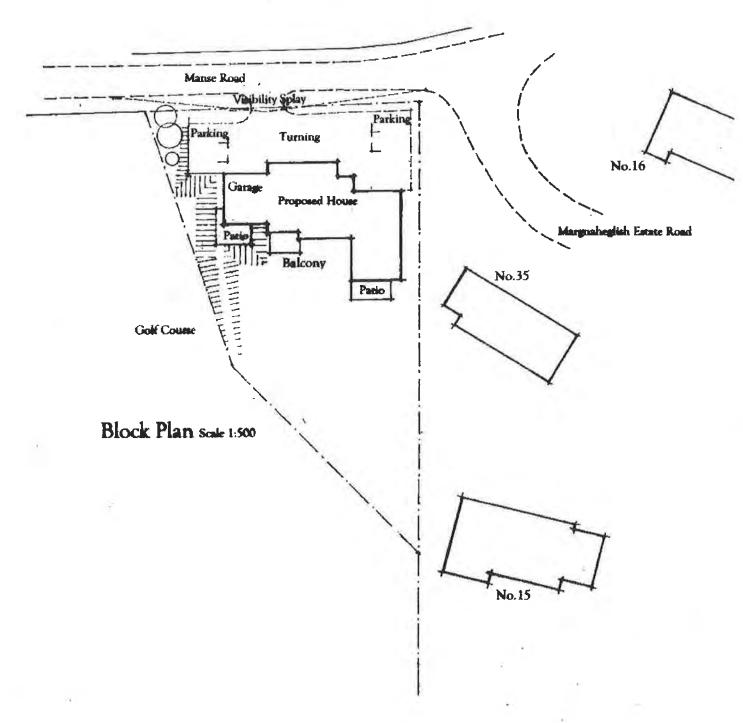
No N/12/00432/PP

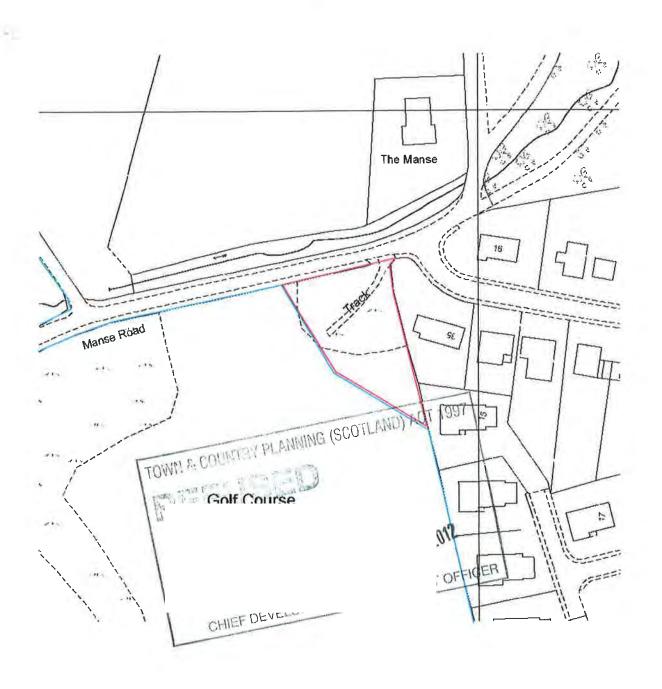
- 1. That, the proposed development would be contrary to Policy ENV 1 of the adopted Isle of Arran Local Plan, in that the dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwellinghouse which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of its appearance and amenity.
- That, the proposed development would be contrary to Policy RES 1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development outwith the settlement boundary and within the countryside, for which there is no specific locational need which would be detrimental to the amenity and appearance of the countryside and set an undesirable precedent for further similar developments.
- 3. That, the proposed development would be contrary to: (i) Policy H 1 of Alteration No. 1 and Criteria (a) and (b) of the Development Control Statement of the Isle of Arran Local Plan, in that the proposed dwellinghouse would not constitute an acceptable addition to an existing well-defined nucleated group and that its design would not be sympathetic to the character and form of the surrounding area; and (ii) Policy H 2 of Alteration No. 1 given its proximity to the settlement of Lamlash.

Dated this: 27 September 2012

(See accompanying notes)









Detached House with Annexe Manse Road, Lamlash Golf Course Isle of Arran

Location Plan

Scale

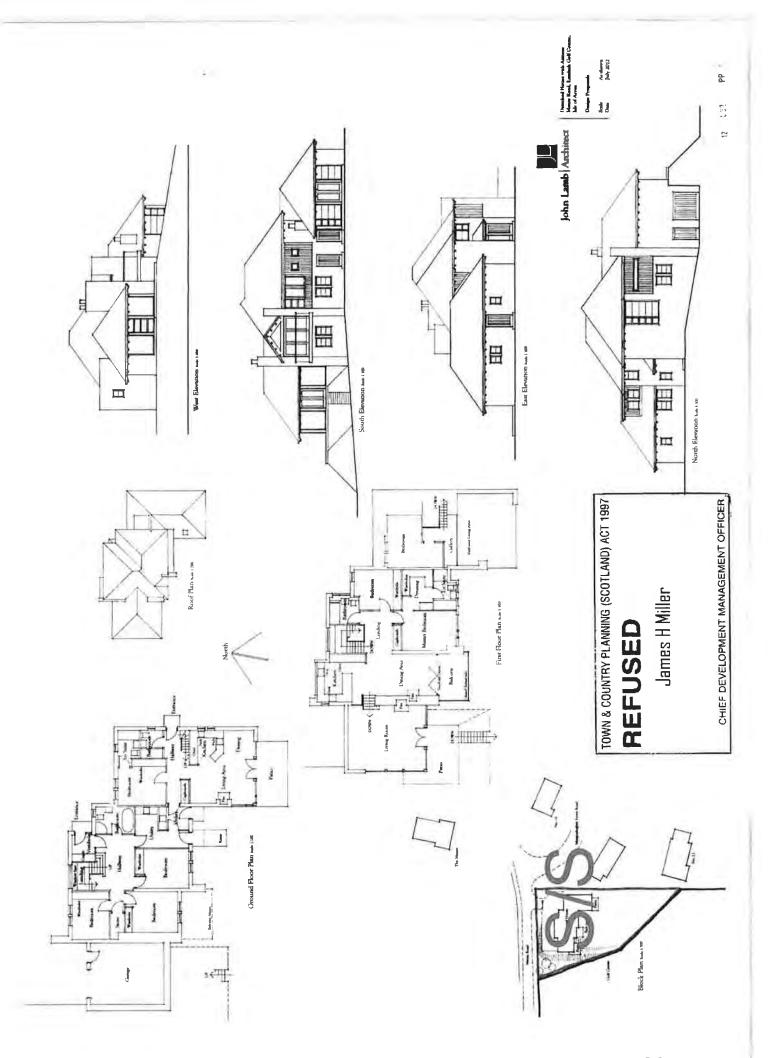
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Date

July 2012

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Statement in Support of an Application for Detailed Planning Permission for a Detached House

on Land on the South East of Lamlash Golf Club, Lamlash, Isle of Arran







- Introduction
- 7 The Case for the Proposed Development
- S Financial Statements for Year Ended December 2011
- ~ Design Statement
- 23 Landscape Capacity Statement

INTRODUCTION

This statement is in support of an application for detailed planning permission submitted by Lamlash Golf Club for a detached house on land to the East of Lamlash golf course. The application site is owned by the Golf Club and has for many years been derelict. It is not part of the golf course and has been used over the years as a dump. More recently the site has attracted fly tipping. It is heavily overgrown and is unusable for any form of recreation. It has no value in its current condition, either to the Golf Club, or as open space to the community. In the following statement, the Club's case for the proposed development is made, supported by its financial statements for the year ended December 2011, together with a Design Statement, outlining the rationale behind the design of the proposal in the context of its surroundings and the Local Plan, and a Landscape Capacity Statement, assessing the landscape's ability to accommodate the proposal.

such as birthdays, wedding receptions and funerals. The Club currently provides employment for twelve local people, including trainee green-keeping staff, Lamlash Golf Club has for over one hundred years played an integral part in the social focus of Lamlash, together with the Bowling Club and the Arran Yacht Club. It has an active Junior membership who receive regular tuition from senior members, while the clubhouse is also used as a venue for events as well as attracting visiting parties of golfers to Lamlash with inherent economic benefit to the community and the further contribution to local employment that this represents. In addition, the Club has been a responsible custodian of the golf course, an important area of open space on the edge of Lamlash, providing a significant and attractive landscaped feature at the entrance to the town for visitors. The Golf Club's important role in the economic and social fabric of the community of Lamlash cannot be over-stated. However, with a relatively limited catchment area for local members, the Club relies heavily on the crucial income provided by visiting parties of golfers the Club has seen a fall in the number of such visitors, and is aware of the need to offer better facilities in an increasingly competitive market. Faced with increasing running costs, the Club has raised its membership subscriptions and green fees to a level beyond which there is no scope for further increase without becoming unaffordable to many of the local members, particularly juniors, and uncompetitive with other courses, especially on the mainland, for visitors. This worsening situation which is exacerbated by the ongoing burden of repaying a bank loan has put the Club financially at risk, as demonstrated by the Club's audited financial statements. Revenue from green fees and associated golf cart hire fell by almost £10,000 from 2010 to 2011 while, despite a 5% increase in membership subscriptions, membership fell slightly, cancelling out any increased revenue. The Financial Statements show an operating loss of £8,000 for 2011, a trend which, if allowed to continue, will result in a slow decline in the Club's financial from the mainland. In recent years, in common with many tourist facilities throughout Scotland in the present economic climate,

sustainable again, reducing overheads by re-paying the current bank loan, preserving the clubhouse as an important local social venue as well as providing With the future of the Club, and all it represents for the community of Lamlash, at stake, the committee have identified a strategy for making the Club the facilities demanded by visitors, and also making improvements to the course itself, elevating the Club's profile in golfing circles and, by so doing, making it more attractive to visiting parties.

significantly increase visitor numbers with a consequent increase in revenue for the Club and the wider Lamlash and Arran economy. This will allow the detracting from its marketability as a visitor destination and jeopardising it's role as a social venue, further reducing the vital income from these areas of activity. In addition, the Club has an opportunity to acquire an area of land, equivalent in area to the proposed house plot, beside the 16th hole which significantly enhance the playing experience andvisual appeal of the course such that the Club is confident of attracting larger visitor numbers from around Club to continue to play its part as a social facility and employer within the community. However, this is not simply an opportunity for growth, with all the associated benefits. Failure to stop the decline in visitor numbers and to reduce the running costs will ultimately leave the Club unable to function in The clubhouse is in urgent need of fabric maintenance, particularly to the roof, without which the building and its facilities will deteriorate, will enable the construction of a "signature" hole for the course, creating an "island" green. This feature, coupled with other course improvements, will Scotland and further afield. The Club believes that these improvements will help to put the it on the golfing map of Scotland, which will its present state as an important visitor attraction, social focus and source of employment on Arran.



planning permission for the erection of a detached house. The sale of the site will raise enough capital to re-pay the Club's bank loan, as well as leaving to the piles of overgrown rubbish on it, the Club has received an acceptable offer for the site from a local resident and his family, subject to obtaining Having identified the application site as being completely surplus to the Club's requirements, being "out of bounds" to the golf course and unusable due immediately adjacent to existing development. It is also extremely unsightly and detracts from the amenity of the neighbouring properties. Development of the site with a distinctive house of architectural merit would therefore significantly improve the visual amenity of the neighbouring houses and the sufficient funds to carry out improvements to the course and clubhouse. The application site has never been part of the golf course and is situated golf course. The proposed development would therefore put the Club on a sustainable footing, enabling it to survive and increase revenue as well as securing local employment. It would also improve the visual amenity of the area.







In the "The Vision: North Ayrshire - A Better Life" in the Main Issues Report of its Draft Local Plan, North Ayrshire Council states that: "Development which actively promotes tourism and which results in a change in perception and the attraction of new people will be promoted.

"Rural, Coastal and Island areas will be protected and promoted as a resource for recreation and biodiversity."

By enabling the enhancement of the Golf Club, its clubhouse and golf course, the proposal will change the perception of the Club and attract new visitors. The Club's future will be safeguarded, securing and protecting an important recreational facility on Arran, without the loss of any recreational or usable open space.

In Appendix 2 of the Main Issues Report, the Council also states that:

"Existing policies provide an ongoing context for the determination of planning applications until such time as the new LDP is adopted or advanced to the stage of being a significant material consideration (post consultation on the Proposed Plan with no objections to the relevant policy or allocation)." Consequently, although consistent with the vision of the Main Issues Report of the Draft Local Plan, the planning issues of the proposal must be assessed against the Current Local Plan, including Alteration No.1 of the Local Development Plan for Arran.

Policy H1 in this document states:

POLICY H 1: Small-scale growth of existing rural housing groups

Proposals for development in rural areas not defined in the Local Plan as a settlement or village shall accord with the Local Plan subject to satisfying the following criteria:

- the proposal constitutes a small-scale addition to an existing well-defined nucleated group of 4 or more houses. Expansion of such a housing group will be limited to 50% of the number of dwellings existing in that group as of 1 January 2005 up to a maximum of 4 new housing units;
- the proposal is sympathetic to the character and form of the existing group;
- any individual proposal does not prejudice a future development opportunity; and
- the proposal complies with Roads Guidelines.

The development will require to be supported by a design statement, inclusive of landscaping proposals particularly in regard to urban fringe sites, to assist the Council to fully assess the proposal. The sensitive infilling of any available gap sites consolidating existing groups will be particularly encouraged.

settlements." The note appended to the policy makes specific reference to "urban fringe sites". Therefore, despite being on the edge of the Village Boundary, the This policy is relevant to the proposed development. Rural Areas are defined in the Alteration No.1 to the Local Plan as "The whole of Arran inclusive of all its terms of Policy H1 are applicable to the application site.

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LAMLASH GOLF CLUB	CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011	Income & Expenditure Account Balance Sheet Notes to the Financial Statements				
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LAMLASH GOLF CLUB NOTES TO THE FINANCIAL STATEMEN'IS FOR THE YEAR FRINKI 31 DECEMBER 2011	1. TANGIBLZ FIXED ASSETS	O. O. A. I. January 2011 and 31 December 2011	DEPRECIATION At 1 Junuary 2011 Charge for year	At 31 December 2011	NET BOOK VALLE At 31 December 2011		The notes form part of these financial statements

(23,636)

(24,835)

900

325,875

TOTAL ASSETS LESS CURRENT LLABILITIES

CAPTIAL ACCOUNT
Balance byf
Delicit/Surplus for the year

NET CURRENT LIABILITIES

CREDITORS
Bank overdraft
PAYIGNIC
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Accured charges

30,021 1,038 2,000 9190 33,959

10,323

35,745

CURRENT ASSETS Stucks Debtors VAT Cash at bank and in band 334,000

333,829

334,000

357,636

350,710

2010

2011

Notes

FIXED ASSETS Langible essets

LAMLASH GOLF CLUB

BALANCE SHEET 31 DECEMBER 2011 We have prepared these necessarily the same to be in accordance herewith.

Ilenderson Loggie
Chaftered Accountants

Proposal For a Detached House on Land on the South East of Lamlash Golf Club, Lamlash, Isle of Arran

Design Statement







BACKGROUND INFORMATION

The following Design Statement accompanies a proposal by Lamlash Golf Club to develop an area of land to the south-east of the golf course in Lamlash, on the edge of Margnaheglish Estate, with a detached house. The site is owned by Lamlash Golf Club This area of land has been used historically by the Club for the dumping of excess soil, rocks and waste vegetation from the golf course and the Club wish To realise its development potential in order to secure the Club's long term financial future, as described in the previous section of the Supporting Statement. The Club's brief is to design a house of sufficient size and quality to realise the full potential of the site's value, while avoiding any adverse impact on the enjoyment of the views over Lamlash Bay. The design should be of a very high standard, enhancing its surroundings, using materials which reflect the natural landscape and surroundings, as well as being environmentally conscious by the use of alternative energy and solar gain, as well as sustainable attractive setting of the golf course, or the amenity of the neighbouring houses in Margnaheglish Estate. The house should be orientated to maximise the

Local Area

The site is situated beside Manse Road in Lamlash and is adjacent to the residential Margnaheglish Estate. It extends to 0.1 Ha and is on the edge of the Open Countryside, immediately adjacent to the Lamlash Village Boundary as defined by the Current Isle of Arran Local Plan.

The site is generally level, with a slight slope down from East to West. On the North side of Manse Road, which forms the northern boundary of the site, is a row of mature deciduous trees while, to the East, is a private house, No.35 Marganheglish Road. The golf course bounds the site on the South and West. To the North of Manse Road is the new Manse, a very large detached 1970's style villa which stands on its own while, further to the East is Kilbride House, a traditional whitewashed Georgian stone villa which stands in its own wooded grounds.

The site is owned by Lamlash Golf Club and, being outwith the playing area of the golf course, has been used as a dump for excess soil, rocks, vegetation and grass clippings from the maintenance of the course.

South of Manse Road is more suburban than rural, due to the suburban style of the neighbouring Despite being on the edge of the Open Countryside, the character of the area, particularly to the houses in Margnaheglish Estate and the parkland character of the golf course.





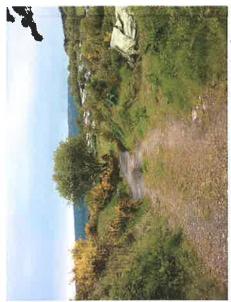
Situated on the edge of the golf course, the site is heavily overgrown with gorse bushes and weeds, with an overgrown track through it. Piles of soil and rock have been dumped on the site over the years. All this has rendered it inaccessible and unusable to local residents and golfers. It has also attracted some "fly tipping" and generally detracts from the amenity of the surrounding area. Its location, however, affords it panoramic views over Lamlash Bay and the town of Lamlash. The site is slightly elevated above the adjacent Manse Road and is obscured from view from its immediate surroundings by a belt of mature trees to the North, by the houses in Margnaheglish Road to the East and by the topography of the golf course to the North West. It is, however, visible from the golf course to the West and South.



View A from West



View C from North



View D from North East

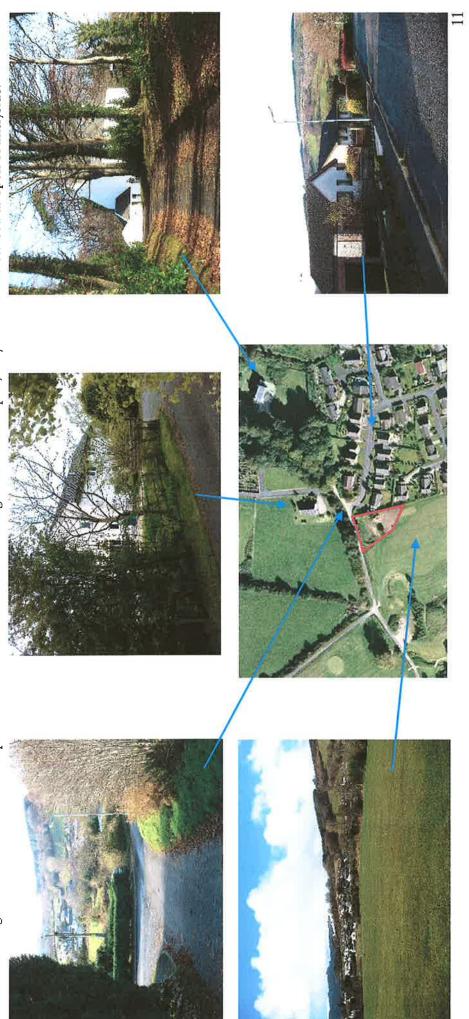
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View B from South West

The approach to the site, along Manse Road from the West, is initially flanked on both sides by the mown fairways of the golf course, which give way on the left to a belt of mature deciduous trees which delineate the edge of a field. Looking towards the site from this approach, and from the South West on the golf course, the houses of Margnaheglish Estate form a backdrop. These houses are of a 1970s suburban character. Approaching the site along Manse Road from the North East, the houses in Margnaheglish Estate are very obvious while, behind the belt of trees on the right, is the Manse, a large 1970s detached villa.

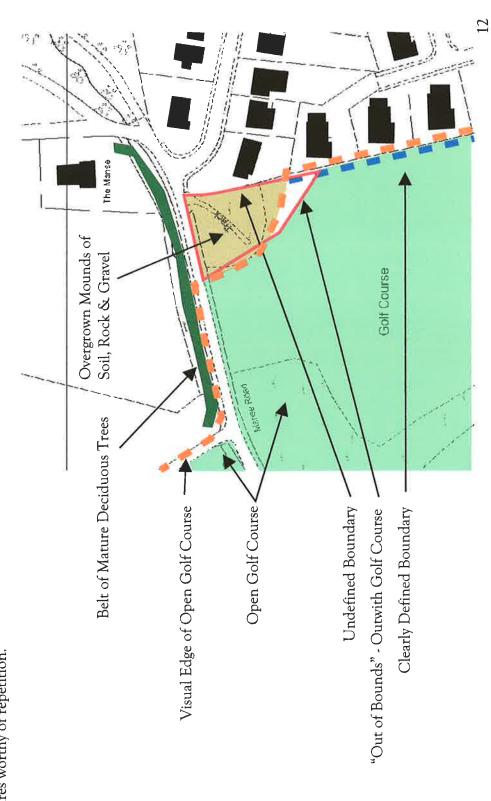
The overall character and identity of the area is suburban, created by the combination of the housing and the golf course. Views to the South and West, towards the town of Lamlash, reinforce this character and identity while, to the North the open field and cemetery provide a less developed aspect, but still a man-made

while the Manse is a 2.5 storey house and set well back from the road in its own grounds. Further to the East is Kilbride House, a listed Georgian villa which is The houses in Margnaheglish Estate are single storey interspersed with some 1.5 storey houses set approximately 6 metres back from the back of the pavement, substantially screened by trees and whose traditional rural style is outweighed by the suburban style of the Manse and the Margnaheglish houses, together with the manicured golf course and the townscape of Lamlash. While the site and the golf course are open, they cannot be described as open countryside.



The over-riding development pattern is that of houses orientated to roads, on the fringe of the golf course. The Manse is a "one-off" building set in its own grounds to the North of Manse Road, which is more open. There is a well defined boundary consisting of hedges and fences between the existing Estate houses and the open golf course. However, this definition is blurred at the application site, where the unmanaged vegetation and piles of soil and gravel fringe the golf course. The application site, in its present state is incongruous within the overall development pattern, owing to this lack of definition, constituting as it does neither regimented housing development, nor manicured open golf course.

and even the Manse, to the North of the road, is architecturally bland. None of the surrounding houses incorporate traditional features, nor do they make use The 1970s suburban bungalow style of the Margnaheglish Estate houses provides no appropriate architectural cue for development of the application site, of any contemporary styles or features worthy of repetition.



The proposal is made under Policy H1 in Alteration No.1 of the North Ayrshire Local Plan for Arran.

This policy states:

POLICY H 1: Small-scale growth of existing rural housing groups

Proposals for development in rural areas not defined in the Local Plan as a settlement or village shall accord with the Local Plan subject to satisfying the following criteria:

- the proposal constitutes a smallscale addition to an existing well-defined nucleated group of 4 or more houses. Expansion of such a housing group will be limited to 50% of the number of dwellings existing in that group as of 1 January 2005 up to a maximum of 4 new housing units;
- the proposal is sympathetic to the character and form of the existing group; **p**)
- any individual proposal does not prejudice a future development opportunity; and Q (C)
 - he proposal complies with Roads Guidelines.

The development will require to be supported by a design statement, inclusive of landscaping proposals particularly in regard to urban fringe sites, to assist the Council to fully assess the proposal. The sensitive infilling of any available gap sites consolidating existing groups will be particularly encouraged. This policy is relevant to the proposed development. Rural Areas are defined in the Alteration No.1 to the Local Plan as "The whole of Arran inclusive of all its

The note appended to the policy makes specific reference to "urban fringe sites". Therefore, despite being on the edge of the Village Boundary, the terms of Policy H1 are applicable to the application site and, if the proposals conform to its requirements, the proposed development will accord with the Local Plan.

- The proposal constitutes a smallscale addition to an existing well-defined group of more than 4 houses and therefore satisfies criterion a). a)
 - The proposal must be sympathetic to the character and form of the existing group. This will satisfy criterion b). 9
- The site is within a corner, bounded by existing housing, a public road and belt of mature trees, and a golf course. There are no future development opportunities in the immediate surroundings and so criterion c) is satisfied. (C)
 - The proposal must comply with the Roads Design Guidelines to satisfy criterion d). g

The Additions to the Development Control Statement go on to state:

All housing developments in rural areas must take account of the Council's Design Guidance and contribute positively to the built environment. The Council shall not approve houses that are located in an open field, on a prominent hillside, occupying skyline or top of a slope or ridge location. All development must avoid contributing to a build up of residential development in any locality so as to cause a change in the character of that area and avoid suburban style, ribbon development or development clearly unsympathetic to he traditional pattern. New housing should use existing trees, buildings, slopes or other natural features to provide an integrated setting. Boundaries should use long established boundary features, evident on the ground, or be formed by natural stone dykes, planting of hedgerows or groups of trees to ensure integration within the rural setting. 13

The Council has prepared a Rural Design Guide. While the character of the area, and in particular the neighbouring houses, is suburban, nonetheless, where the principles contained in the Guide are relevant, they should be applied to the design of the proposals. These principles are as follows:

Integration with the landscape

Retaining the distinctive quality of the countryside is important, and no new properties should be located where they visually dominate their setting and assume a prominence which is generally associated with more important and imposing building types.

2 Siting for shelter

Just as traditional buildings avoided exposed locations, contemporary properties should be sited to make the most of shelter and solar gain. The orientation and siting of other older domestic properties in the same locality will often provide clues as to the best way to site a newer house. Many good contemporary Scottish houses have sustainable designs which include larger windows to the south and west which maximise daylight and passive solar heating. They have smaller windows to the north and east to minimise exposure to wind and rain. Because of the prevailing wind direction in North Ayrshire - from the south west - special care needs to be taken to balance the need for shelter with the benefits of designing for solar gain.

Avoid suburban siting

Homes which follow "conventional" planning guidance which aims to protect amenity in larger developments, and bears on front garden sizes, driveways, garages, back gardens and screen fencing are generally not appropriate in rural North Ayrshire where successful older properties do not follow this development pattern.

4 Smaller groups; massing, proportion and scale

Many older, characterful groups of houses share the same massing, scale and proportions. They are not, however, uniform - individuality is often introduced through;

- a small variation in roof pitches of adjoining terraced properties.
- use of the same simple eaves, verge and window details throughout
 - ase of the same simple cuves, verge and without details throughout
 alternate orientation between individual properties within a group
- a variation in scale and massing within groups; most existing groupings include single, one and a half and two storey properties.

5 Contemporary design

necessarily the best solution for the building's occupants. Smaller windows associated with older properties reduce daylighting and solar gain, and restrict views of North Ayrshire's beautiful countryside. Smaller properties restrict head heights and reduce room sizes and, together with steps at entrances can restrict access for those with Although designing an exact copy of a good quality traditional building can ensure that new development is integrated with its North Ayrshire context, it is not disabilities.

Copying traditional buildings can be an overly restrictive remit for designers, who are in the main keen to promote architecture of its time.

The challenge for designers is therefore to design new characterful buildings which reconcile the requirements of a modern lifestyle with the need for integration into their context. Successful and appropriate new development often has simple proportions and details, based on those of their traditional rural equivalent. Key issues to consider include the following:-

• Use rural proportions. Although this Guidance does not seek to be prescriptive, it is worth noting that unpretentious new designs which are sensitively integrated with their landscape setting often have steeper symmetrically pitched roofs and strong simple roof shapes together with a simple long narrow plan form typical of most rural locations and flat, minimally articulated facades with a greater mass of wall to window.

222

Where this approach is not adopted (for instance where roofs are at a lower pitch, or are asymmetrical or monopitch) a high level of design quality and control will be

• Minimise scale as far as possible, minimise floor to ceiling heights. Many newer properties incorporate open-plan or double height spaces and larger full height windows which can give the impression of spaciousness while retaining a smaller scale associated with rural buildings. Point 1 of these principles is not particularly relevant. As the character of the surrounding area is predominantly suburban, including the manicured golf course, the proposed house will not be in a "countryside" setting. Instead, it will be more appropriate for the proposal to respond to the built and cultivated forms beside

these directions, while the views over the golf course and to Lamlash Bay are to the South and West. Large areas of glazing on these elevations will allow With regard to Point 2, the position of the site, with tall mature trees to the North and an established group of houses to the East, already provides shelter from enjoyment of these views while, at the same time, maximising daylight and solar gain. Point 3 makes reference to the avoidance of suburban siting. As with Point 1, the character of the area is suburban. The corner position which the application site occupies, together with the topography, dictates that the most appropriate access point be in the North-East corner of the site. To maximise the attributes mentioned in Point 2, the orientation will be East - West, which coincides with the position of Manse Road. Consequently, there will be an element of suburban character in the proposed siting. However, given the surrounding character, this will not be inappropriate. The proposal is for a single house, rather than a group of houses. Consequently, Point 4 is not relevant, although some of its principles may be applied to break up the massing of the proposed house.

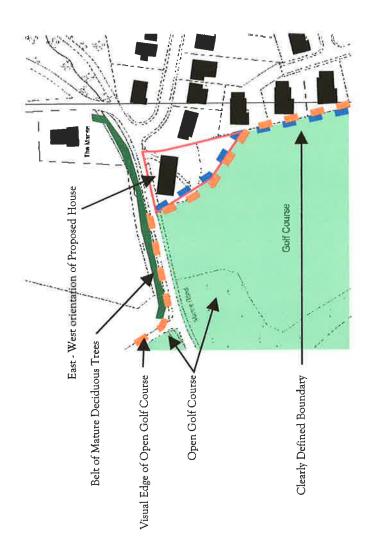
be appropriate. The application site, and its position, offers an opportunity to make a positive design statement which will enhance the otherwise bland and The principles of Point 5 are relevant, although the fenestration of the neighbouring houses is not rural in style and so a degree of flexibility in this regard will unimaginative backdrop to this part of the golf course and, together with the large Manse on the opposite side of the road, to form a gateway from the golf course to the Margnaheglish Estate. The Manse is 2 to 3 storeys in height, while the Estate houses are single storey. There is therefore scope to introduce 1 and 2 storey elements into the proposal which will reflect the massing of the neighbouring properties. In conclusion, the proposed house should make full use of its siting to maximise views and solar gain. It should combine 1 and 2 storey elements and take its architectural cues from good quality traditional buildings, albeit incorporating contemporary interpretations of these. Above all, it should respond to the topography and natural textures and colours in the surrounding landscape and streetscape. The application site represents an opportunity to create a positive architectural contribution to its surroundings, in stark contrast to its current condition which detracts from the golf course and the amenity of the neighbouring

3 ANALYSIS

The main views from the site are to the South and West, over Lamlash Bay and the golf course. In order to maximise these, and the daylight and solar gain in the proposed house, the orientation should be generally East. West. This will also create a logical relationship between the house and the road, consistent with the development pattern of the neighbouring houses.



Views over Lamlash and Lamlash Bay



use should be made of natural materials such as slate, stone and timber, to root the building in its natural surroundings, while also using white render will relate break up its mass, while at the same time allowing it to relate to the houses in Margnaheglish Estate and maintaining a low frontage to the West, currently The proposed house should incorporate large areas of glazing to the South and West, although the fenestration should have a vertical emphasis. In addition, it to neighbouring buildings, particularly the Manse, to which it should relate in terms of size and scale. Varying the height of the proposed house, however, will created by the backdrop of the Estate housing. Access should be retained at the North-East corner of the site and the boundary treatment should continue the well defined boundary on the edge of the golf course to the South of the site.

THE DESIGN CONCEPT

separate elements of 1, 1.5 and 2 storeys. This also has the potential to create a West facing facade, to the golf course, of 1.5 storeys while creating a although large, can be accommodated within the site. In order to reduce the massing of the house, however, it is proposed to break it into single storey element beside the existing Margnaheglish houses. The use of a landscaped, mounded bank on the West boundary will also define the In order to maximise the value of the site, to the benefit of the Golf Club, the proposed house must be substantial. The Club have already received an purchase the site, subject to planning permission being granted, for a 5 bedroom house with attached "granny" annexe. Such a house, boundary with the golf course, provide privacy for the proposed house and reduce the apparent height of the house when viewed from the golf course.

To offset the horizontal lines of the pavilions, and to further break up the massing of the house, it is proposed to introduce strong vertical elements and, to break up the expanses of wall, contrasting materials will be used. The concept is for the use of different horizontal and vertical elements combined to create a cohesive composition.

screened by the landscaped mound. Extensive glazing will be used on the South and West elevations while the North and East elevations will have smaller openings. The use of cantilevered sections at first floor level will provide interest on the elevations as well as creating junctions for the contrasting By using the natural slope of the site, a garage can be incorporated under the 1.5 storey element, materials and reflect the Manse on the opposite side of the road.



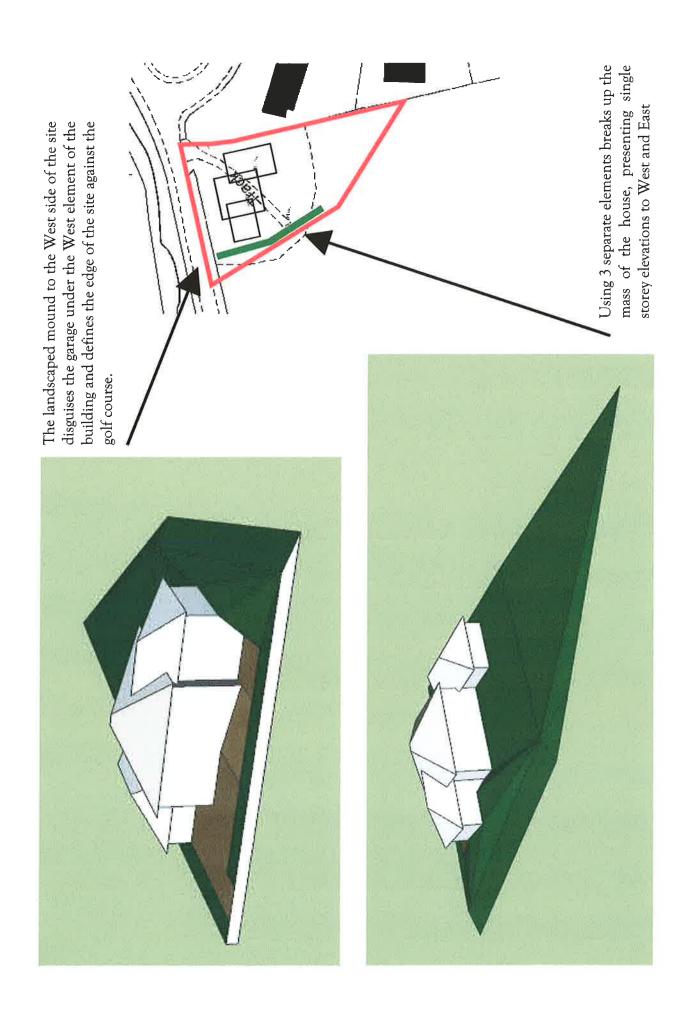
The Manse, featuring cantilevered windows



3 elements of differing heights

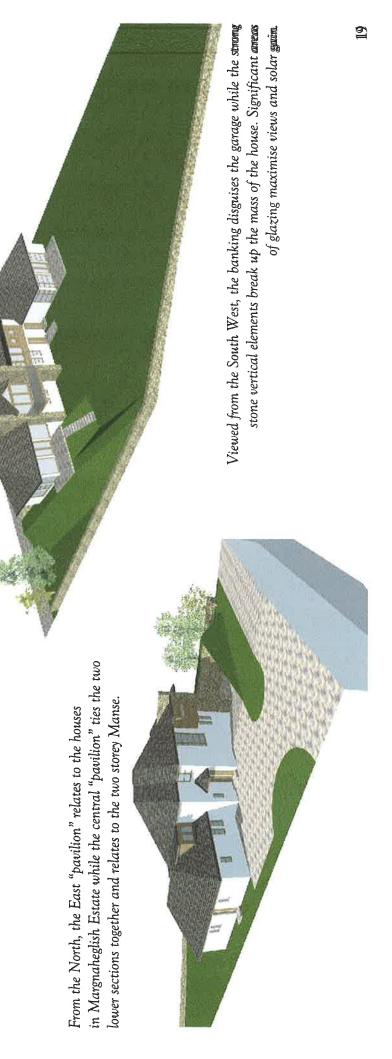
Landscaped mound

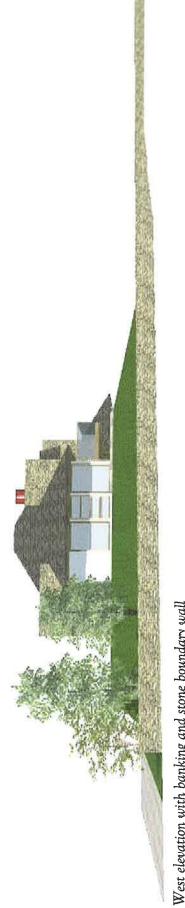
Vertical stone elements against horizontal rendered shapes, used famously by Frank Lloyd Wright



view, below the Living Room. The banking creates the impression of a single storey element. The planting of trees in the North West corner also helps to relate The building has been formed with three "pavilions". The Westernmost of these accommodates the Living Room with substantial areas of glazing to maximise access to the views, as well as passive solar gain. Using the natural slope of the site and creating a bank to the West, a garage is accommodated, screened from the building to the band of mature trees on the opposite side of Manse Road.

the South elevation to maximise views and solar gain, while the East "pavilion", whose single storey relates to the adjacent houses in Margnaheglish Estate, The main accommodation is located in the central two storey "pavilion" which relates to The Manse on the North side of the road, with significant glazing on accommodates the "granny" annexe. Strong vertical elements, clad in stone serve to break up the horizontal lines of the house, juxtaposed with timber cladding, and contrasting with clean white render, create a composition which roots the building in its setting by the use of local natural material and texture, and which also relates to the neighbouring buildings. A stone boundary wall to the West provides a clearly defined boundary to the golf course with traditional colours and textures





West elevation with banking and stone boundary wall giving appearance of single storey building

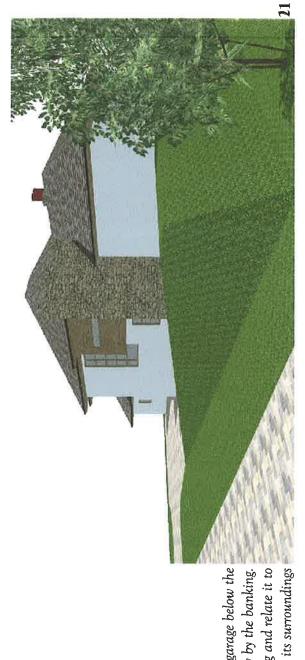


View from the golf course to the West. The house relates to the existing houses in Margnaheglish Estate



The substantially glazed South elevation is broken up into three "pavilions" featuring strong stone vertical elements. The stone and timber, together with reflections in the glazing, soften the building





From the North East, the mass of the building is broken up while the driveway leading down to the garage is concealed by the banking which wraps round the North West corner of the site.

Approaching from the West along Manse Road, the garage below the Living Room is completely hidden from view by the banking. The stone and timber cladding soften the building and relate it to

CONCLUSION

9

the appropriate approach to the development has been identified, relating the proposed building to the development pattern and streetscape of Having appraised the site and it surroundings in terms of its character and buildings, and established the relevant development pattern, a clear analysis of Margnaheglish Estate and The Manse. An appropriate design approach has also been adopted, consistent with the North Ayrshire Council Rural Design Guide. The massing of the proposed house has been designed to reduce its impact when viewed from the golf course and West, maintaining the same visual proportions and massing which currently exist with the Estate houses

The proposals relate to the relevant neighbouring buildings and the topography of the site, as well as contributing positively to the existing grouping of existing buildings, and optimising the views enjoyed by the house. Sunlight and solar heat gain have also been maximised. The proposals represent a design solution which introduces a good quality of contemporary architecture, based on sound principles, which will enhance the existing grouping and achieve the requirements of the design brief. John Lamb, Chartered Architect July, 2012

Proposal For a Detached House on Land on the South East of Lamlash Golf Club, Lamlash, Isle of Arran

Landscape Capacity Statement

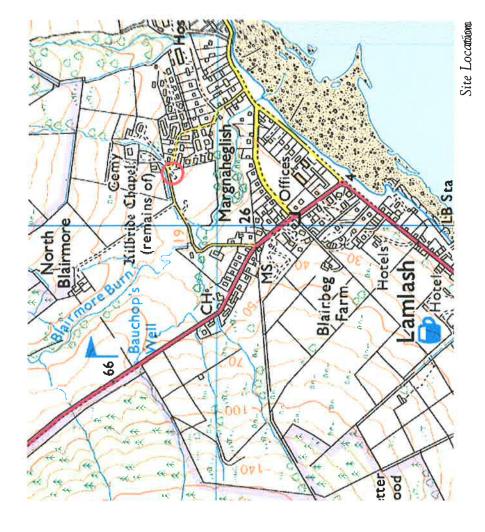






INTRODUCTION

This Landscape Capacity Statement accompanies an application by Lamlash Golf Club for the erection of a detached house on land owned by the Club which is currently derelict. "Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed"



ARRAN PHYSICAL CHARACTERISTICS

The island of Arran is nearly 20 miles long and 10 miles wide. It has a circumference of 55 miles and rises to a height of 2,866 feet (874m) at the summit of Goatfell. Arran is sheltered from the Atlantic by the Kintyre Peninsula and separated from mainland Scotland by the Firth of Clyde to the east and the Sound of Bute to the north. The physical characteristics of Arran are defined by the Highland Boundary Fault, which runs across the centre of the island. This geological fault line separates the rugged, mountainous landscape of the north from the more gentle, lower lying, hills of the south. In turn, the landscape influences the local climate and the relatively lush southern half of the island feels the warming effect of the Gulf Stream to a greater extent than does the more barren north. The proposed site lies on the east of the island in the settlement of Margnaheglish on the edge of the town of Lamlash.

The island's principal settlements include Brodick, Lamlash, Whiting Bay, Blackwaterfoot, the island - and over 1000 live in the main town and port of Brodick. Many tourists tend Pirnmill and Lochranza. Most of Arran's 5,000 inhabitants, live in the southern half of to stick to the south-eastern part of the island, leaving the west and the north relatively undisturbed.

industries here. A road, approximately 56 miles in length, encircles the island. In addition, Tourism, farming, and forestry are the primary economic activities on Arran, although Arran is traversed from east to west by the String Road, which runs through mountain the manufacture and sale of dairy products, cosmetics and whisky are also important glens, and to the south over more gentle terrain, by the Ross Road.



SITE LOCATION AND CONTEXT

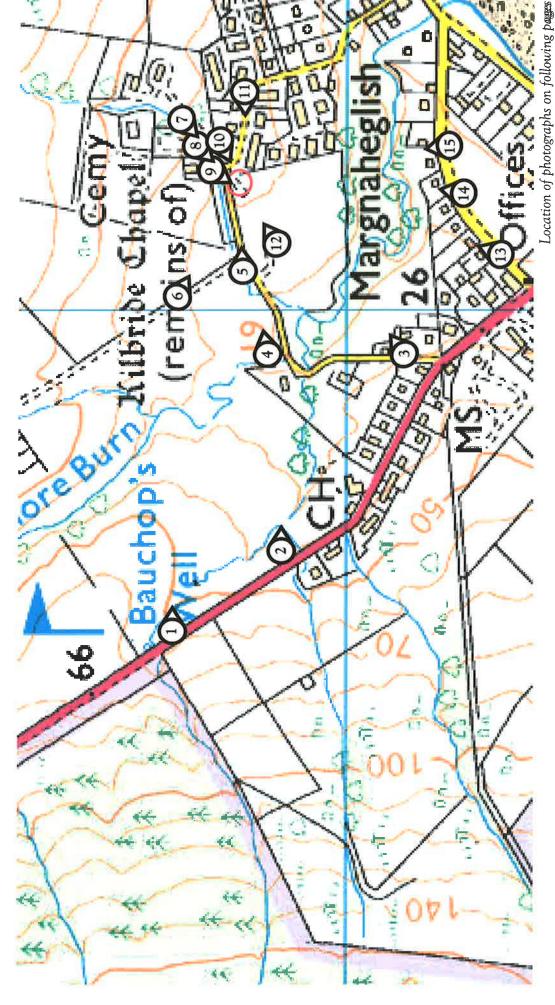
The site is located to the North-West of Margnaheglish Estate, on the South East edge of Lamlash Golf Course, which is situated to the East of Lamlash. It is accessed by a single-track public road, Manse Road, which runs across the golf course, and by Margnaheglish Road which runs from Shore Road to the South.



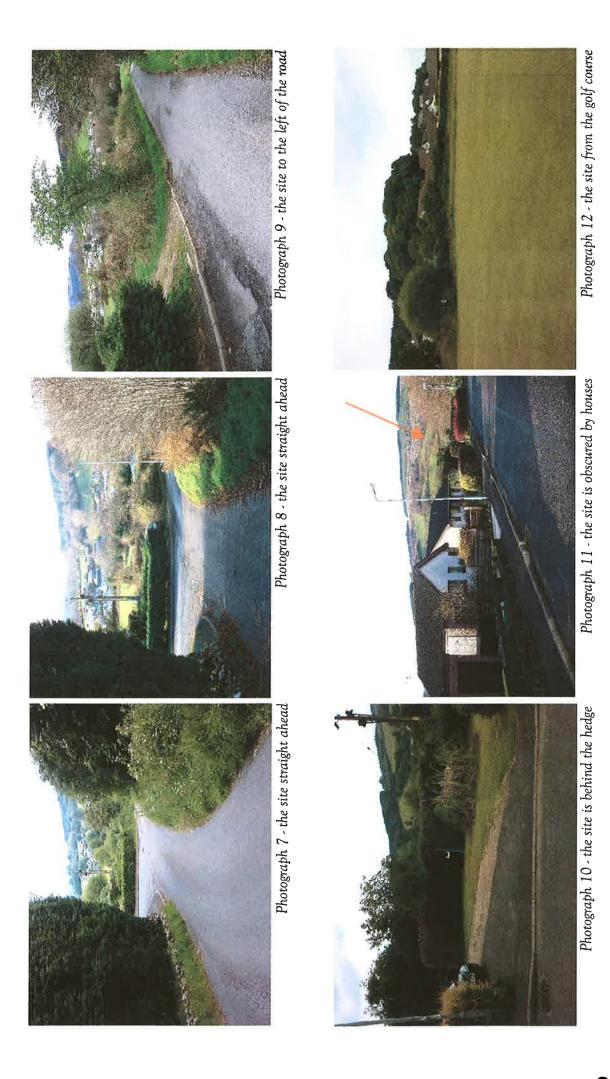
Aerial View of Site

The landscape character/type of the area is a parkland golf course adjacent to a housing estate. The landform is undulating, generally sloping down to the sea to the South, with folds in the landscape created by small watercourses and ditches and man-made features on the golf course. To the East of the site is Margnaheglish Estate, consisting of residential properties, while to the North is the Manse. The proposed development is located on an area of redundant waste ground, owned by the Golf Club. It is bounded on the East by a tall hedge and trees, beyond which are the houses of Margnaheglish Estate. To the North, it is bounded by Manse Road, beyond which is a belt of mature deciduous trees and the Manse while, to the West and South, it is bounded by the golf course. The North and East boundaries are both clearly visually defined, and the immediate surroundings consist of the golf course and residential buildings. The ouildings of Margnaheglish Estate are close to each other and form a recognisable grouping and development pattern, while the Manse to the North stands in its own grounds but still relates to this general development pattern 98

The site slopes down from the North East to the South West, while the land to the North of the public road continues to rise, the belt of trees to the North obscuring the site when it is viewed from this direction. The ground also rises slightly to the East, and the site is further hidden from view from this aspect by the houses in Margnaheglish Estate and the hedgerow and trees forming the boundary. From the West, the site sits against the backdrop of the existing houses although it is largely obscured by the topography of the golf course and by mature trees which line Manse Road. From the South, the site is obscured from public view by the topography of the landscape.









THE PROPOSED DEVELOPMENT

Located in a corner, and bounded by existing houses and a belt of mature trees to the East and North the only clear views of the house are from the West on Manse Road and the golf course and from the golf course to the South. Beyond the golf course to the South, the site is hidden by trees and houses on Bungalow Road.

as their proportions. From the South, the topography restricts views of the house, particularly below first floor level, while the ridge is well below the height of the belt of mature trees to the North of Manse Road, which form a backdrop to the proposed house. The use of a landscaped banking to the The house has been designed to present a single storey frontage to the West, replicating the height of the existing houses in Margnaheglish Estate, as well West, wrapped round the proposed house on the North West corner, also blend the house into the landscape.

From the North East, the building is visible but relates to the Manse on the opposite side of the road in terms of scale and height. Beyond the parkland golf course, the buildings of Lamlash form the backdrop.





LANDSCAPE CAPACITY CONCLUSIONS

The proposed house is situated beside Margnaheglish Estate whose houses are predominantly single storey, and opposite The Manse which is a two storey building. All the surrounding buildings are finished in render and have slate or tiled roofs. The proposed site is enclosed by existing buildings and a belt of mature trees to the East and North. To the South and West it is visible against the backdrop of the Margnaheglish houses and the belt of mature trees while, approaching the site from the West, along Manse Road, trees hide it from view until approximately 100 metres from the site. It cannot be seen from the A841 from Lamlash to Brodick, nor from Bungalow Road to the South. The proposed house, being single and two storeys in height, is compatible in foot-print, form and scale to the adjacent buildings. The materials are similarly compatible with the adjacent buildings being white rendered walls under pitched slate roofs. Additionally, the use of stone and timber cladding will soften any visual impact from the South and West, blending with the natural colours of the landscape. The use of a landscaped banking to the West also reduces any visual impact of the building and contributes to the scale and form which is consistent with the backdrop of Margnaheglish Estate. The impact of the house on the surrounding landscape will be minimal due to the screening afforded by the belt of mature trees to the North and the undulating sloping landform. When viewed from the West, the proposed house will not alter the character of the landscape, while it is not visible from the South, other than from the golf course. The visual impact on road users on the A841, both vehicular and pedestrian, will be non-existant as the proposed house is screened from view. The proposed dwelling will similarly have little or no visual impact when viewed from the nearby tracks and fields. The scale and location of the proposed development can take place without any significant effect on the landscape character of the site or the surrounding area.

In summary the landscape character surrounding the proposed development will be unaffected by the proposals. The landscape capacity is able to accommodate the proposed changes without significant effects on its character or overall change of landscape character type.

John Lamb, Chartered Architect

REPORT OF HANDLING



Reference No: 12/00432/PP

Proposal: Erection of detached dwellinghouse **Location:** Site To West Of, 35 Margnaheglish Road,

Lamlash, Brodick Isle Of Arran

Local Plan Allocation: Countryside/Rural Community

Policies: POLICY RES1POLICY ENV1POLICY H1POLICY

H2Development Control Statement

Consultations: Yes

Neighbour Notification: Neighbour Notification carried out on 31.07.2012

Neighbour Notification expired on 21.08.2012

Advert: Regulation 20 (1) Advert

Published on:- 10.08.2012

Expired on:- 31.08.2012

Previous Applications: 98/00568/OPP for Erection of one single storey

dwellinghouse and garage was Application

Refused on 12.11.1998

Description

The application site is within countryside to the west of Margnaheglish, Lamlash. It is part of Lamlash Golf Course but is located outwith the playing area. The site covers an area of approximately 0.1 hectares. Dwellinghouses adjoin to the east, north-east and south-east, the golf course fairways lie to the west and south-west while an area of countryside lies to the north on the opposite side of Manse Road. The eastern edge of the site forms the boundary of the settlement of Lamlash.

It is proposed to erect a substantial two-storey detached dwellinghouse with an integral garage. Accommodation would comprise 3 bedrooms, bathroom and a utility room on the ground floor and a kitchen, dining area, living room, master bedroom with ensuite facilities, an additional bedroom and a bathroom on the upper floor. A "granny" annexe would occupy the eastern part of the building with an open plan kitchen/dining/living area, a bathroom and a master bedroom with ensuite facilities on the ground floor and an additional bedroom on the upper floor. The main dwellinghouse and "granny" annexe would be linked by an internal doorway on the ground floor. Patios would be formed to the front of both living areas and a balcony would be formed on the south elevation of the main dwellinghouse.

The dwellinghouse would be 'L' shaped in plan. It would have hipped roofs of varying heights, the maximum of which would be approximately 8.5 metres and would feature deep overhanging eaves and exposed rafters/beams, chimney stacks and substantial areas of glazing, generally with a vertical emphasis. It would be finished in stone, render and timber cladding with a slate roof. Windows and doors would be timber units. Access to the dwellinghouse would be taken from Manse Road, with parking and turning provided at the front.

Planning permission (reference 98/00568/OPP) was refused on 12th November 1998 for the erection of a single storey dwellinghouse and garage at this site as "the proposed development would be contrary to Policies HOU5 and TOU9 in the adopted Isle of Arran Local Plan in that it would comprise residential development in the countryside and on a protected leisure area for which no identified occupational need or unique justified need has been demonstrated."

Design and landscape capacity statements have been submitted in support. The former notes that despite being on the edge of the open countryside, the character of the area is more suburban than rural due to the suburban style of neighbouring houses in Margnaheglish Estate and the parkland character of the golf course. The site is heavily overgrown and soil/rock has been dumped on the site over the years. The site is inaccessible and unusable to local residents and golfers and has also attracted some fly tipping which detracts from the amenity of the surrounding area. The main views from the site are to the south and west over Lamlash Bay and the Golf Course. In order to maximise these, as well as daylight and solar gain, the orientation is generally east to west; the dwellinghouse also incorporates large areas of glazing to the south and west. Varying the height of the proposed house breaks up its mass, allowing it to relate to the houses in Margnaheglish Estate which are of single and 1.5 storey construction. Permission is sought under Policy H1 of Alteration No. 1 of the adopted Local Plan which relates to small-scale growth of existing rural housing groups.

The landscape capacity statement describes the landscape character/type of the area as parkland golf course adjacent to a housing estate. The landform is undulating, generally sloping down to the sea to the south, with folds in the landscape created by small watercourses and ditches and manmade features on the golf course. The site is located on an area of redundant waste ground, owned by the Golf Club. It concludes that the scale and location of the proposed development can take place without significant effect on the landscape character of the site or the surrounding area.

The applicants' justification for the development has been submitted, supported by financial statements. The applicants contend that the proposal accords with Policy H 1 of Alteration No. 1 to the Local Plan (small scale growth of existing rural housing groups). With a relatively limited catchment area for local members, the Club relies heavily on the crucial income provided by mainland visitors. Due to the present economic climate, the club has seen a fall in the number of such visitors and is aware of the need to offer better facilities in an increasingly competitive market. The clubhouse is in urgent need of fabric maintenance, without which the building and its facilities would deteriorate, detracting from its marketability as a visitor destination. The club also has an opportunity to acquire an area of land beside the 16th hole that would enable the construction of a "signature" hole for the course creating an "island" green, which would attract larger visitor numbers. The sale of the site would raise enough capital to repay the Club's bank loan in addition to carrying out improvements to the course and clubhouse.

In the Isle of Arran Local Plan, the site is located within an area of countryside and is unaffected by any site specific policies or proposals therein. Policy RES 1 indicates that residential development in settlements shall accord with the local plan. Policy ENV 1 is opposed to residential development in the countryside unless it is required for persons employed in agriculture, forestry or other appropriate rural activities.

Policy H 1 of Alteration No. 1 to the Local Plan permits small scale growth of existing rural housing groups of four or more houses, providing the proposal is sympathetic to the character and form of the existing group, it does not prejudice a future development opportunity and it complies with the Council's Road Guidelines.

Policy H 2 of Alteration No. 1 permits single houses in rural areas if it can be demonstrated that:

- (a) the proposal is distinctive and responsive to its setting, making a positive design contribution to the locality of the area;
- (b) the proposal integrates with and complements and enhances the established character of the area and the cumulative impact on the landscape of the development is acceptable; and
- (c) it is demonstrated that account has been taken of the possibility of converting, rehabilitating or replacing an existing building in the countryside or of locating a new building on brownfield.

High quality design for single houses in the countryside is required and houses of a suburban character will not be accepted.

Policy ENV 2 of the proposed Local Development Plan (modified plan) proposes to vary the terms of the Policy H2 to clarify that this would relate to single new standalone houses, which was the original intention of Policy H 2.

All development proposals require to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan. The proposal also requires to be assessed against the Rural Design Guidance.

Consultations and Representations

Neighbour notification has been carried out and the application was advertised in the local press on 10th August 2012. One representation and one letter of objection were received which can be summarised as follows:

Representation:

1. Lamlash Golf Club is an essential recreational and economic resource in the village, providing employment and attracting visitors to the village. This important application would help to improve the club while strengthening its financial position in this difficult economic climate.

Response – While acknowledging the benefit of the golf club to the local community, the personal circumstances of the applicants are not a material planning consideration in the determination of the application.

Grounds of Objection:

1. The village boundary should not be extended as this would have a significant impact on the amenity of the neighbouring properties. Solving the financial difficulties of golf clubs is not a valid reason to justify extending beyond the boundary which would set an undesirable precedent. The development would adversely impact on the visual amenity of the objector's property and of the surrounding area. The building is totally out of keeping with neighbouring properties particularly in terms of footprint size and height. The access to the site is too near the junction of Manse Road and Margnaheglish Road. The site is not valueless as claimed by the applicants as golf course ground staff use it daily to access the course with their tractors and equipment. The enjoyment of local residents who enjoy a 'country' walk along Manse Road would be affected by the development. The site has not recently attracted fly tipping as stated within the application. The application did not appear in the local newspaper and there was no site notice.

Response: noted. It is agreed that the applicants have not demonstrated sufficient planning grounds for developing outwith the village boundary and as such there is no justification for a dwellinghouse at this location (see Analysis). As there is no justification for the dwellinghouse, it would result in an unnecessary intrusion into the countryside which would be detrimental to the amenity of the countryside. With regard to the access, Infrastructure and Design Services (Roads) did not object to the development (see below). The application was advertised in a local newspaper. A site notice however was not required to be displayed for this category of development.

Consultations:

Arran Community Council - no objection.

Infrastructure and Design Services (Roads) - no objection provided vehicular access has a verge crossing, no surface water issues from the access/driveway onto the public road and the first 2 metres of the driveway is hard surfaced to prevent loose material from being deposited onto the public road.

Response: noted. A planning condition could be imposed in this regard.

Scottish Water - no objections. A totally separate drainage system would be required with the surface water discharging to a suitable outlet. Scottish Water requires a Sustainable Urban Drainage System (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Response: noted. A planning condition could be imposed in this regard.

Analysis

Section 37 (2) of the Town and Country Planning (Scotland) Act 1997 states, in dealing with an application for planning permission, that the Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Section 25 of the Act states that where in making any determination under the Planning Acts regard is to be had to the Development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The site is located within an area of countryside as identified in the adopted Isle of Arran Local Plan. Policy RES 1 states that proposals for residential development in 12/00432/PP

settlements shall accord with the local plan. No specific need for a dwellinghouse in this location has been demonstrated. Sites are available for residential development within settlements to satisfy future demand without encroaching into the countryside. The proposal would not therefore accord with RES 1. The proposed dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and can not, therefore, be justified in terms of Policy ENV 1 of the Local Plan.

The main determining issues are whether the development accords with Policy H1 - as the applicants assert - or H2 of Alteration No. 1 of the Local Plan and also the relevant criteria of the Development Control Statement of the Local Plan.

The applicants have misinterpreted Policy H1 on the basis that Alteration No. 1 identifies the whole of Arran inclusive of its settlements as a rural area and that the policy mentions urban fringe sites; the proposal would therefore constitute extension to an existing rural group despite being on the edge of the settlement boundary. Policy H1 does not apply however, as Lamlash is a settlement, not a 'nucleated group'. The definition of a 'group of houses' as stated in the adopted Local Plan is a 'well defined nucleated group of 4 or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g sharing access'. To comply with Policy H1, therefore a proposal must constitute a small scale addition to an existing well defined nucleated rural group of 4 or more houses. The proposed dwellinghouse would result in an addition to the settlement of Lamlash rather than a nucleated rural group of which there is none in the vicinity. The proposal would not therefore accord with Policy H1. It should be noted that the proposed Local Development Plan (modified plan) does not make any reference to urban fringe sites.

In addition, it is considered that the proposal fails to comply with Policy H2, given the proximity of the proposed dwellinghouse to the existing settlement of Lamlash. The intention of this policy was to permit new dwellinghouses of exceptional design within their own landscape setting rather than additions to existing groups or villages. Although not relevant, given the foregoing, the proposal does not accord with the criteria against which H2 proposals require to be assessed. The design of the dwellinghouse is suburban, not distinctive and is not responsive to its setting in that it is at odds with the scale, form and context of neighbouring dwellinghouses within the settlement of Lamlash. As a result, it is considered that it would have neither a complementary nor enhanced impact on the rural landscape. The proposal would therefore not comply with criteria (a) and (b) of Policy H2. With regard to Criterion (c), it would appear that there are no suitable buildings for conversion, rehabilitation or replacement in the applicants' ownership.

In view of the foregoing therefore it is considered that the proposed development can not be justified in terms of Policy H2. The proposed house is not in an appropriate location nor is it of exceptional architectural quality to merit approval under Policy H2.

The proposal also requires to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan, an assessment of which follows:

(a) Siting, Design and External Appearance: it is considered that the proposals would not meet with the requirement of this criterion. The siting is inappropriate being adjacent to and outwith the settlement boundary and would represent an 12/00432/PP

unnecessary intrusion into an area of countryside. The suburban and overly complicated design of the proposed dwellinghouse and its scale and massing would not be in keeping with existing neighbouring developments which would have a significant adverse impact on visual amenity.

- (b) Amenity: it is considered that there would be no significant adverse impacts regarding overlooking, loss of privacy or overshadowing as a result of the development. In addition, the dwellinghouse would enjoy a satisfactory standard of residential amenity. However, it is considered that the proposed dwellinghouse would be out of character with its countryside location and neighbouring properties and would therefore have a detrimental impact on visual amenity.
- (c) Landscape Character: as noted above, it is considered that the proposed development would not have a complementary or enhanced impact on landscape character. However, given the scale of the development, it is considered that the development would not have a significant adverse impact on the landscape character.
- (d) Access, Road Layout and Parking Provision: if the proposal was considered to be acceptable, planning conditions as recommended by Infrastructure and Design Services (Roads) could be imposed in this regard.
- (e) Water and Sewerage: if the proposal was considered to be acceptable, a planning condition could be imposed in this regard.

Criteria (f) and (g) are not considered to be relevant in this instance.

In view of the foregoing, the proposed development would be contrary to Policies RES 1 and ENV 1 of the adopted Local Plan, Policies H1 and H2 of Alteration No. 1 and criteria (a) and (b) of the Development Control Statement of the adopted Local Plan. There are no other material considerations that would justify departure from the local plan. Accordingly, planning permission should be refused.

Decision

Refused

Case Officer - Ms Julie Hanna

Appendix 1 - Drawings relating to decision

Drawing Title	Drawing Reference (if applicable)	Drawing Version (if applicable)
Location Plan		
Block Plan / Site Plan		
Proposed Plan		

Appendix 2



Planning Application: N/12/00432/PP Bill Calderwood

to: dmccaw 19/12/2012 19:08

From: "Bill Calderwood"

For Attention Diane McCaw.

Planning Application: N/12/00432/PP

The Community Council have reviewed the reasons for refusal on this application and wish to record the following comments.

We maintain our initial support for this application and whilst understanding the background to the strict interpretation of the rules we ask for a more flexible approach to be adopted to allow the intended benefits to be realised by a major local resource. We would like to address the three points from the decision notice as follows.

- 1. That, the proposed development would be contrary to Policy ENV 1 of the adopted Isle of Arran Local Plan, in that the dwelling house is not required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwelling house which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of its appearance and amenity.
 - Although the dwelling may not be required for someone specifically employed by an island business the protection of several existing employees jobs will be ensured by the arrangements associated to this specific application. It will also have a significant knock on effect to the benefit of a key tourist and resident's leisure resource. Since the land associated with the application is owned by the Golf course it is proposed that this strict interpretation of the rules be reconsidered to allow for the unique circumstances of the application.
- 2. That, the proposed development would be contrary to Policy RES 1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development outwith the settlement boundary and within the countryside, for which there is no specific locational need which would be detrimental to the amenity and appearance of the countryside and set an undesirable precedent for further similar developments. The interpretation of the local plan with respect to this area has been questioned in that other properties within the close proximity of the proposed site and since this site is the only potential development area it is felt that again the strict interpretation of the Local plan could be more favourably considered to ensure the continued provision of a much needed and appreciated resource.
- 3. That, the proposed development would be contrary to: (i) Policy H 1 of Alteration No. 1 and Criteria (a) and (b) of the Development Control Statement of the Isle of Arran Local Plan, in that the proposed dwelling house would not constitute an acceptable addition to an existing well-defined nucleated group and that its design would not be sympathetic to the character and form of the surrounding area; and (ii) Policy H 2 of Alteration No. 1 given its proximity to the settlement of Lamlash.

Given the range of house styles which are evident around this area it is considered that the substantial dwelling proposed is not so unsympathetic to the surrounding area. Had the plan been approved with some guidance to style it would have been more understandable.

The above comments may not necessarily cover specific legal conditions but the general view is that there is no significant local objection to this application and that the site location makes it very unlikely that further applications will result from the approval of this application.

We hope this message is taken as a constructive and balance response to the decision notice and if we can provide any further information we are happy to comply.

Regards,

Bill Calderwood Secretary Arran Community Council

Parliamentary Office 15 Main Street Dalry KA24 5DL

Thursday 20 December 2012

Ms Diane McCaw Committee Services Officer North Ayrshire Council Cunninghame House Irvine KA12 8EE

Dear Ms McCaw

Planning Application N/12/00432/PP – Lamlash Golf Club, Arran

Further to your letter of 06 December 2012 regarding the application from Dougie Bilsland, Club Secretary, Lamlash Golf Club, Arran and their recent planning application appeal, I would like to signal my support for this application which I believe will help to improve the club and also help to strengthen its financial position during this difficult economic climate.

I also understand that local residents and the wider community fully support this application too.

Yours sincerely,

Kenneth J Gibson MSP Cunninghame North

REPORT OF HANDLING



Reference No: 12/00432/PP

Proposal: Erection of detached dwellinghouse **Location:** Site To West Of, 35 Margnaheglish Road,

Lamlash, Brodick Isle Of Arran

Local Plan Allocation: Countryside/Rural Community

Policies: POLICY RES1POLICY ENV1POLICY H1POLICY

H2Development Control Statement

Consultations: Yes

Neighbour Notification: Neighbour Notification carried out on 31.07.2012

Neighbour Notification expired on 21.08.2012

Advert: Regulation 20 (1) Advert

Published on:- 10.08.2012 Expired on:- 31.08.2012

Previous Applications: 98/00568/OPP for Erection of one single storey

dwellinghouse and garage was Application

Refused on 12.11.1998

Description

The application site is within countryside to the west of Margnaheglish, Lamlash. It is part of Lamlash Golf Course but is located outwith the playing area. The site covers an area of approximately 0.1 hectares. Dwellinghouses adjoin to the east, north-east and south-east, the golf course fairways lie to the west and south-west while an area of countryside lies to the north on the opposite side of Manse Road. The eastern edge of the site forms the boundary of the settlement of Lamlash.

It is proposed to erect a substantial two-storey detached dwellinghouse with an integral garage. Accommodation would comprise 3 bedrooms, bathroom and a utility room on the ground floor and a kitchen, dining area, living room, master bedroom with ensuite facilities, an additional bedroom and a bathroom on the upper floor. A "granny" annexe would occupy the eastern part of the building with an open plan kitchen/dining/living area, a bathroom and a master bedroom with ensuite facilities on the ground floor and an additional bedroom on the upper floor. The main dwellinghouse and "granny" annexe would be linked by an internal doorway on the ground floor. Patios would be formed to the front of both living areas and a balcony would be formed on the south elevation of the main dwellinghouse.

The dwellinghouse would be 'L' shaped in plan. It would have hipped roofs of varying heights, the maximum of which would be approximately 8.5 metres and would feature deep overhanging eaves and exposed rafters/beams, chimney stacks and substantial areas of glazing, generally with a vertical emphasis. It would be finished in stone, render and timber cladding with a slate roof. Windows and doors would be timber units. Access to the dwellinghouse would be taken from Manse Road, with parking and turning provided at the front.

Planning permission (reference 98/00568/OPP) was refused on 12th November 1998 for the erection of a single storey dwellinghouse and garage at this site as "the proposed development would be contrary to Policies HOU5 and TOU9 in the adopted Isle of Arran Local Plan in that it would comprise residential development in the countryside and on a protected leisure area for which no identified occupational need or unique justified need has been demonstrated."

Design and landscape capacity statements have been submitted in support. The former notes that despite being on the edge of the open countryside, the character of the area is more suburban than rural due to the suburban style of neighbouring houses in Margnaheglish Estate and the parkland character of the golf course. The site is heavily overgrown and soil/rock has been dumped on the site over the years. The site is inaccessible and unusable to local residents and golfers and has also attracted some fly tipping which detracts from the amenity of the surrounding area. The main views from the site are to the south and west over Lamlash Bay and the Golf Course. In order to maximise these, as well as daylight and solar gain, the orientation is generally east to west; the dwellinghouse also incorporates large areas of glazing to the south and west. Varying the height of the proposed house breaks up its mass, allowing it to relate to the houses in Margnaheglish Estate which are of single and 1.5 storey construction. Permission is sought under Policy H1 of Alteration No. 1 of the adopted Local Plan which relates to small-scale growth of existing rural housing groups.

The landscape capacity statement describes the landscape character/type of the area as parkland golf course adjacent to a housing estate. The landform is undulating, generally sloping down to the sea to the south, with folds in the landscape created by small watercourses and ditches and manmade features on the golf course. The site is located on an area of redundant waste ground, owned by the Golf Club. It concludes that the scale and location of the proposed development can take place without significant effect on the landscape character of the site or the surrounding area.

The applicants' justification for the development has been submitted, supported by financial statements. The applicants contend that the proposal accords with Policy H 1 of Alteration No. 1 to the Local Plan (small scale growth of existing rural housing groups). With a relatively limited catchment area for local members, the Club relies heavily on the crucial income provided by mainland visitors. Due to the present economic climate, the club has seen a fall in the number of such visitors and is aware of the need to offer better facilities in an increasingly competitive market. The clubhouse is in urgent need of fabric maintenance, without which the building and its facilities would deteriorate, detracting from its marketability as a visitor destination. The club also has an opportunity to acquire an area of land beside the 16th hole that would enable the construction of a "signature" hole for the course creating an "island" green, which would attract larger visitor numbers. The sale of the site would raise enough capital to repay the Club's bank loan in addition to carrying out improvements to the course and clubhouse.

In the Isle of Arran Local Plan, the site is located within an area of countryside and is unaffected by any site specific policies or proposals therein. Policy RES 1 indicates that residential development in settlements shall accord with the local plan. Policy ENV 1 is opposed to residential development in the countryside unless it is required for persons employed in agriculture, forestry or other appropriate rural activities.

Policy H 1 of Alteration No. 1 to the Local Plan permits small scale growth of existing rural housing groups of four or more houses, providing the proposal is sympathetic to the character and form of the existing group, it does not prejudice a future development opportunity and it complies with the Council's Road Guidelines.

Policy H 2 of Alteration No. 1 permits single houses in rural areas if it can be demonstrated that:

- (a) the proposal is distinctive and responsive to its setting, making a positive design contribution to the locality of the area;
- (b) the proposal integrates with and complements and enhances the established character of the area and the cumulative impact on the landscape of the development is acceptable; and
- (c) it is demonstrated that account has been taken of the possibility of converting, rehabilitating or replacing an existing building in the countryside or of locating a new building on brownfield.

High quality design for single houses in the countryside is required and houses of a suburban character will not be accepted.

Policy ENV 2 of the proposed Local Development Plan (modified plan) proposes to vary the terms of the Policy H2 to clarify that this would relate to single new standalone houses, which was the original intention of Policy H 2.

All development proposals require to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan. The proposal also requires to be assessed against the Rural Design Guidance.

Consultations and Representations

Neighbour notification has been carried out and the application was advertised in the local press on 10th August 2012. One representation and one letter of objection were received which can be summarised as follows:

Representation:

1. Lamlash Golf Club is an essential recreational and economic resource in the village, providing employment and attracting visitors to the village. This important application would help to improve the club while strengthening its financial position in this difficult economic climate.

Response – While acknowledging the benefit of the golf club to the local community, the personal circumstances of the applicants are not a material planning consideration in the determination of the application.

Grounds of Objection:

1. The village boundary should not be extended as this would have a significant impact on the amenity of the neighbouring properties. Solving the financial difficulties of golf clubs is not a valid reason to justify extending beyond the boundary which would set an undesirable precedent. The development would adversely impact on the visual amenity of the objector's property and of the surrounding area. The building is totally out of keeping with neighbouring properties particularly in terms of footprint size and height. The access to the site is too near the junction of Manse Road and Margnaheglish Road. The site is not valueless as claimed by the applicants as golf course ground staff use it daily to access the course with their tractors and equipment. The enjoyment of local residents who enjoy a 'country' walk along Manse Road would be affected by the development. The site has not recently attracted fly tipping as stated within the application. The application did not appear in the local newspaper and there was no site notice.

Response: noted. It is agreed that the applicants have not demonstrated sufficient planning grounds for developing outwith the village boundary and as such there is no justification for a dwellinghouse at this location (see Analysis). As there is no justification for the dwellinghouse, it would result in an unnecessary intrusion into the countryside which would be detrimental to the amenity of the countryside. With regard to the access, Infrastructure and Design Services (Roads) did not object to the development (see below). The application was advertised in a local newspaper. A site notice however was not required to be displayed for this category of development.

Consultations:

Arran Community Council - no objection.

Infrastructure and Design Services (Roads) - no objection provided vehicular access has a verge crossing, no surface water issues from the access/driveway onto the public road and the first 2 metres of the driveway is hard surfaced to prevent loose material from being deposited onto the public road.

Response: noted. A planning condition could be imposed in this regard.

Scottish Water - no objections. A totally separate drainage system would be required with the surface water discharging to a suitable outlet. Scottish Water requires a Sustainable Urban Drainage System (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Response: noted. A planning condition could be imposed in this regard.

Analysis

Section 37 (2) of the Town and Country Planning (Scotland) Act 1997 states, in dealing with an application for planning permission, that the Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Section 25 of the Act states that where in making any determination under the Planning Acts regard is to be had to the Development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The site is located within an area of countryside as identified in the adopted Isle of Arran Local Plan. Policy RES 1 states that proposals for residential development in 12/00432/PP

settlements shall accord with the local plan. No specific need for a dwellinghouse in this location has been demonstrated. Sites are available for residential development within settlements to satisfy future demand without encroaching into the countryside. The proposal would not therefore accord with RES 1. The proposed dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and can not, therefore, be justified in terms of Policy ENV 1 of the Local Plan.

The main determining issues are whether the development accords with Policy H1 - as the applicants assert - or H2 of Alteration No. 1 of the Local Plan and also the relevant criteria of the Development Control Statement of the Local Plan.

The applicants have misinterpreted Policy H1 on the basis that Alteration No. 1 identifies the whole of Arran inclusive of its settlements as a rural area and that the policy mentions urban fringe sites; the proposal would therefore constitute extension to an existing rural group despite being on the edge of the settlement boundary. Policy H1 does not apply however, as Lamlash is a settlement, not a 'nucleated group'. The definition of a 'group of houses' as stated in the adopted Local Plan is a 'well defined nucleated group of 4 or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g sharing access'. To comply with Policy H1, therefore a proposal must constitute a small scale addition to an existing well defined nucleated rural group of 4 or more houses. The proposed dwellinghouse would result in an addition to the settlement of Lamlash rather than a nucleated rural group of which there is none in the vicinity. The proposal would not therefore accord with Policy H1. It should be noted that the proposed Local Development Plan (modified plan) does not make any reference to urban fringe sites.

In addition, it is considered that the proposal fails to comply with Policy H2, given the proximity of the proposed dwellinghouse to the existing settlement of Lamlash. The intention of this policy was to permit new dwellinghouses of exceptional design within their own landscape setting rather than additions to existing groups or villages. Although not relevant, given the foregoing, the proposal does not accord with the criteria against which H2 proposals require to be assessed. The design of the dwellinghouse is suburban, not distinctive and is not responsive to its setting in that it is at odds with the scale, form and context of neighbouring dwellinghouses within the settlement of Lamlash. As a result, it is considered that it would have neither a complementary nor enhanced impact on the rural landscape. The proposal would therefore not comply with criteria (a) and (b) of Policy H2. With regard to Criterion (c), it would appear that there are no suitable buildings for conversion, rehabilitation or replacement in the applicants' ownership.

In view of the foregoing therefore it is considered that the proposed development can not be justified in terms of Policy H2. The proposed house is not in an appropriate location nor is it of exceptional architectural quality to merit approval under Policy H2.

The proposal also requires to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan, an assessment of which follows:

(a) Siting, Design and External Appearance: it is considered that the proposals would not meet with the requirement of this criterion. The siting is inappropriate being adjacent to and outwith the settlement boundary and would represent an 12/00432/PP

unnecessary intrusion into an area of countryside. The suburban and overly complicated design of the proposed dwellinghouse and its scale and massing would not be in keeping with existing neighbouring developments which would have a significant adverse impact on visual amenity.

- (b) Amenity: it is considered that there would be no significant adverse impacts regarding overlooking, loss of privacy or overshadowing as a result of the development. In addition, the dwellinghouse would enjoy a satisfactory standard of residential amenity. However, it is considered that the proposed dwellinghouse would be out of character with its countryside location and neighbouring properties and would therefore have a detrimental impact on visual amenity.
- (c) Landscape Character: as noted above, it is considered that the proposed development would not have a complementary or enhanced impact on landscape character. However, given the scale of the development, it is considered that the development would not have a significant adverse impact on the landscape character.
- (d) Access, Road Layout and Parking Provision: if the proposal was considered to be acceptable, planning conditions as recommended by Infrastructure and Design Services (Roads) could be imposed in this regard.
- (e) Water and Sewerage: if the proposal was considered to be acceptable, a planning condition could be imposed in this regard.

Criteria (f) and (g) are not considered to be relevant in this instance.

In view of the foregoing, the proposed development would be contrary to Policies RES 1 and ENV 1 of the adopted Local Plan, Policies H1 and H2 of Alteration No. 1 and criteria (a) and (b) of the Development Control Statement of the adopted Local Plan. There are no other material considerations that would justify departure from the local plan. Accordingly, planning permission should be refused.

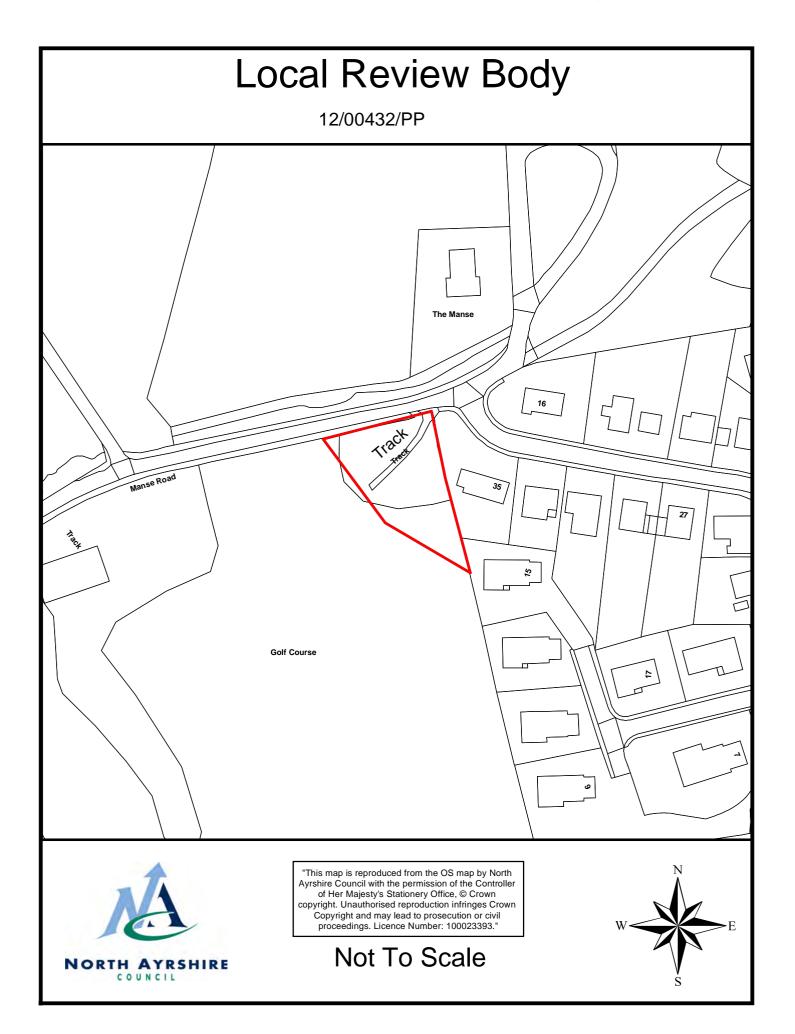
Decision

Refused

Case Officer - Ms Julie Hanna

Appendix 1 - Drawings relating to decision

Drawing Title	Drawing Reference (if applicable)	Drawing Version (if applicable)
Location Plan		
Block Plan / Site Plan		
Proposed Plan		





IAN T. MACKAY: Solicitor to the Council (Corporate Services)

No N/12/00432/PP

Type of Application: Local Application

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997, AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006. TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

To: Lamlash Golf Club

c/o John Lamb 70 Woodside Drive

Waterfoot Glasgow G76 0HD

With reference to your application received on 31 July 2012 for planning permission under the above mentioned Acts and Orders for :-

Erection of detached dwellinghouse

at Site To West Of

35 Margnaheglish Road

Lamlash Brodick Isle Of Arran

North Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby refuse planning permission on the following grounds:-

No N/12/00432/PP

- 1. That, the proposed development would be contrary to Policy ENV 1 of the adopted Isle of Arran Local Plan, in that the dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwellinghouse which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of its appearance and amenity.
- 2. That, the proposed development would be contrary to Policy RES 1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development outwith the settlement boundary and within the countryside, for which there is no specific locational need which would be detrimental to the amenity and appearance of the countryside and set an undesirable precedent for further similar developments.
- 3. That, the proposed development would be contrary to: (i) Policy H 1 of Alteration No. 1 and Criteria (a) and (b) of the Development Control Statement of the Isle of Arran Local Plan, in that the proposed dwellinghouse would not constitute an acceptable addition to an existing well-defined nucleated group and that its design would not be sympathetic to the character and form of the surrounding area; and (ii) Policy H 2 of Alteration No. 1 given its proximity to the settlement of Lamlash.

Dated this: 27 September 2012
for the North Ayrshire Council
See accompanying notes)



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2008 – REGULATION 28

IAN T. MACKAY: Solicitor to the Council (Corporate Services)

FORM 2

- 1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Committee Services, Chief Executive's Department, Cunninghame House, Irvine, North Ayrshire, KA12 8EE.
- 2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.