

**DEVELOPMENT CONTROL
COMMITTEE**

SPECIAL MEETING

Monday,

18 June 2007

9.30 a.m.

**Council Chamber,
Council Offices,
Spennymoor**

**AGENDA
AND
REPORTS**



This document is also available in other languages, large print and audio format upon request

العربية (Arabic)

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

বাংলা (Bengali)

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

(中文 (繁體字)) (Cantonese)

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

हिन्दी (Hindi)

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे

polski (Polish)

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਪੰਜਾਬੀ (Punjabi)

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Español (Spanish)

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato.

اردو (Urdu)

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

To notify the Chairman of any items that appear later in the agenda in which you may have an interest. (Pages 1 - 4)

3. APPLICATIONS - BOROUGH MATTERS

To consider the attached schedule detailing an application, which is to be determined by this Council. It should be noted that, as part of consideration of this item, a site visit will be held prior to determining the application. (Pages 5 - 66)

B. Allen
Chief Executive

Council Offices
SPENNYMOOR
8th June 2007

Councillor A. Smith (Chairman)
Councillor B. Stephens (Vice Chairman) and

All other Members of the Council

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection in relation to this Agenda and associated papers should contact
Liz North 01388 816166 ext 4237 email:enorth@sedgefield.gov.uk

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Item 2

MEMBER'S DISCLOSURE OF INTEREST

A Member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

MEMBER'S NAME:	
MEETING OF:	
DATE OF MEETING:	

❖ I disclose for the information of the meeting that I have a personal interest in _____
(1)
which will be the subject of consideration by the meeting.

(2)

The nature of that interest is _____

AND (3) [Delete if not applicable] (4)

❖ The personal interest is a prejudicial interest and I shall withdraw from the chamber.

OR (5) [Delete if not applicable]

❖ The interest is disclosed on grounds of planning good practice, as I have or have appeared to judge [or reserve the right to judge] the planning matter elsewhere, including whilst serving on another body, and I will not take part in the debate or vote. I [will] [will not] [Delete as applicable] be also withdrawing from the chamber.

SIGNED:

Dated

❖ To be read out by the Member when invited to by the agenda or at the commencement of consideration of that item. PLEASE COMPLETE THIS FORM AND PASS IT TO THE COMMITTEE ADMINISTRATOR DURING THE MEETING.

- (1) State details of the item (agenda item, planning application number, etc.)
- (2) State what the general nature of the personal interest in the matter is. (You do not need to supply specific details unless you wish to).
- (3) State only if this is a prejudicial as well as a personal interest
- (4) You may regard yourself as not having a prejudicial interest in certain circumstances (see *overleaf*) and there are further specific exemptions relating to exercising a scrutiny function. It is a matter for you to consider whether or not you feel it is right to make use of an exemption in the circumstances and, if so, whether you want to explain that to the meeting.

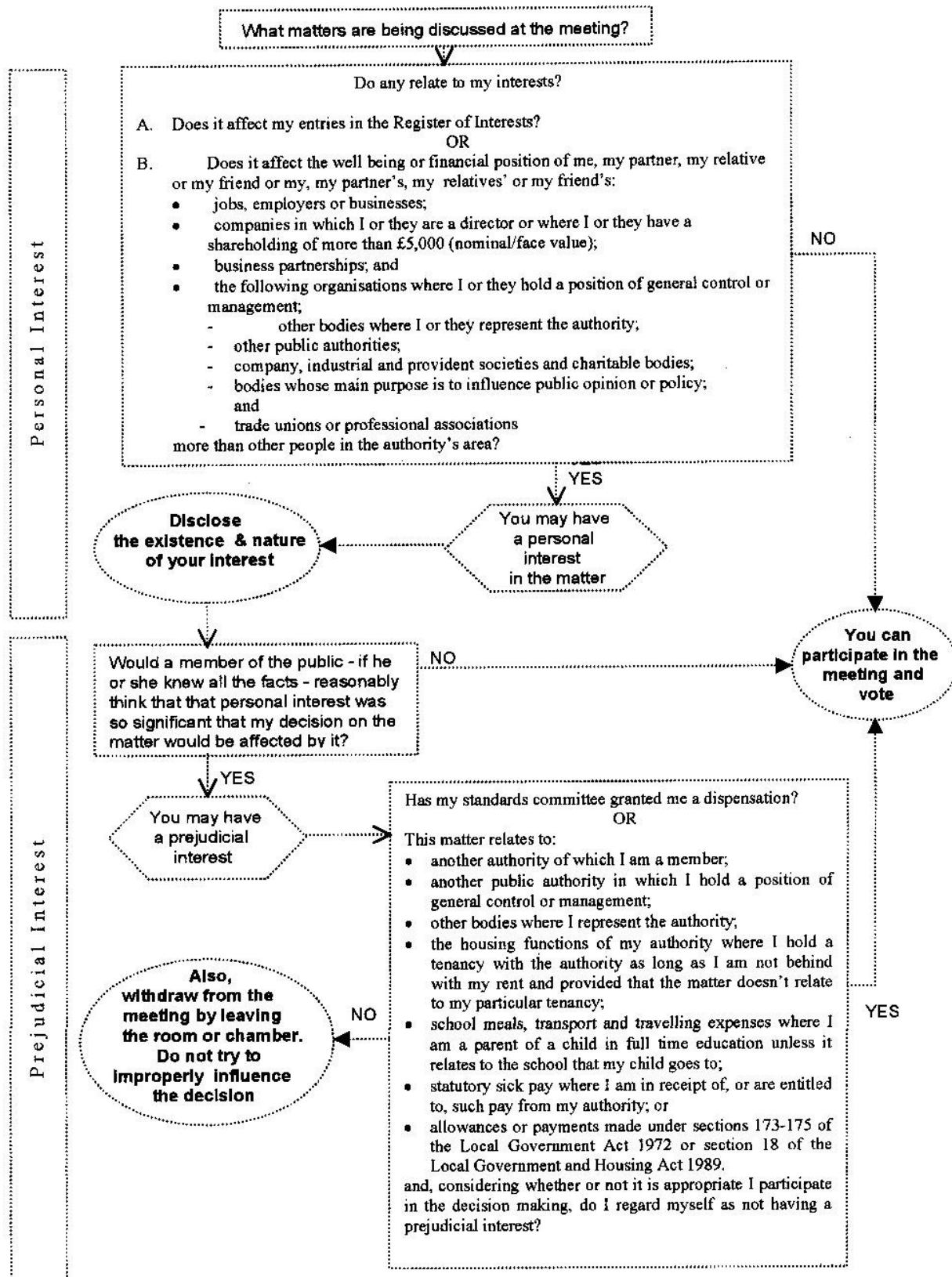
A Member with a prejudicial interest in any matter must also:

- withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless the Code permits participation or s/he has obtained a dispensation from the Standards Committee;
- not exercise executive functions in relation to that matter; and
- not seek improperly to influence a decision about that matter.

- (5) State where you have an interest which flows from fettering one's discretion as described in the Members' Planning Code of Good Practice.

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF (Non-Overview and Scrutiny Meetings)



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SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

1. 7/2006/0796/DM APPLICATION DATE: 22 January 2007

PROPOSAL: **ERECTION OF TEN WIND TURBINES WITH ASSOCIATED ANEMOMETRY MAST, OPERATIONS CONTROL BUILDING AND SUBSTATION AND UNDERGROUND POWER CABLES, ALTERATIONS AND CREATION OF ACCESS TRACKS AND TEMPORARY CONSTRUCTION COMPOUND**

LOCATION: **LAND AT BUTTERWICK MOOR NORTH OF THE A689 EAST OF SEDGEFIELD STOCKTON ON TEES**

APPLICATION TYPE: Detailed Application

APPLICANT: E.ON UK Developments Renewables Ltd
Alex Fornal, Westwood Way, Westwood Business Park, Coventry, CV4 8LG,

CONSULTATIONS

1. SEDGEFIELD TC
2. Cllr. Mr. J. Robinson
3. Cllr. D R Brown
4. Cllr. J Wayman J.P.
5. DCC (PROWS)
6. REGENERATION
7. Civil Aviation
8. The British Horse Society
9. Fishburn Airfield
10. NATS
11. Durham Tees Valley Airport
12. NTL
13. Durham Bat Group
14. OFCOM
15. Ministry of Defence
16. Countryside Team
17. C.P.R.E.
18. Durham County Badger Group
19. Huntsman Petrochemicals (UK) Ltd
20. Anna Moody
21. Crown Castle UK Limited
22. DCC Landscape
23. BBC
24. Newcastle Airport
25. John Blake
26. CSS Spectrum Management Services Ltd
27. Joint Radio Company Ltd
28. St George Flight Training Ltd
29. LANDSCAPE ARCH
30. ECONOMIC DEV
31. NEDL
32. DCC (PLANNING)

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- 33. DCC (TRAFFIC)
- 34. EASINGTON DC
- 35. HARTLEPOOL BC
- 36. STOCKTON BC
- 37. NORTHUMBRIAN WATER
- 38. ENGLISH NATURE
- 39. BRITISH COAL
- 40. FISHBURN P.C.
- 41. TRIMDON P.C.
- 42. BR GAS
- 43. BR TELECOM
- 44. B GAS PIPELINE
- 45. ICI PIPELINES
- 46. RAMBLER
- 47. ADAS
- 48. ENV AGENCY
- 49. WILDLIFE TRUST
- 50. CIVIC TRUST
- 51. ENGINEERS
- 52. ENV. HEALTH
- 53. Lee White
- 54. L.PLANS
- 55. DESIGN
- 56. One North East

BOROUGH PLANNING POLICIES

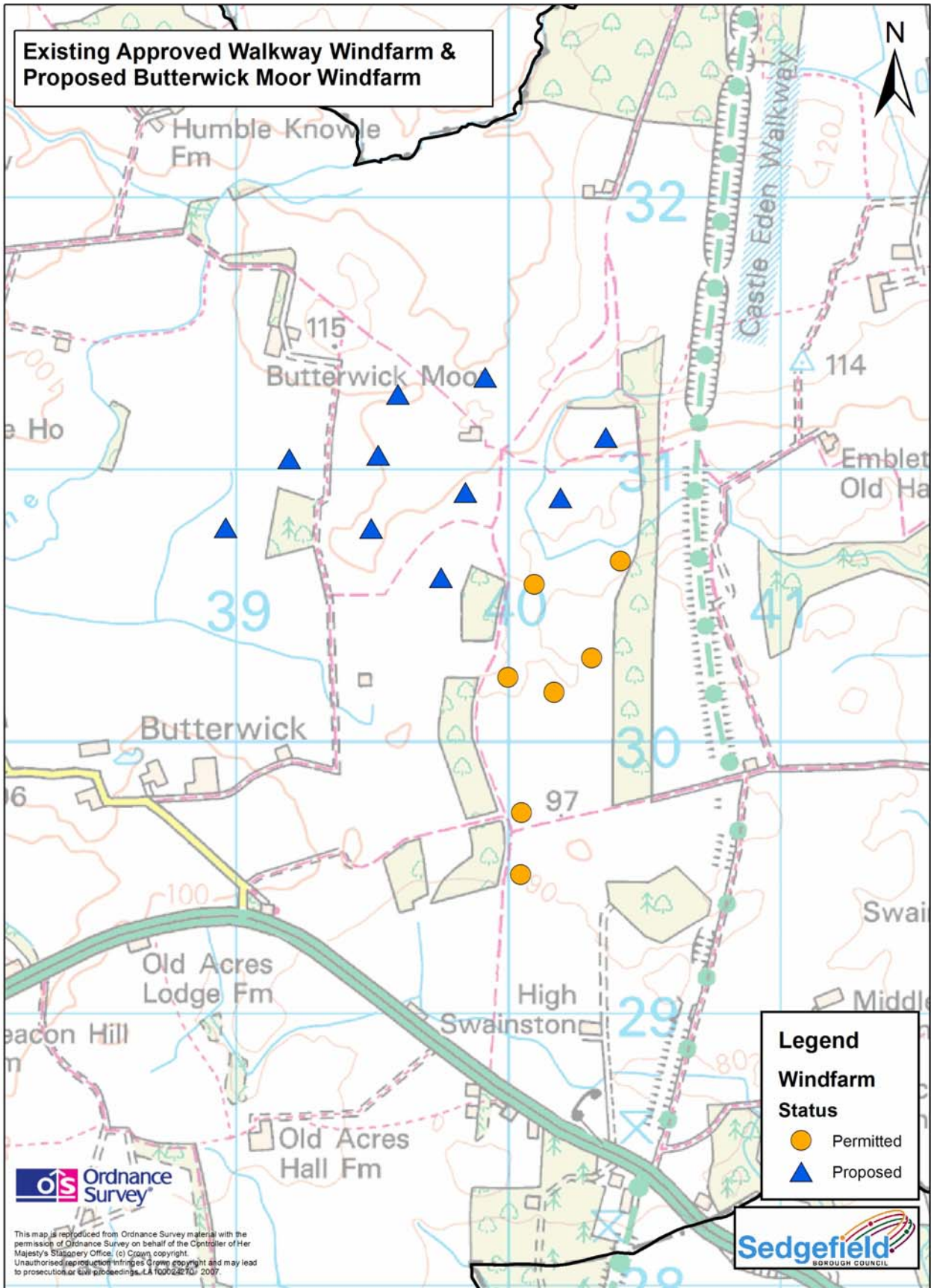
- E1 Maintenance of Landscape Character
- E13 Promotion of Nature Conservation
- E14 Safeguarding Plant and Animal Species Protected by Law
- E15 Safeguarding of Woodlands, Trees and Hedgerows
- E16 Protection of Agricultural Land
- E17 Protection of Archaeological Remains
- L8 Development of Hardwick, Whitworth, and Wynyard County Parks and Ferryhill Carrs

THE PROPOSAL AND SITE DESCRIPTION

The application site lies within open countryside approximately 2 kilometres east of Sedgefield, 2 kilometres southeast of Trimdon Village and 8 kilometres west of Hartlepool. The application site is located on predominantly agricultural land with fields bounded by a variety of hedgerows and fencing. Many fields have been opened up by removal of boundaries over the years due to modern agricultural practices. Some woodland areas exist within the site, principally the Butterwick Belt and Butterwick Plantation.

E.ON are seeking planning permission for the erection of 10 wind turbines, associated access tracks, crane hard standings, switchgear building and a 70m wind monitoring mast for a period of 25 years. A temporary construction compound is also proposed. Access during construction and for maintenance during the operational life of the wind farm is proposed via an existing access track off Butterwick Road, close to the junction with the A689. This access would be widened and improved in accordance with advice given by the Highways Authority.

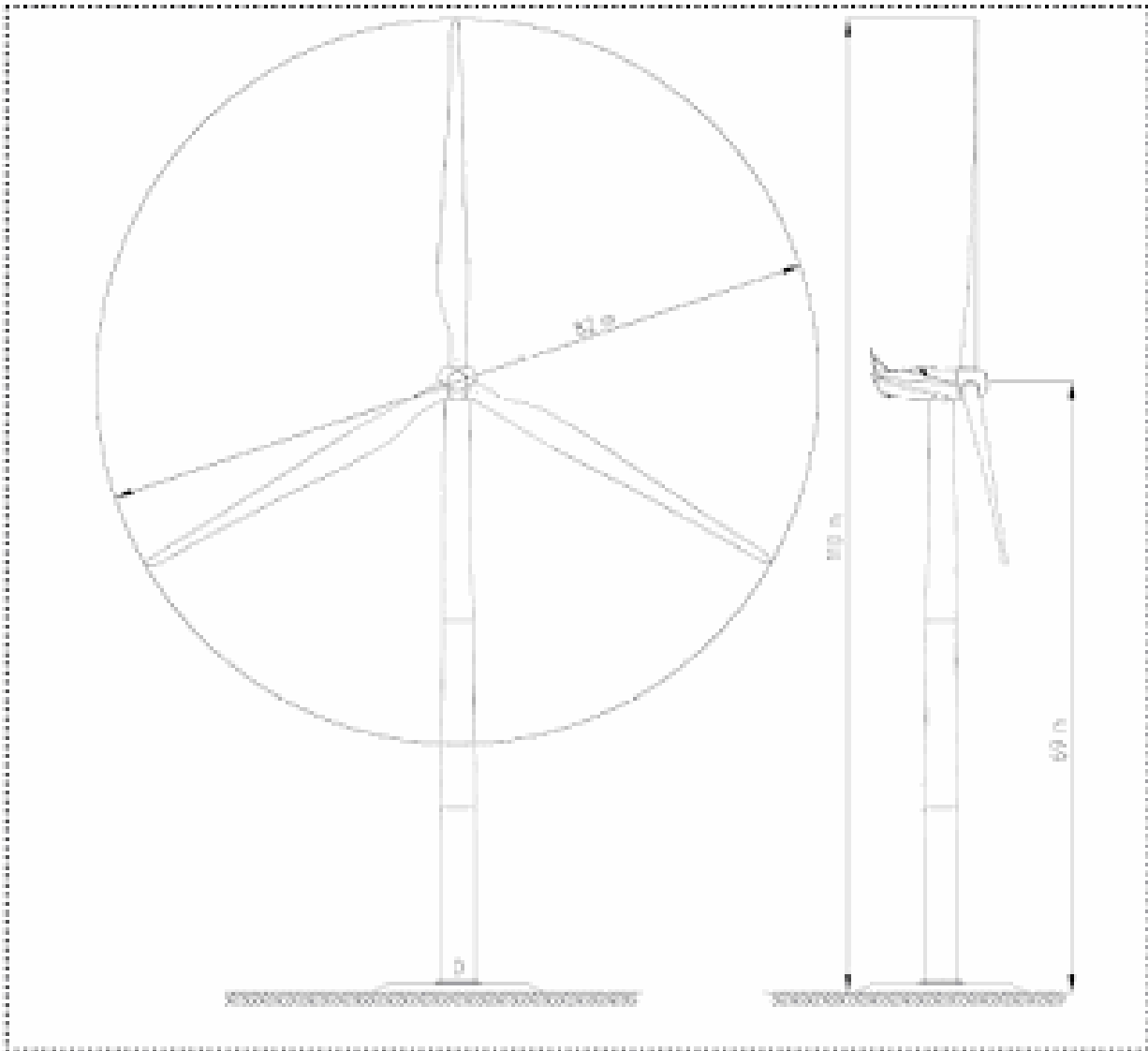
SEDFIELD BOROUGH COUNCIL
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PLANNING APPLICATIONS - TO BE DETERMINED

Each turbine tower is 69m in height with a blade diameter of 82m. This would give an overall maximum height of 110m to blade tip (when the blade is in a vertical position). The turbines proposed for the development are 2 – 2.5 Megawatt (MW) turbines which when installed would have a potential capacity of up to 25 MW. Each turbine would have 3 blades and would rotate between 9 and 19 rpm and always face into the wind. The turbines would start to generate at a wind speed of 4m/s and shut down in wind speeds greater than 25m/s for safety reasons.



Elevation views of a proposed turbine

The power from the turbines would be transferred via underground cables to the switchgear building, that measures 12m x 8m, and then to a connection in Fishburn or an alternative location recommended by Northern Electric.

The application site covers approximately 423 hectares but only a small portion of the central and eastern areas of the site would be developed for the wind farm infrastructure with the majority of the site remaining in agricultural use. The application site is adjacent to 'Walkway' windfarm which was approved by committee on 28th February 2005. That scheme comprises 7 turbines, each with a maximum height of 110 metres to vertical blade tip. Infrastructure works have commenced on site but to date no turbines have been erected.

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The application is accompanied by a detailed Environmental Statement, a Design and Access Statement and a Planning Statement, and is supported by a non-technical summary that explains the proposal and its likely impact.

CONSULTATION AND PUBLICITY RESPONSES

CONSULTEES

Sedgefield Town Council considers that because the previously approved Walkway windfarm has not yet been developed and commissioned as an operational site, it would be premature to consider the current proposal because the cumulative impact could not be assessed. The Town Council therefore objects in principle.

Fishburn Parish Council has not commented on the application.

Trimdon Parish Council has not commented on the application.

Durham County Council Highways Authority has raised no objections, but suggests improvements to the first 40 metres of access track which is within public highway.

Sedgefield Borough Council Engineering Services Section has no objections to the proposal.

Durham County Council Planning Policy Section advises that the site lies within an area identified in the Submission Draft Regional Spatial Strategy as a 'medium resource area' for onshore wind (Map Environment 1 and Policy 42 – Tees Plain). For these reasons, there is no fundamental conflict with the approach to renewable energy development in the County Durham Structure Plan. Detailed comments have also been provided to help assess the impact of the development upon the quality of the landscape. Those comments are referred to in the planning considerations below.

Durham County Council Rights of Way Officer raises no objections but advises that details of horse friendly surfacing of the affected bridleways would be required for further comment. It is also pointed out that Public Bridleways 42,43,46 and 47, and Public Footpath 45 would need to be the subject of Temporary Closure Notices during construction.

The County Archaeologist has not offered any objection to the proposal but has recommended the imposition of a condition in respect of phasing of evaluation and mitigation in the event that any unrecorded archaeological remains are encountered during development.

Environmental Health Section has recommended noise-limiting conditions and control of site operations during construction to minimise disturbance to neighbouring residents.

The Design and Conservation Officer has not responded.

Landscape Architect expressed concerns that more on-site landscape enhancement could be achieved, given the relatively poor quality of parts of the existing countryside around the turbines. Following meetings with the applicants and officers of both the Borough and County Council's, the applicant has produced a draft landscape management plan. It expresses further

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commitment and financial resources to landscape improvement, and this is expanded upon in the landscape impact section of this report.

Hartlepool Borough Council stated, *'the proposed turbines would appear visually intrusive and could have an adverse impact upon wildlife. Given the limited efficiency of wind turbines the Council does not consider the proposal to be justified and would therefore object to the proposed development.'*

Stockton Borough Council has provided a detailed analysis of the proposal, which concludes that the impact upon Stockton Borough would be distant and intermittent. No objections are therefore raised.

The Environment Agency has no objections but has suggested several conditions should permission be granted.

Natural England initially advised that there was insufficient information on which to make detailed observations on ecological and biodiversity impacts, although a detailed assessment of spatial planning considerations and impact upon landscape, access and recreation concluded that the development could be accommodated without undue adverse impact upon those aspects.

Following further scrutiny of confidential reports on wildlife species, Natural England has confirmed that it has no objections to the proposal, subject to specified mitigation being required by condition.

Durham County Council Ecologist has made minor observations on the submission in terms of landscape and wildlife impacts, and has subsequently contributed to negotiations with the applicant and other parties to secure a landscape management plan that would result in improvements to wildlife habitats. This is commented upon further in the planning considerations below.

Durham County Badger Group have some concerns about the location of turbine no.2 in relation to three badger setts, and consider that the badger survey may not have been carried out at the appropriate time of year. The effect of vibration is also highlighted as an omission from the submitted documents. Notwithstanding these comments, the group agrees with the mitigation and compensation recommendations suggested by the surveys.

Durham Bat Group has not responded.

The CPRE objects to the proposed development on the following summarised grounds:

- Doubts about the efficiency of the turbines and emissions savings
- Stated community benefits should not be part of the planning process
- Cumulative impact of several windfarms in the surrounding area
- Adverse effect upon tranquillity
- Impact upon ecology
- Significant public opinion against the proposal

CPRE considers that the development would be a major intrusive feature in pleasant open landscape, be unacceptably close to residential development and a significant national cycle route. It contends that the development would affect the tranquil enjoyment of the area and its

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bridleways, result in a significant change of use of agricultural land which should normally be resisted, and contribute to a detrimental impact upon the east of County Durham. It also considers that the stated benefits of the scheme are exaggerated.

The Ministry of Defence does not object to the proposal but would want to be consulted on any changes to the approved scheme.

Civil Aviation Authority no longer comments upon proposed developments, and advises that other aviation interests should be consulted in accordance with planning circular advice.

National Air Traffic Services advises *'the proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal'*.

Durham Tees Valley Airport has discussed the matter with the applicant and has no objections to the proposal.

Newcastle International Airport has no objection to the proposal because it is not believed that the wind farm position would affect radar coverage at the airport.

Fishburn Airfield has made no comments.

Northumbria Water Limited has not responded.

Northern Gas Networks has no objections.

The BBC Research Department (via National Grid Wireless) has confirmed no objections.

Sabic (formerly Huntsman Petrochemicals), who have control over an Ethylene Pipeline which passes through the site, has advised that turbines should not be sited within a distance of 1.5 times the mast height from the pipeline and that the developer should contact them directly to discuss site operations.

Joint Radio Company, who advise if any point to multi-point telemetry link may be affected, have stated that there are no point to multi-point radio scanning telemetry links within the vicinity of the proposed development.

The Ramblers Association opposes the development for unspecified reasons.

Sedgefield Civic Trust state that their members have considered the proposal and offers no objection

One North East has no objection to the proposal.

PUBLICITY

In terms of public consultation site notices were erected at strategic points around the periphery of the site, a press notice placed in a local newspaper and over 1000 letters of consultation sent to residents within a 3 km radius of the proposed development. In addition it should be noted that the applicant, prior to submitting the application, undertook a consultation exercise in the form of a public exhibition. This exercise has resulted in significant response, and a detailed

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summary of all the letters of representation received can be viewed in Appendix 1 of this Committee Report.

In terms of individual letters, 211 offer support for the proposal and 84 object. Two petitions of objection were also received from a local resident and Butterwick residents association, bearing 497 and 40 signatures respectively.

Typically, the letters of support are made for the following reasons:

- The wind farm will help to combat global warming by reducing the amount of greenhouse gases in the atmosphere (up to about 43,000 tonnes of Carbon Dioxide emissions will be saved annually).
- Wind powered electricity equivalent to about two and a half times the annual domestic demand for Fishburn, Trimdon and Sedgfield combined will be generated.
- Over the lifetime of the project it is estimated that the local and regional economy will benefit by about £7m.
- There will a direct fund available to the local communities of up to £625,000.
- The local environment will be benefit from 1.3km of new hedgerows, and 200m of restored hedgerows- these are important habitats for insects, small mammals, birds and bats.
- 1.7km of access tracks will be made into enhanced bridleways, and an additional 200m of new enhanced bridleway will be created.

Those who object cite reasons including:

- There would be significant visual impact on the surrounding landscape
- The development would be harmful to wildlife species
- Noise, shadow flicker and vibration would have a negative effect upon the quality of life of nearby residents
- Property prices would be devalued
- Windfarms are not efficient
- There could be further pressure for more similar development in the area leading to a greater cumulative effect

Please note that this is only a brief summary of the main points raised and Appendix 1 should be read for full details of both support and objection.

Appendix 2 provides more detailed comments on the main themes raised by objectors.

On 7th June 2007 a spokesperson for a pro-windpower organisation YES2WIND handed in a petition of support entitled 'Hands Up For The Windfarm'.

PLANNING CONSIDERATIONS

The consideration of wind turbine proposals is a balance between Government Policy and commitment to the development of renewable energy resources, with a general aim of reducing carbon dioxide emissions in line with international agreements, and the protection of the environment and residential amenity of any neighbouring occupiers. In assessing the application careful consideration has been given to the responses from specialist consultees, interested parties and local residents. It is considered that the key issues in this case are:

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- Whether the development is in accordance with National and Local Policy
- Landscape and Visual Impact
- Impact of Noise on Residential amenity
- Impact on Nature Conservation
- Health, Safety and Other Issues

PLANNING POLICY

Government Guidance, as contained in PPS22, supports onshore wind farms. There is a commitment to seeking to achieve a level of 10% of national electricity generating capacity from renewable sources by the year 2010. This guidance states that renewable energy development should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be satisfactorily addressed. There is an acceptance that turbine siting will always be a compromise between maximising energy capture and minimising visual impact.

The County Durham Structure Plan contains a section relating to Energy Generation and states that proposals for wind turbine developments must be assessed against Policies 80 and 81. Policy 81 offers general encouragement to the generation of energy from renewable sources. However, Policy 80 (A) requires account to be taken of the wider impacts of such proposals, particularly on the local environment and local communities.

Policy 64 of the Structure Plan requires that the quality of the County's landscape is maintained and enhanced by ensuring that amongst other things, attractive landscape characteristics are maintained and landscape distinctiveness is enhanced. Policy 67(B) aims to protect Sites of Special Scientific Interest (SSSI) from adverse impact by development proposals. There are no such sites within the vicinity of the application site.

The County Structure Plan encompasses identified Strategic Wind Resource Areas (SWRA), which is intended as a guide to appropriate turbine locations. Although parts of east Durham are identified as a SWRA, the application site lies outside the areas identified. More recent policy and guidance has been produced in conjunction with the emerging Regional Spatial Strategy. The recently published North East of England Regional Renewable Energy Strategy (NEERRES) includes a spatial pattern of renewable energy development and comments upon the development of wind farms within the Borough of Sedgefield. These areas were translated in the Consultation Draft Regional Spatial Strategy as broad areas with least constraint which offer the greatest potential to accommodate new renewable energy developments. The application site is broadly within a location identified for a medium wind farm (up to 25 turbines).

Sedgefield Borough Local Plan does not contain any specific policy that relates to renewable energy although there are specific policies, namely E1, E13, E14, E15, E16, E17, L8 and L10 that deal with landscape protection and enhancement and countryside recreation. In particular, the application site is within an area allocated for the Wynyard Country Park. The development of Wynyard Country Park was a scheme that was programmed to be brought forward by the private sector yet this has not happened within the plan period and whether this will eventually happen is debatable. However, given the designation consideration must be given to what impact the proposed wind farm would have on the Country Park.

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LANDSCAPE AND VISUAL IMPACT

Wind turbines, by virtue of their scale, and because they are usually in groups, impact visually to some degree on their general landscape setting and upon the amenity of people living in the locality. The degree of impact depends largely upon existing landscape form and character and upon public perception. It is essential however, that the proposal is assessed as objectively as possible if a proper decision is to be made on the planning merits of the case. Clearly, the turbines will be visible over a wide area but just because they can be seen does not necessarily mean that they are visually harmful. The interruption of a view, whilst regrettable, is often inevitable if a wind farm is to be developed.

This section of the report will address the impact that the windfarm would have upon:

- The surrounding landscape
- Nearby settlements
- Individual properties

The principal issue, therefore, is whether the turbines would have an oppressive and overbearing impact on residential properties and the visual amenity of the surrounding area.

IMPACT UPON THE SURROUNDING LANDSCAPE

The detailed survey work carried out by the applicant and set out in the Environmental Statement is extremely helpful in establishing the degree of visual impact, in particular, a **landscape assessment** and a **visual assessment**. This forms part of a comprehensive Landscape and Visual Impact Assessment (LVIA) and follows the guidelines set out in Landscape Institute's Guidelines for Landscape and Visual Impact Assessment, and draws on further advice contained in documentation published by the Countryside Agency, Durham County Council and Scottish National Heritage.

Both the landscape and visual assessments are carried out on the basis of **levels of sensitivity** and **magnitude of change**, ranging from negligible to high. Each pair of assessments is then applied to a matrix to produce an overall 'level of effect' result in each case.

The LVIA study area was determined in consultation with the Local Planning Authority prior to submission of the application, to ensure consistency with the approach on the previously approved Walkway development.

The applicant has carried out a study based on a 15km radius from the outer turbine locations (30km for cumulative impact assessment). Within the main study area there are ten landscape types (Government Office North East 2003) and a detailed landscape assessment has been carried out. The application site is not protected by any National or County designation, and it lies within a part of the Borough designated in the adopted local plan as the 'Southern and Eastern Lowlands', where the landscape elements of any development are expected to integrate with existing landscape features. Unlike the River Wear Valley Area of Landscape Value to the northwest of the Borough, there is no presumption against developments that would impact upon the character of appearance of the southern and eastern lowlands.

The height of the turbines will mean that they are visible some distance from the site. In order to assess the visibility of the turbines, Zones of Theoretical Visibility (ZTV's) have been created. This recognised assessment method uses Ordnance Survey digital terrain data and a model of the wind farm to indicate the main locations in the study area, within which the topography may

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permit views of the wind turbines. In reality, the actual zones of visibility may offer more restricted views because the modelling method does not take account of other elements in the landscape such as buildings and woodland.

In order to assess the potential visual impact the applicant has submitted many photomontages based on the ZTV's from 13 viewpoints both within and outside Sedgfield Borough. The photomontages also take into account the cumulative impact of other wind farms within the area, particularly the Walkway site that is presently under construction.

The level of effect of the Windfarm upon the landscape has been assessed at the 13 viewpoints, and the results are tabulated below:

	Location	Sensitivity	Magnitude	Level of Effect
1	Bridleway south of West Murton Blue House Farm	Medium	High	Moderate-substantial
2	Castle Eden Walkway	Medium	Medium	Moderate
3	A689 near Beacon Hill Farm	Low	High	Moderate
4	Embleton	Medium	Medium	Moderate
5	B1278, Fishburn	Low	Low	Slight
6	Sedgfield Community College recreational open space	Medium	Low	Slight-moderate
7	Trimdon recreational open space	Low	Low	Slight
8	A177 near Grindon	Low	Low	Slight
9	A689 access to Claxton House Farm	Medium	Negligible	Slight-negligible
10	Eriskway Walk, Hartlepool	Medium	Negligible	Slight-negligible
11	Crossways Hotel, junction of A181 & B1279	Medium	Negligible	Slight-negligible
12	B1280 Shotton Colliery	Low	Negligible	Negligible
13	B6287 Ferryhill	Low	Negligible	Negligible

Assessment of landscape impact has been assisted by the comprehensive comments made by the Durham County Landscape Architect, who points out that the emerging Regional Spatial Strategy identifies the area as a broad area of least constraint, and close to a strategic wind resource area identified in the Durham County Structure Plan. He goes on to say; *"the site falls within one of the more robust 'less constrained' areas for wind energy in the County, and in a landscape of broadly medium or low-medium sensitivity to this kind of development"* and that *"The proposals would not have significant adverse physical impacts on the fabric of the landscape."* He also considers that the combined Butterwick Moor and Walkway developments *"would not be out of scale with the local landscape"*.

For all these reasons, it is concluded that whilst the development would have obvious visual impacts on the landscape, those impacts have been quantified by the applicant and assessed against credible criteria set out by the Landscape Institute.

The photomontages referred to above are available for viewing at the Council Offices or through the planning applications register on the Council's website.

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The nearest settlement within Sedgfield Borough is Fishburn at a distance of 3.5km. Wynyard Village, lying outside the Borough, is a similar distance away. Other settlements within 5km are Sedgfield Village and Trimdon Village. Similar impact criteria are used in respect of settlements. The conclusions are as follows:

Fishburn: Moderate (and not significant due to the screened views from the majority of residential properties.

Sedgfield: Slight (and not significant due to the relatively filtered views and varying orientation of the buildings.

Trimdon Village: Moderate (and not significant due to the relatively filtered views and varying orientation of the buildings.

No survey results have been provided for Wynyard Village, but cross reference with the Walkway windfarm application file suggest that the previously approved 7 turbines would have a moderate significant impact in terms of views of the development, but also concluded that these views would be partially screened by intervening woodland. Turbine tips and some hubs were expected to be visible, although it was expected that this view would occur for only a few residential properties within the village. The current development would be further away, and would be seen as a backdrop to the more prominent Walkway development.

IMPACT UPON INDIVIDUAL PROPERTIES

In terms of whether the proposed turbines would have a substantial visual impact on sporadic individual residential properties the following assessment has been carried out:

POTENTIALLY DIRECT MAIN VIEW OF THE WINDFARM	
9 properties	Ten O'Clock Farm, West Murton Blue House, Former Three Horse Shoes, Old Hurworth Burn Station, Beacon Hill Farm, Hill House, Oldacres Bridge, Beacon Farm.
POTENTIALLY OBLIQUE/PARTLY SCREENED VIEW OF THE WINDFARM	
7 properties	Butterwick East Farm, Bungalow north of Murton East Farm, Dwelling north of Murton East Farm, Dwelling SW of junction of Hurworth Burn Road and access to Murton East Farm, Tilery Cottage, Humble Knowle Farm
PARTIAL VIEWS/MOSTLY SCREENED VIEWS OF THE WINDFARM	
32 properties	The Brocks, Hurworth Burn Farm, West Holling Carr, East Holling Carr, Butterwick House/Pilmore House Farm, Butterwick Moor Farm, Redcar House, Dwelling east of access to Murton East Farm, Old Acres Lodge, Four dwellings at Hartlepool Road, High Swainston, Embleton Old Hall, East Murton Farm, Murton Hall Farm, Bridge House, Green Lane Cottages, Amerston Hall, Embleton Farm, Low Swainston, Middle Swainston, Newlands, Butterwick West Farm, Butterwick South Farm, Sunnyside, Murton Blue House, Cole Hill Farm, Old Acres Hall Farm, East Close.
SLIGHT OR NEGLIGIBLE VIEW OF THE WINDFARM	
2 properties	Hurworth Burn kennels and cattery, Dwelling between Embleton Farm and Hill House

It is evident that 11 residential properties would experience significant effects in visual terms as a result of views of the windfarm from access roads and tracks. However, it is pointed out that the majority of these properties have mature garden vegetation or screening from adjacent trees and hedgerows, local landform, and outbuildings, farm buildings and stone walls. Many others are orientated in such a way that the principal views from windows would face away from the windfarm. The nearest property to the windfarm is Butterwick Moor Farm, at approximately

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450 metres, although the dwelling faces away from the turbines and is, in any case, within the development site and subject to other agreements with the landowner. It is not considered that the development would lead to an unacceptable reduction in residential amenity of the occupiers of properties assessed and tabulated above.

IMPACT ON RESIDENTIAL AMENITY

Noise

The applicant has carried out noise impact modelling and submitted a detailed noise assessment of the proposed wind farm and the impact on nearby residential properties that has been assessed by the Council's Environmental Health Section. A survey of ambient noise levels was undertaken in and around the application site and monitoring of noise levels was undertaken and correlated with measurements of the wind speed. From the data collected it is considered that the predicted worst-case noise levels of the turbines at the majority of locations will effectively be inaudible, with turbine noise being less than background levels at all identified location and at all predicted windspeeds. It is considered that noise from the wind farm would not be detrimental to the amenity of local residents.

As a precaution, the Environmental Health Section has recommended the imposition of noise conditions.

IMPACT ON NATURE CONSERVATION

A detailed ecological assessment of the application site and a 600m buffer around the application site was undertaken. This study included confidential survey reports on protected wildlife species. There are no designations within the application site although there are three statutory protected nature conservation sites within 5km. None of the SSSI sites would be affected by the proposed development given their notified interest and their distances from the site.

Ornithology

Detailed survey work was carried out during April 2005 and September 2006. Bird populations were generally low and typical of the region generally but did include some species of conservation importance. The survey concluded that eight Biodiversity Action Plan species, including Schedule 1 Kingfisher and Quail, were present in small numbers within the study area. Appropriate habitat enhancement plans have been identified. No significant impacts are predicted on any of the site's ornithological features.

Vegetation

The vegetation communities and species on the site are typical of farmland area in the region. No nationally rare or scarce plant species were found, nor were any regionally important species. Some of the hedgerows within the site are species rich, but these would be avoided during construction. Any hedgerow loss would be mitigated for, particularly as landscape management has been discussed at length with the applicant (see conclusion).

Protected Species

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A detailed survey of protected species has been carried out, and mitigation measures proposed. The most notable of these is reinforcement of bat flight paths by careful hedgerow planting, steering bats away from the turbines. A bat monitoring regime would also be implemented. Mitigation measures are also proposed in respect of badgers, and known badger setts are avoided by the development.

HEALTH, SAFETY AND OTHER ISSUES

Shadow Flicker

Shadow flicker arises from the passing of the moving shadow of the turbine rotor over a narrow opening such as a window of a nearby residence. The probability of this occurring and the extent of such an effect depends on a number of factors including the orientation of the dwelling relative to the turbine, distance from the turbine, turbine hub height, rotor diameter, time of year and the proportion of daylight hours when the turbine operates.

Only properties within 130 degrees either side of north can be affected in the UK and as a rule of thumb the dwelling at risk of shadow flicker must also be within ten rotor diameters of the turbine. In relation to this application this would be within 820m of the nearest turbine. The applicant has calculated that the only properties potentially affected by shadow flicker would be Butterwick Moor Farm, Embleton Old Hall and a nearby unnamed property. Mean exposure times vary for each property, ranging from up to 40 minutes on up to 146 days per annum to 12 minutes on up to 24 days per annum.

Research shows that the frequencies of shadow flicker that produce disturbance and nuisance to people lie above 2.5 hertz. This is true both of the general population and of the 2 per cent who suffer from epilepsy, 5 per cent of whom have exhibited an adverse reaction to flicker effects above 2.5 to 3 hertz. This is well above the maximum frequency effect from turbines, which is usually under 1 hertz, and is therefore well below that considered to be the cause of nuisance.

The applicant has however expressed a commitment to using a range of mitigation measures to resolve any issues of shadow flicker that may arise after commissioning of the windfarm, and has indicated that a planning condition would be acceptable to provide a method of control over mitigation.

Low Frequency Noise (Infrasound)

Planning Policy Statement 22 states:

'There is no evidence that ground transmitted low frequency noise from wind turbines is at a sufficient level to be harmful to human health. A comprehensive study of vibration measurements in the vicinity of a modern wind farm was undertaken in the UK in 1997 by ETSU for the DTI (ETSU W/13/00392/REP). Measurements were made on site and up to 1km away – in a wide range of wind speeds and direction.

The study found that:

- *Vibration levels 100m from the nearest turbine were a factor of 10 less than those recommended for human exposure in critical buildings (i.e. laboratories for precision measurement).*
- *Tones above 3.0 Hz were found to attenuate rapidly with distance – the higher frequencies attenuating at a progressively increasing rate.*

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Wind Turbine Icing

Planning Policy Statement 22 states:

'The build up of ice on turbine blades is unlikely to present problems on the majority of sites in England. For ice to build up on wind turbines particular weather conditions are required, that in England occur for less than one day per year. (See Wind Energy Production in Cold Climates (WECO) (ETSUW/11/00452/00/REP). In those areas where icing of the blades does occur, fragments of ice might be released from the blades when the machine is started. Most wind turbines are fitted with vibration sensors which can detect any imbalance which might be caused by icing of the blades, in which case operation of machines with iced blades could be inhibited'.

This low potential for icing, together with the minimum 80 metre stand-off with any roads, footpaths and bridleways, means that there is an extremely low risk of injury to the public .

Air Traffic Safety

No concerns have been raised by the local airports, the National Air Traffic Service or the Ministry of Defence, who are satisfied that the development would not affect air traffic safety.

TV Interference

Wind farms can cause TV interference. However, as advised by the BBC, this can usually be quickly addressed and rectified. Should planning permission be granted a suitable condition is suggested that would require the problem to be rectified.

Property Prices

This is an issue that it is impossible to address as house prices are influenced by many factors. As such this issue cannot be treated as a material planning consideration when assessing the planning application.

TRUST FUND

Separate to the planning application the applicant also proposes to create a trust fund into which £625,000 would be paid over the anticipated 25 year lifetime of the development (equivalent to £25,000 per annum). The trust fund would be managed by the County Durham Foundation. The trust fund would be used to fund suitable applications for projects that reduce carbon emissions, sustainable energy projects, energy efficiency projects or general environmental enhancement projects which are in areas closest to the site.

CONCLUSION

The proposed development would undoubtedly have an impact on the landscape and visual amenity of the area. As previously mentioned it is impossible to provide mitigation measures that would assimilate this type of development into the landscape. The issue is whether the siting of a wind farm in the proposed location would be considered unreasonably harmful and overbearing and would the residential amenity of neighbouring occupiers be unreasonably affected. Given the detailed Environmental Statement and the content of the representation

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received it is considered that the proposed development would not be overbearing or detrimental to residential amenity. There would be little impact on the ecology of the area or on the residential amenity of any nearby occupiers in terms of noise or shadow flicker. Furthermore, the proposal must also be considered for its carbon reduction potential and the significant support in national and regional planning policy for such development in this location.

Whilst it must be accepted that little can be done to mitigate against the wider visual impact of windfarms, opportunities can arise in many circumstances for landscape improvements within windfarm sites. Potential for landscape improvement has been identified within the context of this proposal, and extensive negotiations have resulted in a commitment by the applicant to the following key elements:

- 6.5km of new and restored hedgerows across the development site
- 5.2km of permanent grassland buffers to watercourses
- 300m of grassland conservation headlands along arable field margins
- 8 ha of sensitive management of semi-improved neutral grassland and conservation measures for ridge and furrow
- 0.1ha of bankside vegetation/riparian woodland along parts of the Skern
- 3 ha of positive management of broadleaved woodlands and scrub/wood pasture
- Educational provision in the form of a modest interpretation facility to provide a focus for educational and recreational pre-arranged visits to the wind farm

A draft landscape improvement plan has been provided to expand upon these key elements which, the applicant estimates, will represent an additional investment of £205,000. It is considered that a fully detailed plan can be secured and effectively implemented by use of a planning condition, and that it would not be necessary in this instance to use a legal agreement for these purposes.

The application has been fully assessed on its individual merits and within the context of national, regional and local planning policies. It is considered that the environmental benefits of the provision of as much electricity from a renewable source in a year as is used by around 10,800 homes whilst preventing the emissions to atmosphere (when compared to fossil fuel powered generation of the equivalent energy) of approximately 44,000 tonnes of CO² per annum (over 1 million tonnes over the lifetime of the development) far outweigh any visual impact of the use of this site for a wind farm.

HUMAN RIGHTS IMPLICATIONS

It is considered that in general terms, the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions.

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1. This consent is granted for a temporary period of 25 years from the date hereof when, unless the renewal of consent has been sought and granted previously, the development hereby approved shall be removed and the land reinstated to its former condition in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: The development is such that it could not be approved for permanent development.

2. The development hereby approved shall be carried out only in accordance with the submitted application including the following document(s): Volume 1: EIA Assessments, Volume 2: Figures and Visualisations, Volume 3: Technical Appendices dated December 2006.

Reason: To ensure that the development is carried out in accordance with the approved documents.

3. No development shall commence until a detailed landscape and ecological management plan has been submitted to and approved by the Local Planning Authority, and development shall thereafter be carried out only in accordance with that approved management plan. The plan shall contain measures to deliver local biodiversity gain, preserve the existing landscape features through the lifetime of the windfarm, and enhance the value of the local landscape to wildlife, and shall include specific reference to phasing of the works.

Reason: In order to achieve local environmental improvements in mitigation for the wider visual impact of the development and to enhance nature conservation interests in accordance with Policy E13 (Promotion of Nature Conservation) of the Sedgefield Borough Local Plan.

4. Notwithstanding any description of the materials in the application, no development shall be commenced until details of the materials and detailing to be used for the external surfaces of the switchgear building, including the roof, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

5. Development shall not commence until

1. Details of improvements to the proposed vehicular access have been submitted to and approved by the Local Planning Authority, and

2. The approved access details have been implemented in full to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory means of access to the site in compliance with Policy T7 (Traffic Generated by New Development) of the Sedgefield Borough Local Plan.

6. Notwithstanding the submitted plans and prior to the commencement of the development details of the following shall be submitted and approved in writing by the Local Planning Authority:

- means of connection to the national grid
- the exact model and specification of the turbines including colour finish
- Construction details, width of internal access roads and location and details of grass strip adjacent to the field edge access tracks.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

7. Development shall not commence until

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1. Full details of the surface treatment and construction of all hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority, and

2. The approved construction and surface treatment have been implemented in full to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

8. No development shall take place until a report detailing a scheme for the investigation and alleviation of any electromagnetic interference to TV reception, which may be caused by the operation of the wind turbines hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The recommendations stated in the report shall be followed and, where necessary, any upgrading works implemented.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

9. Prior to the commencement of development, a settlement facility for the removal of suspended solids from surface water run-off during construction works shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained throughout the construction period.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D12 (Provision of Sewage Treatment) of the Sedgefield Borough Local Plan.

10. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

11. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

12. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment and to comply with Policy D13 (Development Affecting Watercourses) of the Sedgefield Borough Local Plan.

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13. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment and to comply with Policy D13 (Development Affecting Watercourses) of the Sedgefield Borough Local Plan.

14. Provision must be made to ensure that no polluting discharge from haul roads and disturbed areas enter any watercourse.

Reason: Protection of the environment and to comply with Policy D13 (Development Affecting Watercourses) of the Sedgefield Borough Local Plan.

15. No development shall take place until the applicant has secured the implementation of an agreed phased programme of archaeological works to include evaluation and, where appropriate, mitigation (including publication if appropriate) in accordance with a written scheme of investigation. This shall be submitted by the applicant and approved in writing by the local Planning Authority. The work shall be undertaken in accordance with the approved scheme.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy E17 (Protection of Archaeological Remains) of the Sedgefield Borough Local Plan.

16. Notwithstanding the requirements of condition 3 of this planning permission, prior to the commencement of the development a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority that shall include details of all trees and hedgerows on the land, and details of any to be retained, together with measure for their protection in the course of development.

Reason: Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

18. The turbines, switchgear building, anemometer mast and associated cabling and works hereby approved shall be removed and the land reinstated to the satisfaction of the Local Planning Authority within 6 months of the expiry of this planning permission, unless an application for renewal of planning permission has previously been made to and approved in writing by the Local Planning Authority,.

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Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

19. Prior to the commencement of development on site a vehicle wheel washing facility shall be installed at the main exit from the site for the duration of the construction and the decommissioning of the development. All construction traffic leaving the site must use the facility and it must be available and maintained in working order at all times.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

20. Prior to the commencement of development a detailed plan indicating the location of material storage and employee parking on site shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be available and used at all times during the construction phase of the development.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

21. The wind-turbine noise level, when measured at a noise sensitive property and measured as LA90, 10 min shall not exceed 5 dB above the background level, once this background level has risen above:

43 dB LA90, 10 min between the hours of 23:00hrs to 07:00hrs.

35 dB LA90, 10 min between the hours of 07:00hrs to 23:00hrs.

The above limits shall apply at all at all noise sensitive properties apart from those properties that have a financial interest in the wind farm (notably Butterwick Moor Farm), where the following shall apply:

The wind turbine noise level, when measured at the above named property shall not exceed at any time, a fixed limit of 45 dB LA90, 10 min.

The above limits shall apply until a wind speed of 12m/s, when measured at 10 metres height, is reached.

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

22. All measurements relating to both background and wind-turbine noise should be made using a type 1 sound meter (as defined within BS EN 61672) fitted with a ½-inch diameter microphone, within free field conditions between 1.2, 1.5 metres above ground level and at least 10 metres from any wall, hedge or reflecting surface. No measurements will be made inside residential properties.

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

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23. At the reasonable request of the Council, the developer shall measure at its own expense the level of noise from the wind turbines. Any measurement of either background or wind turbine noise shall be carried out in accordance with the sampling frequency and distribution guidance contained within ETSU-R-97 or any subsequent documentation.

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgfield Borough Local Plan.

24. Site works during development and decommissioning, including vehicle movements for the purpose of deliveries and removals, shall not be carried out outside the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1400 Saturdays, except where on Sundays and Bank Holidays, site works that do not generate noise that is audible at the site boundary are permitted.

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgfield Borough Local Plan.

25. No development shall take place unless in accordance with the mitigation detailed within the following documents:

Section 8.7 of Butterwick Moor Wind Farm Proposal, Environmental Statement, Volumes 1- 3, e-on, December 2006

Section E1, E3, E5.1-5.2 of Appendix 12, Bat Survey Report 2006, Entec, 2006 in Volume 3 of the above Environmental Statement.

Section 8 of Appendix 13, Badger Survey Report 2005, Entec, December 2006 and Section E of Appendix 2b Badger Survey, Butterwick, County Durham, Durham Wildlife Services, August 2005.

The mitigation includes, but is not restricted to adherence to timing and spatial restrictions; undertaking confirming surveys; adherence to precautionary working methods.

Reason: To conserve protected species and their habitat and to accord with Policy E14 (Safeguarding Plant and Animal Species Protected by Law) of the Sedgfield Borough Local Plan.

26. Before development commences, a scheme to satisfactorily alleviate the incidence of 'shadow flicker' at any affected premises shall be submitted to and approved by the Local Planning Authority. That scheme shall include details of the siting of photocells and the measures to control, re-orientate or shut down particular turbines, as well as any effective planting and landscaping details submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, any turbine producing 'shadow flicker effects' at any dwelling shall be shut down and the blades remain stationary until the conditions causing those 'shadow flicker effects' have passed. The scheme shall be implemented as approved.

Reason: To ensure that the amenities of neighbouring properties are not adversely affected by 'shadow flicker' and to accord with Policy D10 (Location of Potentially Polluting Developments) of the Sedgfield Borough Local Plan.

INFORMATIVE: NOISY WORKS

All noisy plant, vehicles, equipment and machinery used in connection with site activities shall be properly operated, used and maintained so as to control and minimise noise emissions.

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Where necessary and practicable, they shall be fitted with appropriate means of noise attenuation e.g. suitable silencers, enclosures etc.

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

INFORMATIVE: REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal is acceptable in terms of its impact upon highway safety, visual and residential amenity of the area, wildlife and ecology and in contributing to the reduction of emissions to the atmosphere and in the production of green electricity.

INFORMATIVE: LOCAL PLAN POLICIES

The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan as set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

E1 Maintenance of Landscape Character

E13 Promotion of Nature Conservation

E14 Safeguarding Plant and Animal Species Protected by Law

E15 Safeguarding of Woodlands, Trees and Hedgerows

E16 Protection of Agricultural Land

E17 Protection of Archaeological Remains

L8 Development of Hardwick, Whitworth, and Wynyard County Parks and Ferryhill Carrs

L10 Recreation Routes

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APPENDIX 1 – COMMENTS RECEIVED (SUPPORT AND OBJECTION)

Notes:

51 Consultation letters were returned undelivered.

A petition opposing the development was delivered to Green Lane Offices. A letter acknowledging receipt of the petition was provided by Development Control section.

A letter from BUTTERWICK RESIDENTS ASSOCIATION was countersigned by 40 respondents but there were addresses provided.

One respondent visited the Council Offices to report that a letter of objection had been submitted on his behalf, but had not actually been written by the person in question and displayed a false signature.

Statements of support

A group known as ACE (Alliance of Clean Energy) distributed a pre printed letter which was given to petitioners. A space to insert a name and address was provided.

The front side of each letter contained the following remarks:

Dear Mr Teasdale,

I am writing to express my support for the proposed Butterwick Moor Wind Farm development. I believe the development of this wind farm should be supported because

(a space was left for individuals to add their comments to the letter- some respondents added comments whereas others left the space blank)

Wind power is an inexpensive, safe, clean and popular choice for the future of energy production. This proposal will be capable of supplying enough electricity to supply 10,832 homes, as well as saving 43,783 tonnes of carbon dioxide annually in the fight against global warming and climate change. I urge you to support this proposal,

Yours sincerely,

The reverse side of the letter stated:

The proposal is for 10 wind turbines, each with a total height of 110m.

These will be in addition to the 7 turbines at Walkway Wind Farm that already have planning approval.

The wind farm will help to combat global warming by reducing the amount of greenhouse gases in the atmosphere (up to about 43,000 tonnes of Carbon Dioxide emissions will be saved annually).

Wind powered electricity equivalent to about two and a half times the annual domestic demand for Fishburn, Trimdon and Sedgefield combined will be generated.

Over the lifetime of the project it is estimated that the local and regional economy will be benefited by about £7m.

There will a direct fund available to the local communities of up to £625,000.

The local environment will be benefit from 1.3km of new hedgerows, and 200m of restored

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hedgerows- these are important habitats for insects, small mammals, birds and bats.

1.7km of access tracks will be made into enhanced bridleways, and an additional 200m of new enhanced bridleway will be created. Many of the arguments put forward against wind farms are misleading or untrue.

THE PROJECT NEEDS YOUR SUPPORT AND HELP!

If you feel you would like to give it, please will you sign and post one of the attached support letters

THANK YOU VERY MUCH!

Contact: 07833 527379 or 07886 723535

The ACE letter was received from the following without any additional comments being inserted in the space provided:

34 Millfield Road, Fishburn
79 Millfield Road, Fishburn
23 + Street, Ferryhill
61 The Orchard, Sedgfield
25 Beaumont Court, Sedgfield
41 Beaumont Court, Sedgfield
2 Hornby Avenue, Sedgfield
2 Hornby Avenue, Sedgfield (2nd Letter)
31 The Meadows, Sedgfield
4 Queens Drive, Sedgfield
9 Claremont Grove, Sedgfield
2 Hall Farm Court, Trimdon Village
7 Hall Farm Court, Trimdon Village
7 Hall Farm Court, Trimdon Village (2nd Letter)
7 Hall Farm Court, Trimdon Village (3rd Letter)
36 Chestnut Road, Sedgfield
6 Bank Top Terrace, Trimdon Village
4 Alnwick Avenue, Trimdon Grange
31 Station Road, Sedgfield
15 Chestnut Road, Sedgfield
11 The Meadows, Sedgfield
17 The Meadows, Sedgfield
23 Lee Terrace, Shotton Colliery
Polemonium Plantery, Trimdon Grange
14 High Street, Sedgfield
20 Hornby Avenue, Sedgfield
9 West Street, Hett
35 St Lukes Crescent, Sedgfield
1 Craggside, Sedgfield
10 Victoria Terrace, Coxhoe
Leechmire Farm, Hutton Henry, Hartlepool
Leechmire Farm, Hutton Henry, Hartlepool (2nd Letter)
Leechmire Farm, Hutton Henry, Hartlepool (3rd Letter)
16 Perth Grove, Stockton
24 Wellgarth Mews, Sedgfield
25 Rectory Row, Sedgfield

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38a Front Street South, Trimdon Village
55 White House Drive, Sedgfield
2 Thomas St. South, Ryhope Village, Sunderland
1 Thrunton Court, Houghton le Spring
1 Thrunton Court, Houghton le Spring (2nd Letter)
29 Hawthorn Road, Sedgfield
37 Mitford Court, Sedgfield
65 Winterton Avenue, Sedgfield
Larberry Pastures, Longnewton, Stockton
Manor Farm Bungalow, Stockton Road, Sedgfield
10 St Edmund Green, Sedgfield
Letch Lane, Redmarshall, Stockton
15 Lambourne Close, Bournmoor, Houghton
Sorrel Cottage, Thorntree Farm, Middleton-St-George
34 Lanborn Close, Houghton le Spring
12 Station Road, Sedgfield
76 Ashbourne Drive, Coxhoe
86 Chillingham Crescent, Ashington
22 Beacon Avenue, Sedgfield
Broom Mill Farm, West Auckland
Unverified address in Cleveland.
Signed Graham Smith with no address.
Signed Peter Nelson with no address.
Signed B. Mutch with no address
7 Aged Miners Homes, Butterwick Road, Fishburn
7 Chestnut Road Sedgfield
Brandon House Farm, Tursdale
2 Hart View, Trimdon Village
Mr Swainson unspecified address in Fishburn
B&J Sanderson-unspecified address
R&P Genner-unspecified address
D Blakey- unspecified address
16 Beaumont Court, Sedgfield
9 Rectory Row, Sedgfield
3 Lilac Grove, Trimdon Village
21 Sycamore Crescent, Trimdon Colliery
2 Margaret Terrace, Trimdon Station
2 Margaret Terrace, Trimdon Station (2nd Letter)
17 Russell Crescent, Trimdon Station
32 Laurel Crescent, Trimdon Colliery
2 George Street, Trimdon Colliery
8 Victoria Terrace, Trimdon Colliery
4 Grosvenor Terrace, Trimdon Colliery
15 Beacon Avenue, Sedgfield
4 Beaumont Court, Sedgfield
41 Beaumont Court, Sedgfield
13 St Pauls Road, Trimdon Colliery
14 St Pauls Road, Trimdon Colliery
24 Newholme Estate, Station Town
10 Berwick Court, Trimdon Grange

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

24 Sycamore Crescent, Trimdon Station
41 The Orchard, Sedgefield
11 Moorside Crescent, Fishburn
56 Dunelm Road, Trimdon Village
56 Dunelm Road, Trimdon Village (2nd Letter)
35 Salvin Terrace, Fishburn
6 Manor Close, Trimdon Village
6 Manor Close, Trimdon Village (2nd Letter)
31 Wynyard Road, Trimdon Village
9 Russell Crescent, Trimdon Station
61 Swainby Raod, Trimdon Village.
Catchgate Farm, Castle Eden, Hartlepool

In addition to those text above, some additional comments were submitted by consulters in the space provided and are summarised:

1 Cragside, Sedgefield

- We need to finds alternative means of energy production.

5 Lilac Grove, Trimdon Station (2 Identical responses)

- It is the future of our Grandchildren

34 Butterwick Road, Fishburn

- Will help to fight pollution.
- “We need to find other means of usage of power that is ozone friendly”

42 Millfield Road, Fishburn

- The way ahead to power homes and combat global warming.

47 Station Road, Sedgefield

- Development will help the environment.

24 Park Road, Trimdon Colliery

- It is essential to reduce emmissions and the development is clean and renewable.

12 Commercial Street, Trimdon Colliery

- “Jean asked me and I agree with her”

Signed J H Mann with no address

- No objection to turbines provided they work efficiently and deliver benefits.
- Pylons are more unsightly and dangerous than turbines.

Signed P&R Genner – No address

- Saves the environment through use of natural forces.
- Helps to reduce dangerous emmissions from power stations.

East Well Farm, East End, Sedgefield

- Useful alternative energy source.
- Turbines are less harmful and more environmentally friendly than pylons.

SEDFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

Dale Hills, The Hill, Hawes

- It will reduce greenhouse gases and the government want it.

High Force, Bainbridge, North Yorks

- States that it's got to be good for the environment.

The Bungalow, East Well Farm, Sedgfield

- Will produce electricity which is equivalent to demand of 10,800 houses.
- Electricity produced without pollution and saves CO2 emissions.
- Will help to meet renewable energy targets.

18 The Green, Elwick, Hartlepool

- Climate change affects everyone and wind power is needed to combat this.

Jersey Cottage, Elwick, Hartlepool

- States that we should not drains the world's resources (fossil fuels).

27 Spring Lane, Sedgfield

- Every small town and village should have one as a means of supplying their needs and more.

14 The Meadows, Sedgfield.

- Promises clean renewable energy
- Asks why the non-PC lobby should object now to windmills, despite them being around for years.

15 Melgrove Way, Sedgfield

- Renewable energy is vital to the nations future electricity supply.

41 Beacon Avenue, Sedgfield

- The proposal is less damaging to the environment than any other forms of energy generation.

8 North Park Road, Sedgfield

- Those opposing the schem have no alternative ideas.

3 Valley Gardens, Stockton

- We must secure energy resources for the future and not depend on other nations for oil and gas.

8 St Catherine Close, Fishburn

- Will reduce reliance on fossil fuels and pollution form conventional and nuclear power stations.

42 Spring Lane, Sedgfield

- States that we need to be devloping renewable energy sources.

46 The Meadows, Sedgfield

- Objectors statements are irresponsible, misleading and may sway uninformed opinion.
- Proposal will make a siognificant contribution to clean energy and CO2 emmisions reduction.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- No significant hazards will arise from construction or operation of site.
- Safe non polluting means of electricity production.
- Site can be restored to green field condition when turbines are decommissioned.

11 The Meadows, Sedgefield

- Should be supported for Environmental reasons and will enhance a bleak area of moorland.

16 Belsay Court, Sedgefield

- Such development is vital.

16 Belsay Court, Sedgefield (2nd Letter)

- I think this is the best option.

c/o 16 Belsay Court, Sedgefield

- Concerned for the future of children and grandchildren
- Turbines are pollution free and will reduce CO₂ emissions.

31 Station Road, Sedgefield

- Meets the need for more sustainable energy.

Anonymous

- The way forward in energy production- respondent expressed interest in observing "Windmills".

14 Maple Grove, Sedgefield

- We will need them for the future of our grand children.

1 Wynyard Road, Trimdon Village

- Wind Farms are excellent providers of renewable energy.
- Coal and Gas are running out and Nuclear power is regarded as dangerous.

6 Swainby Road, Trimdon Village

- Environmentally friendly and will save the planet for the children of the future.

16 Matfen Court, Sedgefield

- Provides clean efficient alternative

3 The Leas, Sedgefield

- Claims the development over its lifetime reduces CO₂ emissions by the same as taking 13,000 cars off the road

29 Church Road, Trimdon Village

- Ineptitude and wealth of those opposed should not prevent the development.

51 Whitehouse Drive, Sedgefield

- Less intrusive than pylons or mobile phone masts.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

4 Maughan Terrace, Fishburn

- Safe and clean method of energy production which is better for the local environment.

Signed as W.G Stephens with no address

- It is in everyones' best interests.

2 Millfield Road, Fishburn

- Unable to rely on fossil fuels & nuclear options are too dangerous, we should harness wind & water power.
- Wind Farms are attractive and are a welcome means of producing power.

13 Cleveland View, Fishburn

- More eco and environmentally friendly and look better on landscape.

27 The Gables, Sedgefield

- Cannot block essential progress for narrow local short-term reasons.
- Development is not ugly and represents a good contribution to renewable energy sources.

36 Spring Lane, Sedgefield

- Support is conditional on an agreement to secure improvements in rights of way and wildlife habitats.

Ash Tree Cottage, Riding Mill, Northumberland

- Site is well suited for turbiness being flat and is not particularly "scenic or unscenic"
- Views the objectors arguments as weak except for CO₂ emmissions from concrete production.
- Suggests that an alternative concrete to Ordinary Portland cement is used for construction.

56 The Meadows, Sedgefield

- All electricity production with low CO₂ levels must be pursued in the wider community interest.

5 Waldon Terrace, Fishburn

- Reduction in pollution, turbines are not unsightly and benefits given for community fund.

27 Hadleigh Close, Sedgefield

- Wants grandchildren and their offspring to live in a world not threatened by globalwarming.
- The development is the best way to help avoid climate change.

6 Clervaux Terrace, Fishburn

- Wind farms are the best way to produce clean energy and reduce pollution.

5 Butterwick Road, Fishburn

- It is the best option we have at present.

SEDFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

47 Station Road East, Trimdon Station

- The “windmills are the future of the planet” and will hold back global warming.

Orchard Cottage, Trimdon Village

- Much safer than nuclear power and developer is willing to help community financially.

42 The Meadows, Sedgfield

- Advantages of energy obtained outweigh appearance of turbines - less unsightly than pylons.

West View, Sedgfield

- The way forward to a cleaner environment and avoidance of animal extinction.

21 Station Road, Sedgfield

- Meets the need for more sustainable energy.

24 Wellgarth Mews, Sedgfield

- Reduces CO2 Emissions
- Turbines are not unsightly
- Disposal of Building materials is no worse than for traditional energy development methods.

40 Curlew Road, Norton

- Development will help to save the planet.

42 Spring Lane, Sedgfield

- Asserts that we need to develop sustainable energy types.

151 Lowbiggin, Newcastle upon Tyne

- Asserts that wind power is the way forward.

23 West End, Sedgfield

- Beneficial to the environment

27 Burke Place, Hartlepool

- Asks if the proposed nuclear power station is more preferable.

21 Maple Grove, Sedgfield

- We will need them for the future of our grandchildren.

26 Maple Grove, Sedgfield

- The development will help to prevent global warming.

14 Rowan Oval, Sedgfield

- Clean safe renewable energy – better option than nuclear power.

7 Salvin Terrace Fishburn

- Emphasises need for this form of electricity due to other sources running out.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

49 The Meadows, Sedgefield

- Future generations will depend on wind power
- No progress will be made if the “not in my backyard” is adopted.
- Wind Power progress is more important to the future than retaining property values.
- Most people in the USA support use of turbines.

19 Matten Court Sedgefield

- Will help Durham County fulfill it's clean energy quota.
- No CO2 will be generated during lifetime of the turbines.
- Will bring benefits to the local community.

19 Matten Court Sedgefield (2nd Letter)

- We cannot continue burning fossil fuels.

46 Eden Drive Sedgefield

- Other forms of power generators give off greenhouse gases

49 The Orchard, Sedgefield

- Urgent need for more power stations as a number of existing nuclear and other types will close down.
- Need development to avoid dependance on Russian gas and other overseas suppliers.
- The public need to be aware of misinformation and scaremongering being used by objectors.
- No evidence that wind farms have adverse health affects.
- Turbines are not unsightly but “majestic”.
- Cement production data irrelevant as all power generation facilities need cement for constuction.
- Hypriocrisy on part of SWAT re ruination of Countryside claims when Wynyard built on parkland.

88 High Street, Norton

- Turbines are more visually pleasing than power stations
- Wind farms have alower environmental impact than conventional power stations.
- Fossil fuels will run out but wind will always be available.

89 High Street, Norton Village

- Renewable energy as no environmental impact.
- Wind farms will reduce the need for nuclear power.
- Want a healthy planet for future generations.
- Fossil fuels will run out but wind will always be available.

33 Oak Terrace, Cornforth

- Asks what will happen when fossil fuels run out.

4 Balmoral Terrace, Trimdon Grange

- Says that this is the electrcity of the future.

SEDFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

32 Front Street, Trimdon Village

- It will be a clean source of power.

32 Front Street, Trimdon Village

- The development will help the environment.

16 Patton Walk, Wheatley Hill

- It will be a clean source of power.
- It is the power source of the future.

29 Butterwick Road, Fishburn

- All methods of producing clean electricity should be used.
- Development needed due to loss of factories with steam turbines.

16 Hornby Avenue, Sedgfield

- Turbines are quite pleasing to look at.
- Essential to utilise all green energy options.

30 Stobart Terrace, Fishburn

- Development will be of benefit to the environment.

55 Millfield Road, Fishburn

- Need methods of generating clean and environmentally friendly electricity.
- Need alternatives to fossil fuels which are running out.

9 Poplar Crescent, Fishburn

- Development is needed in the fight against global warming

1 Ropers Terrace, Trimdon Grange

- Alternative energy sources are needed to stop global warming.

50 Station Road East, Trimdon Station

- I believe in clean energy.

4 Hutton Close, Fishburn

- We all need to do our bit to combat global warming.

1 Claremont Grove, Sedgfield

- The wind farm provides clean renewable energy.

51 Whitehouse Drive, Sedgfield

- Wind Farm is the best option.

37 Station Road, Sedgfield

- Environmental impact far outweighs the visual impact on a small number of people.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

37 Station Road, Sedgefield (2nd Letter)

- Environmental and visual impact is minimal compared to those of oil/coal fired power stations.
- Does not regard noise levels as excessive from turbines having visited wind farm sites.

18 Kerr Crescent, Sedgefield

- Helps to combat global warming by reduction of greenhouse gas emissions.

10 Claremont Grove, Sedgefield

- Development needs to be planned due to limited oil and gas reserves and dangers of nuclear power.

15 West Terrace, Fishburn

- The development will help the environment.

7 Aged Miners Homes, Butterwick Road, Fishburn

- Safer than conventional power stations.
- Less unsightly than pylons.
- Helps to combat global warming.
- The future of the world is too important an issue to ignore.

16 Cragside, Sedgefield

- Wind turbines are attractive and graceful.
- Although initially sceptical, respondent says any source reducing carbon emissions must be used.
- Have a duty to secure the future for children and grandchildren.

9 Eldon Terrace, Fishburn

- Provides a source of cleaner energy which is needed to save the environment.

47 Millfield Road, Fishburn

- Provides a source of cleaner energy which is needed to save the environment.

124 Sycamore Road, Fishburn

- Development is eco-friendly and would make the landscape look better.

Other expressions of support received that were not associated with ACE are shown below:

51 The Granary, Wynyard

- Pledges absolute support and states that renewable energy is essential to future generations.

66 Millfield Road, Fishburn

- Very important that Local Councils support as many environmentally friendly initiatives as possible.
- Doesn't feel the scheme has any detrimental effects.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

Todds House Farm, Butterwick Road, Sedgefield

- Regards Turbines as being attractive/beautiful and emphasise their virtues to guest house visitors.
- Asks that they function as efficiently as possible rather than just being built to meet targets.

Dropswell Farm, Trimdon

- Comparable to graceful sculptures but more graceful.
- No adverse comments received from residents living near to comparable sites.
- Butterwick Moor is an ideal location.
- Negligible noise and traffic disruption.
- Wildlife would adapt to presence of turbines.

22 South View, Bishop Middleham

- Turbines will help to meet the need to cut carbon emissions.
- Regards the turbines as elegant constructions, not eyesores.
- Expects noise from the wind farm not to be intrusive.

6 Fellside Gardens Durham City

- CO2 emissions have been increasing
- We are “nowhere near” hitting government target of 20% reduction in CO2 emission
- Project will reduce CO2 emissions by 43,738 tonnes
- States that 70-90% of people surveyed favour wind power.
- Regards wind power as a development that Durham County can be proud of.

Dropswell Farm, Trimdon

- Wholehearted support for the development
- Feels that this would be a privilege for Durham County to contribute to clean energy production.
- All contributions to reduce global warming and carbon emissions should be pursued.
- Turbines have an important part to play for the well being of future generations.

18 Butterwick Road, Fishburn

- Suggests that the environmental benefits should be carefully considered.
- Development will be a boost for the area putting the area on the map of combating global warming.
- Proposal could provide electricity to supply 10,832 homes.
- Proposal could result in reduction of CO2 emissions by 43,783 tonnes.

11 North End, Sedgefield

ACE quoted reductions in CO2 emissions are overstated by a factor of 1.4
Supports the above statement by reference to DTI Digest of UK energy statistics 2007.

6, Fellside Gardens, Durham City

- S W A T flyers on Butterwick development are either untrue or misleading
- Some SWAT allegations are the subject of complaints lodged with Advertising Standards Agency.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

16 Belsay Court, Sedgfield (3rd Letter)

- Supported out of concern for future of grandchildren.
- Climate change is a great threat –we have only ten years to avert a major catastrophe.
- Wind power is vital to combat climate change -mature renewable energy
- Claims surveys show that 80% of people support wind farms- most local people support scheme.
- Butterwick Moor Wind Farm would deliver 30% of the Co Durham 2010 target for renewable energy.
- Proposal would supply clean energy to about 25% of homes in Sedgfield Borough)
- Proposal would save over 43,000 tonnes of CO₂ every year.
- Substantial economic benefits - community fund up to £625,000 and £7M into local/regional economy.

7 Hall Farm Court, Trimdon Village

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 - Climate change is a great threat –we have only ten years to avert a major catastrophe.
 - Wind power is vital to combat climate change -mature renewable energy
 - Claims surveys show that 80% of people support wind farms- most local people support scheme.
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1 The Leas, Sedgfield

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 - Proposal would save over 43,000 tonnes of CO₂ every year.
- Substantial economic benefits - community fund up to £625,000 and £7M into local/regional economy.

Hope House Farm, Fishburn

- Development is essential to help combat global warming.

9 Eldon Terrace, Fishburn

- Need to stop global warming and help the planet for childrens sake.

1 The Leas, Sedgfield

- Renewable energy is the only way forward.
- Will result in savings of carbon emissions and contribute towards meeting renewable energy targets.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

3 Lion Bridge Close, Wynyard

- Development is environmentally sound.

A petition of support entitled 'Hands Up For The Windfarm' was delivered to the Council Offices on 7th June 2007 by a spokesperson for YES2WIND. This comprised 107 handprints and signatures on the reverse of a roll of wallpaper.

Statements of objection

Petition

A petition was received from Mrs. L. Harbottle, c/o The Brocks Farm, Butterwick, Sedgefield. The petition had a note attached which stated that it was collected by people either making direct contact by telephone or e-mail or by signing petitions that were left in Sedgefield Post Office and veterinary practice waiting room. It added "Any signature from people who live outside the area of Sedgefield are from people who regularly visit the area to use local amenities e.g. Castle Eden Walkway.

The petitioning may have been conceived and organised by the S.W.A.T (Sedgefield & Wynyard Against Turbines) group although this is not actually indicated on the petition which read:

"We the undersigned, object to the planning application submitted to Sedgefield Borough Council by E-on U.K. to develop a ten turbine wind farm on Butterwick Moor, Sedgefield. We object to the visual impact, size and scale of the development in a rural area, the cumulative impact of 17 turbines and the problem of noise levels which have a negative impact on the quality of life. Planning application number 7/2006/0796/DM."

Information about the petition:

In total, the petition contained 497 respondents. A few responses were signed on behalf of respondents who had submitted an E mail but the original E Mail messages were attached as paper copies.

90 of these were said to be collected by a fifteen year old school girl. The majority of those respondents did not state their town of residence but appear to be from children of school age living in Stockton or Norton or indicated that they attended Grangefield School in Stockton on Tees. One of the respondents gave an illegible signature and nothing more.

Many of the petitioners also submitted their own separate objections.

Other Objections

Donnewell Farm, Sedgefield (2 Letters Content almost identical)

- Concerned over loss of agricultural land, particularly when turbine lifespan expires.
- Unsightly turbine appearance will distract drivers and it outweighs their usefulness.
- Development should be on an industrial site.
- Death will result to birds and bats.
- Ten turbines will be visible locally and a further ten is not acceptable.
- More innovative resources are likely to be developed.

77 Elwick Court, Osborne Road, Hartlepool

- Wind turbines do not produce much electricity and are not cost effective.
- Erection of wind turbines will damage the countryside and wildlife.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

Newlands Lodge, Wynyard

- Would not have purchased property if respondent knew of intention to build a wind farm.
- There will be a huge cumulative visual impact with 17 turbines.

North Lodge, Wynyard

- **Wind power is expensive, inefficient with noise pollution and an adverse visual Impact.**
- **Use of low energy light bulbs in the borough would reduce electrical consumption by more than generating capacity of the proposed Wind Farm (30 Megawatts)**
- **Changing all properties in the Borough to low energy bulbs would create 34 full time jobs over a two-year period.**
- **Low energy bulbs would reduce annual emissions of CO2, by approx 26,838 Tonnes each year.**
- **Cost of converting all households to low energy bulbs could be £2million, compared to the huge projected capital cost of the EON project of £26 million.**
- **EON project is expensive, intrusive, time consuming development of additional generating capacity.**

33 St Luke's Crescent, Sedgefield

- **Turbines will add minimal power to the grid but will require back up generating power sources.**
- **There are more cost effective ways to save energy.**
- **Locally based company is proposing low energy domestic lighting campaign.**
- Wind power is expensive and inefficient with a massive negative effect on the local environment.
- Will produce noise pollution, harm to wild life, and adverse visual Impact.
- When sited near to human habitations, will have a severe effect on health and well being.
- Permission should never be granted for a development as near to the homes as is proposed.
- The general public can do more to make better use of power -more energy efficient homes.

24, The Gables, Sedgefield

- 110m tall turbines are totally inappropriate for a rural location
- 17 turbines will dominate the landscape of a predominantly rural area
- Respondent won't purchase house in area due to fears of property value depreciation.
- Turbines are "a blot on the landscape" and a nightmare for homeowners.
- Companies promoting benefits of cheap, green electricity offer community fund as a sweetener
- "These monsters are ugly, inefficient and financially unviable without government subsidies"
- Don't ruin a beautiful rural environment.

The Brocks Farm, Butterwick, Sedgefield

- Should not be forced into overdeveloping green field sites around small towns and villages despite global warming/ climate change issues.
- The area is rich in wildlife including barn and little owls and also hosts a large bat population

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Site is adjacent to the already consented Wind farm at High Swainston Farm.
- Cumulative effect of seventeen turbines In this small area will be devastating with no screening to hide “ugly monstrosities” that have no place In the countryside.
- Concern over low frequency noise emitted from these turbines.
- UK Noise Association recommends turbines should not be within a mile of where people live.
- Quite a few properties are closer then 1 4km from the nearest planned turbine.
- Particular problem In rural areas because of low background noise levels.
- Development will be devastating for Butterwick and surrounding properties.
- Development should not even be considered until the seven turbines are running.
- And it is known how much power they produce.
- Seven consented turbines is higher number than for most other areas In County.

The Brocks Farm, Butterwick, Sedgefield (2nd Letter)

- Objects to anticipated noise nuisance associated with turbines.
- Visual impact caused by a total of Seventeen turbines is unacceptable.
- Contends that Development should not be considered until consented turbines are running.
- Asserts that EON has selected viewpoints in application that don't reflect the true visual impact.
- Adverse, possible permanent impact on wildlife, during construction and operation of site.
- Bats and herons in particular would be adversely affected.
- Devaluation of residential property estimated at 20%.

Brocks Farm, Sedgefield (3rd Letter)

- Along with the approval for seven adjoining turbines, will be largest turbine site in NE England.
- Will have the tallest turbines of all sites in NE England.
- Proposal amounts to a scar and industrialisation of valued countryside landscape.
- Anemometry mast from Walkway being used to provide data – mast should be in position for Butterwick 12 months before consent is applied for.
- Application contravenes sections E8, E9 and E16 of the local plan and the Countryside Act 1968.
- PPS22 states that turbines are likely to have greatest viual impact and effect on landscape.
- Questions where shelterbelts are located in table 5.23 of the EIA.
- Application does not consider any viewpoints in Butterwick.
- Asks if the Regional Spacial Strategy (identifying site as holding up to 25 turbines) could lead to further turbines.
- Negative effect on quality of life with disruption of peace and tranquility.
- Concern that wind farm noise guidance (as quoted in Farmrs Weekly) based on outdated criteria.
- Objects to the visual and cumulative impact of seeing turbines from property.
- Application should not be considered until the effects of Walkway have been established.

Brocks Farm, Sedgefield – (4th letter)

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Asserts that the Government has no mandate to destroy rural heritage for little gain.
- Council and the Environmental Health Officer have a duty of care towards residents
- Concerned about the “well-documented” health effects of wind turbines on residents living close to turbines for example 'shadow flicker' and the ill health from low frequency sound.
- Encloses a report by GP Dr Amanda Harry, said to make “very interesting reading”.
- Devastating and long term adverse effects on wildlife.

12 Beacon Avenue, Sedgefield

- Use of natural country for what is effectively a power station.
- Agrees with the need for renewable energy sources but not with destruction of farm and open land.
- Land is a haven for numerous species of wildlife.
- Ample brown field sites, which could and should be looked at.
- Suggests that lagging ceilings of energy inefficient houses could save energy produced by turbines.
- Claims that Swedish studies show the stroboscopic effect of the turbines causes stress related.

Pear Tree House, West Park Lane, Sedgefield (2 Letters – same content)

- County Durham spoilt with numerous pylons due mainly due Hartlepool Nuclear power station.
- Advocates development of "Hydrogen project" to feed Power stations rather than turbines.
- Process above would see CO2 being diverted below sea level back into depleted gas fields.
- No harmful gases generated from the use of hydrogen.

Heathcote 44 West End Sedgefield

- Respondent doesn't believe wind turbines are as “environmentally friendly as generally thought”
- “Grotesque industrialisation of area with 7 already planned nearby for Castle Eden.
- Feels that once an Initial small scale operation is consented, more applications will be submitted until the whole area is covered.
- Visual Impact will be Immense and turbines are noisy and disrupt local low-level winds.
- Problems for local birds and bats.
- Use of huge amounts of concrete to stabilize turbines is not environmentally friendly.
- Machines not manufactured in the UK but they are only assembled here so UK not benefiting.
- Wind farms take up more space to produce the same amount of energy as other methods.
- Turbines are costly to maintain and electricity produced is more expensive than by other means.
- Significant Issue is the 'spinning backup' required to compensate for the unpredictable and intermittent nature of wind generation.
- Wind energy cannot be controlled in the same way as for power stations.
- Conventional Power stations needed to provide electricity when winds too high or too light.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Expensive electricity storage schemes needed to complement wind farms.
- Wind farms only operate around 40% of the time which is not efficient.
- Turbines are neither clean nor green and money would be better put into energy conservation.

Heathcote 44 West End Sedgefield (2nd representation)

- Domination of the landscape for many miles.
- Area will be totally transformed by the construction in addition to 7 being constructed at Castle Eden.
- On average, existing wind turbines only make a full contribution to the electricity supply system on one day in four.
- Retention of traditional power stations is essential as performance of turbines is below 10%.
- By 2020, German operator predicts that 48,000 mW of wind capacity will release 2,000 mW of conventional production, or 4%.
- RICS's report shows house prices drop in areas where wind turbines are erected.
- Level of subsidy provided to wind power is higher than for other CO2 reducing alternatives.
- Heavy subsidies encourage developers to erect turbines.
- Money would be better put into energy conservation e.g. avoiding standby mode etc.

Tilery Cottage, Wynyard Station

- Misleading visual Impact conveyed in application photomontages.
- I am aware that the planners have to
- The developer in their EIA "plays on the screening effect" from plantation and woodland.
- Inadequate investigations carried out into the wildlife habitat in the area surrounding the wind farm.
- Claims that local walkers have not seen any evidence of ornithological survey of April 05 to Sept 06.
- Should measure actual levels from Walkway Wind farm as basis for estimating noise levels.
- Questions who would be responsible for Decommissioning and if concrete would be removed.
- Believes the developers wrote "Ref 5-9-50 predicted cumulative Effects" to make it difficult for the layman to understand.
- Mistakes/omissions over nearby caravan sites compromise the integrity of the EIA.

39 Queens Drive, Sedgefield

- Turbines will be visible for 20 miles.
- Numerous public footpaths and bridleways will be affected by the development.
- Damage will be caused to birds and bats and will have impact on other species
- Turbine lifespan is 25 years, but 1,000 tons of concrete is a permanent legacy.
- The development of clean energy should not lead to irreversible damage to the countryside.
- Sight could end up 20 to 25 turbines if other applications are approved.
- Turbines should be sited alongside established industrial sites or offshore.

Ten O'Clock Farm, Butterwick, Sedgefield

- Spoils the countryside and wind turbines have been proved to be extremely inefficient

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Highlights a number of turbines observed to be out of order.
- Concerned that we could have same situation in a few years, after disturbing wildlife and spoiling the countryside.
- One of the proposed is in a direct line with back of respondents house.
- Size of the turbine will be overpowering and problems with low level noise.
- Claims that the site has been used as a dumping ground for human sewage” and asks if the developers will provide facemasks or respirators for footpath users.
- Contends that the situation above will do little to attract visitors.
- Asks if the agricultural styled operations control building and substation will be made of asbestos.

58 Winterton Avenue, Sedgefield

- Objects to proposal - turbines are in the wrong place and a blot on the landscape
- Disused industrial sites round the River Tees are better location.

32 St Lukes Crescent, Winterton Park, Sedgefield

- Asserts that wind power is expensive, inefficient with adverse visual impact and noise pollution.
- Argues that effective alternatives can be used with environmental and community benefits.
- Quotes various data related to the use of low energy light bulbs and associated reduction in costs and carbon dioxide emissions.

67 The Orchard, Sedgefield

- Destruction of an area of natural beauty
- Turbines visible from a radius of 20 miles - should be located at sea or industrial/waste lands.
- Proposal will disrupt public footpaths & bridleways which are invaluable in this area
- Proposed site only 2 miles from the centre of the village of Sedgefield.
- Ambience of the village will be destroyed by the visibility of these turbines.
- If this application is approved, more will be made to extend the site leading to ruination of countryside.
- Low efficiency of turbines outweighs any environmental savings. by impact of pollution generated In their construction & damage to our countryside.
- Output of turbines will only supply the power for 8500 homes.
- The resident’s views on this matter should prevail.
- In reality, this is a purely commercial venture for the benefit of EON UK only

Beacon Farm, Sedgefield

- Along with the approved Walkway development, there would be a total of 17 x 100 m turbines.
- Huge impact on the flora and fauna of area as well as to residents of surrounding areas.
- Would result in loss of one of few remaining stretches of rural countryside.
- Castle Eden Walkway would be dominated by the structures.
- Destruction of an area benefiting from investment to recover from effects of heavy industry.
- Questions the necessity to site wind farms in rural areas instead of offshore or industrial sites.
- Loss of rural area and spoilt countryside is unacceptable.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Cites intermittent operation and reduced efficiency of turbines at High Volts site in Hartlepool.
- Quotes data from DTI re actual power generated from Turbines being lower than design rates.
- Suggests that performance/noise levels of Walkway are monitored before further development.
- Questions if proposals for additional turbines could arise on the site of proposed development.
- Calls for independent report into low frequency noise from turbines to be carried out.
- Suggests that misleading information about turbine noise is quoted by developers.
- States that SB Council has a duty of care to order an independent low frequency noise report.

Beacon Farm, Sedgfield (2) and (3)

- Inappropriate development for rural environment due to visual Impact, noise pollution, lack of variability of wind energy and wider environmental issues.
- Visual Impact massive - 17 wind turbines, 110m each in the middle of open countryside.
- Structures will dominate the landscape - better sited alongside industry
- Noise levels cannot be predicted in advance and developers use old methods to calculate it. Many reports claim noise from wind turbines has a detrimental effect on local residents.
- Wind turbines, are on average only 30% efficient – admitted by developers.
- When there is too little or too much wind there is no electricity
- Has observed that nearby existing turbines are often stationary.
- Wind power has a part to play but not at the expense of our rural heritage.
- "Green" turbines cause their own environmental problems in production, transportation and construction and damage to the natural habitat of native wildlife must be considered.

14 Manorfields, Wynyard

- **Objects to the above submitted plans, due to environmental impact.**

Glower O'er Hun Farm, Sedgfield

- Sedgfield Council a duty to preserve the look of the surrounding area in a balanced way.
- 17 turbines will have a huge impact on the landscape
- Should consider 'brownfield' sites in county Durham, in windier places.
- Recent articles suggest that noise pollution causes a greater problem than first envisaged
- Need to a benefit from the first turbines before expanding the development any further

76 The Meadows, Sedgfield and Donnewell Farm, Sedgfield

- Loss of agricultural land which is contaminated with concrete when turbine lifespan ends.
- Asks if more suitable industrial sites are available.
- Turbines "unsightly appearance" far outweighs their usefulness.
- Distraction for drivers and may prove fatal to bats and birds.
- Feels that innovative energy generating sources will become available as alternative to turbines.

Embleton Old Hall, Wingate

- Concerned that neighbourhood will become "dumping ground" during construction work.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Asserts that there is no hard evidence to show turbines produce a substantial amount of power.
- Harm will result to Wildlife and birds.
- Will be adversely affected by noise from turbines- quotes instances of other Turbine noise cases.
- Suggests that developers are quoting misleading information about turbine noise.
- States that Mr John Burton (agent to PM) helped to have Trimdon Wind farm application refused and does not have anyone of similar influence to act on behalf of themselves.

2 Station Road, Sedgefield (2 Letters- same content)

- Asserts that wind power is expensive, inefficient with adverse visual impact and noise pollution.
- Argues that effective alternatives can be used with environmental and community benefits.
- Quotes various data related to the use of low energy light bulbs and associated reduction in costs and carbon dioxide emissions.

11 Holderness, Wynyard Woods, Wynyard

- The turbines are visually unattractive and will not enhance the appearance of the area.

16 North Park Road, Sedgefield

- Argues that turbines are only generating 50% of the time.
- Huge energy costs for building and erecting turbines, and £20,000 p.a. goes to land owners.
- Suggests that grants and planning consent exemption be given to residents for their own turbines.
- Widespread use of solar Panels is a better alternative.

8 Beckwith Drive, Trimdon Village

- Many existing turbines are often out of action when the wind is blowing.
- Points out that there are many existing pylons in the area.
- Loss of rural area and spoilt countryside is unacceptable.

Mill House, Elwick, Hartlepool

- Minimal Electricity production at high cost.
- The structures do not blend in with countryside and will be a burden on it for generations.
- High energy usage associated with construction and maintenance of turbines.
- 17 Turbines in the area is unnecessary and a derogatory step.
- Machines do not need to be sited in high open countryside.
- Turbines are frequently not working.

21 North Park Road, Sedgefield

- Visual, environmental and health impact on peoples' lives will be devastating
- More suitable sites are available such as offshore sites
- Asks if planners would approve the development if it was in their backyard.
- Whilst acknowledging environmental issues, quotes proposals as "ill thought out" & "crass stupidity"

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

Butterwick Court, East Butterwick, Sedgefield

- EON consultation failed to take account of Butterwick residents views.
- Turbines will be an eyesore, will dominate views and will be visible 30 miles away.
- Loss of area of outstanding natural beauty.
- Complains that local residential planning consent often requires use of natural materials whereas proposed development permits concrete and plastic.
- Argues that Prof Ian Fells states that turbines have an average life of less than 12 years
- Asserts that “giant obsolete monstrosities” will remain after 2019 and asks who will pay for removal.
- Claims that Sedgefield has one of the highest concentrations of NGT pylons and turbines in the UK.
- Development will harm the high numbers of bats and protected species of barn owls.
- Claims Independent reports show turbine noise levels cause harm and distress within 1 mile radius.
- Loss of natural beauty is too high a cost for this alternative energy source.

Greenlane Cottage, Embleton

- The turbines are inefficient and are a blight on the landscape.
- Turbines are noisy and pose a danger to wildlife.
- Adverse effect on quality of life particularly to local residents.
- Claims there are alternatives to turbines but if needed, should be erected on brownfield sites.
- Application should not be considered until the effects of Walkway have been established.

Hill House, Embleton, Wynyard

- The turbines are inefficient and are an eyesore.
- Turbines are noisy and pose a danger to/kill wildlife.
- Turbines interfere with radar and create a shadow flicker.
- Turbines will devalue property and the site is not a wind resource area.
- Development is an inadequate “Carbon Friendly” gesture that will destroy the landscape and quality of life.
- Nuclear is the only answer to carbon firendly power generation.
- Turbine power generation is unpredictable and only produces minute amounts of electricity.
- Suggests that hydro electric turbines should be used instead.
- The “greed” of the landowner (£7,000 p.a) cannot be allowed to ruin lives of the neighbours.
- Claims that developers state a Minimum noise level of 103dB will be generated.
- Renewable energy benefits from huge subsidies but only accounts for 1% of UK elctricity.
- Argues that breakdowns would not be rectified by comparison with Blyth offshore turbine failures.
- Argues that China is building coal fired power stations weekly for the next three years and that turbines amount to token environmental gestures.

11 The Orchard, Sedgefield (Identical response from 2 occupants)

- The turbines will be a visual intrusion, having a detrimental effect on the landscape.
- Turbines are noisy and pose a danger to wildlife.
- Development is motivated by subsidies rathe than renewable enrgy production.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Short term financial gains for developers cannot be allowed to ruin lives of the neighbours.
- Returns for the power generators amount offer little benefits to the community.
- Money provided for local amenities are minute compared to gains of Power generating companies.

Beacon Farm, Sedgefield.

- Visual Impact massive - 17 wind turbines, 110m each in the middle of open countryside.
- Wind power is the least controllable and efficient source of renewable energy.
- Wind Power cannot be depended on as a true alternative power source.
- Claims that power companies admit that wind power is only 30% efficient.
- Application should not be considered until the effects of Walkway have been established.

33 St Lukes Crescent, Sedgefield (2 Letters – same content)

- Asserts that wind power is expensive, inefficient with adverse visual impact and noise pollution.
- Only adds minimal amounts of power to the grid.

7 St Edmund's Green, Sedgefield

- Existing permission for adjacent wind farm shouldn't mean automatic permission for this development
- Wind farms create noise, disturb privacy and serenity for those living within a large distance of sites.
- Not yet a proven method of generating sufficient electricity to be viable, green, cheaper, renewable alternative.
- Destruction of land is not quantifiable and polluting effects of concrete cannot be reversed
- Off-shore wind farms brown field sites should be used -preferable to ruining the countryside. Application should be refused but the less preferable would be to defer for consideration until the impact and effect of the first wind farm
- Facts related to income, efficiency, impact on the area, wildlife appearance, traffic, safety should be independently collected and analysed and inhabitants given evidence of findings.

1 Bridge View, Fishburn.

- A further 10 turbines will destroy the outlook of the surrounding countryside by virtue of their bulk.
- Turbines appearance would be a visually incongruous feature in the open countryside.
- Detrimental to the character and appearance to eastern side of Fishburn Village.

4 Station Cottages, Wynyard

- Wynyard objects on grounds of visual and environmental and health impacts.
- Would be too many given approval of 7 turbines at High Swainston.

9, The Meadows, Sedgefield

- Approves of renewable energy but feels turbines should be built in groups of less than four.
- Asserts that there are too many doubts raised about the true benefits that turbines bring,
- Feels that developers claim of intention to plough money into the local community is dubious.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Comments on the number of turbines observed to be inactive.
- Questions whether benefits outweigh damage that caused to the environment..

10 Boynston Grove, Sedgefield (three identical submissions)

- Approves of renewable energy but feels turbines should be built in groups of less than four.
- Asserts that there are too many doubts raised about the true benefits that turbines bring,
- Feels that developers claim of intention to plough money into the local community is dubious.
- Comments on the number of turbines observed to be inactive.
- Questions whether benefits outweigh damage that caused to the environment.

7 Melgrove Way, Sedgefield

- Large visual impact, in total there with 7 turbines, 110 metres high. (base to tip)
- Turbines will be three times taller than nearby easily visible electricity pylons.
- Environmental impact, tackling one environmental problem will cause another.
- The development of clean energy should not be at expense of fast diminishing countryside
- Should be sited alongside established industrial sites or offshore.
- Danger and harm caused to birds and bats by turbine blades will be devastating.
- The Durham Bat Group- "Extremely concerned about likely negative effect on protected species"
- Turbines' life span is approx 25 years, but 1000 tonnes of stabilising concrete, a permanent legacy.
- Cement production, turbine and service road construction is "extremely polluting".
- Numerous public footpaths and bridleways will be affected by the development.
- Site is too close to residents and has potential to affect health, quality of life and human rights.
- Flicker, shadows and low frequency noise will contribute to stress related ill health.
- Cumulative impact -wind farms breed wind farms.
- Discrepancy over power output of consented turbines and those in proposed development.
- Although the proposal is for 10 turbines, EON state "the North East Regional guidance for wind farms suggests the proposed could allow for 20-15 turbines.
- County Durham has more wind farm applications – will be extremely detrimental to the countryside.
- In light of above, asks if this application "the thin end of the wedge".

4 Greenside Close, Hall Farm Fishburn

- Identical comments to above.

15 Belsay Court, Sedgefield

- Excessive number of Turbines (given the Hartlepool nuclear power station) to supply our needs.
- Questions if power output of turbines can meet claim of producing electricity for 18,000 homes.
- Huge impact on the landscape and the environment.
- Turbines being built on location surrounded by Villages and urban areas.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Turbines emit low frequency sounds – volume is proportional to size of turbine.
- Will a reduction in Council Tax be offered?
- Wind turbines interfere with TV Signals.
- Impact on the wild life particularly birds, bees, butterflies and bats.
- Professor Ian Fells, states that a wind turbine has less than a 12 year life-span.
- Who will be responsible for dismantling the turbines and removing 17,000 tons of concrete?
- The land would be better used for growing green fuel.

15 Matfen Court, Sedgefield. (2 letters with the same content)

- Visual Impairment to anyone within a nominal 20-mile radius.
- Detrimental to enjoyment of natural countryside and landscape.
- Turbines are 110 metres high – many times higher than the existing (and ugly) pylons.
- Development is incompatible with Durham County spending on returning Hardwick to former glory.
- David Bellamy has objected to turbines on environmental and cost effectiveness grounds.
- Damaging environmental cost includes loss of birds, bats, and mammals.
- Cement manufacture/site construction is extremely environmentally damaging.
- Argues that site construction is "carbon" expensive and not properly costed.
- Health Impact on local residents with flicker, shadows, and low frequency noise.
- Objects to "ratcheting" principle being applied by EON to justify their application.
- Claims that EON representatives stated that there was less impact to residents with approved sight.
- Claims that EON displays showed misleading information.
- Opposes large scale mounted turbines as a political short term fix.
- Development is heavily subsidised and are not truly cost effective.
- States that a report by Renewable Energy Foundation states that too much subsidy results in turbines being erected on unsuitable sites.
- Questions size of contributions EON make to community ("bribes") in relation to its profits

Beacon Farm, Sedgefield

- Industrialisation of rural Britain is not the answer to renewable energy.
- Turbines are taller than White cliffs of Dover - three times taller than electricity pylons.
- They will be in situ for at least 25 years and will leave 1,000 tonnes of concrete per turbine.
- "Surely these industrial sized monstrosities should be sited alongside Industry"
- Nobody would object to turbines alongside nuclear power stations.
- There are plenty of derelict brown field sites for this kind of development.
- Small community views disregarded by the wider community and the local councils.
- Community grant offered by EON is a "bribe".
- Government to encourage individual householders to fit own turbines or solar cells
- Government subsidises large scale "green" energy production instead of helping individuals.
- Sedgefield farming community are unable to express views about turbines fearing repercussions.
- Should see what impact the 7 walkway turbines have rather approving another ten.
- Urge that the next 10 turbines are refused to stop them blighting peoples' lives.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

14 The Plantations, Wynyard

- Wind turbines are actually a bogus solution to green/renewable energy production.
- Companies quote dubious data and the technology is inherently inefficient
- Suggest that a lifecycle study of the technology is produced including energy costs to build the turbine, the concrete base and how much time a turbine will actually produce electricity
- Energy production is paltry- distracts from solutions like conservation, carbon capture and nuclear.
- Turbines will result in visual eyesore, killing of birds and low frequency noise. ,
- Asks why aren't turbines built on the industrial sites ?
- Will see countryside to being destroyed.
- If turbines were a good energy proposition local industry would be installing them.

Mrs D A Jones- No address supplied

- Turbines will cause audible and visible disruption to quiet peaceful rural area.

6 Beacon Ave, Sedgfield

- Supporting renewable energy progress but provision needs to be made in appropriate locations.
- Location is unacceptable on grounds of environmental, health and visual impact.
- Offer of community fund regarded as a poor "payoff"
- Turbines already agreed are unacceptable, but no further permissions should be given until those 7 have proved their efficiency.
- Proven evidence that wind turbines are falling short of the anticipated outputs and benefits.

22 Mountstewart, Wynyard Park

- Not in keeping with the surrounding countryside
- Will affect the surrounding wood, countryside and wildlife and spoil the aesthetic beauty of the area.
- Affects the minimum noise tranquillity
- There are plenty of derelict brown field or industrial sites for this kind of development.

18 Hutton Close, Fishburn

- Too close to the sleepy village of Fishburn and will increase noise pollution there.
- Poses a number of questions including how close turbines are to the town limits of Fishburn, how much noise one turbine generates, what speed does a turbine work at, what is the extent of the noise pollution, will turbines ruin on a 24hour basis and what the benefits will be to the village.

Butterwick South Farm, Butterwick

- The area will be blighted by the emergence of ugly and inappropriate machines.
- Should be considering the aesthetic nature of turbines.
- Will act as a deterrent for community development.
- Asks if the council are seeking to make Sedgfield village become a desolate town.
- The area doesn't have the necessary infrastructure to take construction traffic.
- Construction traffic will need to use an unsuitable road endangering lives and property.
- 6-7 accidents a year occur due to excessive speeds on the bends.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Other turbines in the area are inefficient, often not seen rotating.
- Feels that rigorous planning conditions are imposed on residents but less so for EON.
- Argues that the turbines will damage business, homes, families and the landscape.
- Suggests that turbines should be sited out to sea.

32 Cragwellside, Darlington

- The scale of this wind farm, alongside a further 7 turbines is inappropriate for area.
- Impact will be detrimental to wildlife and visitors.
- Respondent will stay away from Sedgefield if development is approved.
- Turbines generate a flickermg light and abnormal sounds..
- The rural environment is not the right place for industrial sized turbines.

1 Westbrooke Avenue, Hartlepool

- Turbines are frequently inoperative.
- Area will be spoiled with large unproductive structures.
- Questions developers claims about how much electricity will actually be produced.

16, Eden Drive, Sedgefield

- Small amounts of energy for large environmental damage and harm to local residents.
- Damage to the countryside with visual impairment - too high price to pay.
- Taxpayers money be better used in home insulation and education in saving energy.
- Permission granted, would damage reputation of Council for putting people first.

7 St Oswalds Cres, Billingham

- Proposal will extend industrialisation into countryside.
- Disturbance to view aspects, peace and tranquility with obtrusive and ineffectual turbines
- Should be sited on brown-field sites.
- Doubts that wind turbine farms contribute efficiently to energy requirements
- Highlights that turbines are often observed to be static.

14, Queens Drive, Sedgefield (2 Letters- identical comments)

- Huge expense, in both labour and materials
- Highlights that turbines are often observed to be static.
- No one can answer the question 'who will pay when they have to be dismantled,
- Asks who will put the various 'sites', back to fields', (roads and concrete bases)
- Problems with 'flicker' and noise factor.
- Injury to birds bats and other wild life.

27 Westminster Oval, Norton, Stockton on Tees (2 Letters- identical comments)

- Will have a visual impact on the countryside which is totally unacceptable.
- Harm to wild life, in particular birds and bats.
- Countryside is precious and should be protected for enjoyment and recreation.
- More suitable places, such as industrial sites should be used.

7 Winterton Avenue, Winterton Park, Sedgefield

- Area is of great natural beauty – proposal will industrialise it and surrounding countryside
- Wind farm will harm the local area and people.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

13 Manor Fields, Wynyard

- Land based turbines are inefficient and ineffective in UK (can forward scientific evidence).
- Business interests are taking precedence over common sense.
- David Bellamy has condemned turbines for damage caused with failure of any mitigating effect.
- Risk to future enjoyment and beauty of this area including Castle Eden Walkway.
- Concrete remains after turbine life expectancy expires.
- Claims the application is motivated by financial greed.

17 Belsay Court, Sedgefield

- Environmental Impact will have an Irreversible effect on wildlife and plants.
- Process of cement production and materials needed to build service roads to accommodate the development also has an environmental impact.
- Impacts of wind turbines will be visible for 20 miles.
- More appropriate to site turbines alongside established industrial sites.

1 Thirlmere Crescent, Normanby, Middlesbrough.

- Development site will be visible from the A689 causing a scar on fine landscape.
- The development will extend urban sprawl of Hartlepool/Billingham into agricultural land.
- Turbines should be sited next to industrial sites or offshore.
- Should wait for production reports from operating turbines before irreversible damage to agricultural land is permitted.

6 Melgrove Way

- Large visual Impact, in total there with 7 turbines, 110 metres high. (base to tip)
- Development will be visible within 20 mile radius.
- The service road required to accommodate construction vehicles will cause pollution.
- Turbines will be three times taller than nearby easily visible electricity pylons.
- There will be problems with low frequency noise.
- Environmental Impact, tackling one environmental problem will cause another.
- The development of clean energy should not be at expense of fast diminishing countryside.
- Should be sited alongside established industrial sites or offshore.

Newlands Lodge, Wynyard

- Respondent would not have purchased property if they had prior knowledge of the proposal.
- Huge visible presence from a total of 17 wind turbines.

10 The Lane, Sedgefield

- Feels that the Turbines are "inappropriate" for the Sedgefield area.
- Turbines will be detrimental to health, and will cause noise and pollution.

1 Dunelm Court, Sedgefield

- Declared a simple statement of objection without specific reasons.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

5 Mitford Court, Sedgefield

- Do not want to see “these ugly things” on their doorstep.
- Serious consideration needs to be taken as to where they are sited “if anywhere”.

The Bungalow, Old Acres, Sedgefield

Objects to the visual impact the turbines will have.

32 Addison Road, Great Ayton

- Turbines should be built on an industrial site.
- Large area of countryside would be spoiled.

1 Thirlmere Crescent, Normanby

- Site is too close to residential area and residents would suffer from low frequency noise.
- Should be sited on derelict land, offshore or on industrial land.
- Traffic congestion from construction operations would be lower in offshore or derelict land sites.
- Visual impact would arise with turbines visible over 20 miles away.

4 West End, Sedgefield

- States that turbines are a waste of money and that farmers facing bankruptcy have greater needs.
- Turbines can't operate when there are excessive wind speeds.
- Danger to wildlife, particularly to the bat colonies.
- Comments that graduates with knowledge of the technology should think about alternatives to turbines.

31 Maynard Grove, Wynyard

- Significant visual impact.
- Nearby Teesside has “more than it's fair share” of hazardous structures.
- Contends that the technical and cost justification for turbines is questionable.
- Turbine power output is variable and conventional power stations are therefore a necessity.
- Questions if wind farm efficiency reports are unbiased.
- Questions if wind farm efficiency reports include costs of construction, carbon footprint, maintenance etc with conventional Power stations.
- Power output is low compared to installation costs.
- Feels that Teesside makes an adequate contribution to the region's electricity needs.
- Feels th global warming fears are not an appropriate justification for wind farms.

Houghton Bank Farm, Heighington, Darlington

- Concerned that Durham Tees Valley objected on turbines possibly affecting airport radar.
- Believes that the methodology used to estimate turbine noise is not sound.
- Feels that infra sound could be a possible hazard.
- Argues that the Council should be empowered to switch turbines off if unbearable noise is generated.
- Unacceptable visual impact – respondent claims this contravenes article 8 of the Human Rights Act.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- Also provides Article 8 from the British Horse Society Statement 20 – Safety re Wind Farms.

BUTTERWICK RESIDENTS ASSOCIATION (have sent three representations – comments from all summarised below. c/o East Butterwick Farm, Butterwick

Butterwick Residents Association

The letter was endorsed by 40 signatures.

- Asked Cllrs Meek and Crosby to oppose the proposed development:
- They believe many residents in the “Greater Sedgefield Area” were opposed to the wind farm.
- An area of outstanding natural beauty (Butterwick Moor) would be lost if development occurs.
- Increase in noise from extra vehicles and turbines.
- Point out that approval has already been given for wind turbines on adjacent site.
- Accept that turbines are important for alternative energy strategy but assert that a further development would be detrimental to local residents, blighting lives of children and Grandchildren.

The Residents Association also wrote to case Officer - In addition to the points above they added:

- Turbines will have a dramatic effect on landscape and visual amenity.
- Are “appalled” at the remarks and proposals put forward at an “Open Forum” meeting.
- People of Butterwick will be “devastated by these monsters so close to their homes”
- Enclosed a photograph depicting appearance of turbines against local view.

S.W.A.T (Sedgefield & Wynyard Against Turbines) C/o Brocks Farm, Sedgefield

- Comments that PPS22 fails to address Grid Connections, viability of wind energy and property devaluation.
- Claims that wind power will not solve energy deficiency or significantly reduce CO2 emissions.
- Claim that DTV Airports withdrawal of objection is a “paper exercise”.
- Contends that wind farm noise guidance is based on outdated criteria.
- Believes that the turbines are a threat to the safety of aircraft.
- Development will have a dramatic and significant visual impact on the landscape.
- Wind Energy is unreliable and is not an alternative national energy source.
- States that wind is intermittent and can't be controlled.
- Quotes data to contend that turbines fail in practice to deliver predicted electricity output levels.
- States that the County plan calls for maintaining and enhancing the landscape and implies that turbines have the opposite effect.
- Claims that low frequency thumping noises are generated by turbines.
- Noise levels from turbines cannot be predicted.

23 The Plantations, Wynyard

- “Disgusted” that Wynyard hasn't been given the same considerations as Sedgefield, Trimdon etc

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- The development will affect Wynyard due to close proximity.
- Proposed location close to boundaries with Hartlepool / Stockton, implying “you don't want them in your own backyard”
- Will add vision pollution to existing air, noise and ground pollution.
- Claims that all reports read by respondent wind power as inefficient and waste of time, effort and money. The technology doesn't work half the time when there's no wind or too much wind.
- Describes amount of electricity generated as pitiful.
- Suggests educating the population to conserve more energy.

7 St Edmunds Green, Sedgefield

- Existing adjacent consent should not be used as a precedent for consent for this application.
- Wind farms are noisy and disturb privacy for those living within a large distance of the site.
- Argues that turbines are not proven as a viable, green, cheaper, renewable alternative.
- The planning authority should review consented site's success and impact before giving consent to this application.
- Loss of tranquility and appearance of the site cannot be immediately quantifiable.
- Pollutant effects of millions of tons of concrete cannot be reversed
- Implies that wind farms in off-shore and regenerated industrial land are more ethical.
- Turbines pose a threat to the indigenous wildlife of the area
- Calls for application to be refused or deferred pending an independent investigation into income, efficiency, impact on the area's wildlife, appearance, traffic and safety.

14 Queens Drive, Sedgefield

- Huge expense incurred in both labour and materials.
- Observed many stationary turbines in England, California and Northern Germany
- The question of who will pay for turbine dismantling has not been answered,
- The question of who will restore site to original condition has not been answered.
- Problems with the blade 'flicker' and the noise factor.
- The injury to birds, bats and other wildlife.

24 The Gables, Sedgefield

- Lives in rented accommodation in Sedgefield and won't buy a house there if planning consent is given. Size of site totally inappropriate for a rural location.
- Believes that house prices will depreciate by one third if planning is approved.
- Describes the turbines as a blot on the landscape, and a nightmare for homeowners.
- Turbines are promoted for benefits of cheap, green electricity but are ugly and inefficient.
- The community fund is a sweetener for and financially unviable turbines.
- Asks that a beautiful rural environment isn't ruined.

44 West End, Sedgefield

- Turbines are not as environmentally friendly as is generally thought.
- Development is a grotesque industrialisation on top of the 7 turbines consented nearby.
- If the development is granted, more applications will follow until the whole area is covered with turbines.

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

- The visual Impact will be immense from the turbines.
- The turbines will disrupt local low-level winds, and they can be very noisy.
- Problems will arise for wildlife including the death of many birds and bats.
- Huge amounts of concrete are needed to stabilize the turbines -this is environmentally unfriendly
- Asks what will happen to concrete when turbines are dismantled.
- Turbines are not manufactured in the UK so the UK does not benefit from their production.
- Wind farms take up much more space to produce same amount of energy as coal-fire powered stations.
- Wind farms are costly to maintain and electricity produced is more expensive than that produced by other means.
- Wind power is unpredictable and intermittent in nature.
- Conventional power will be needed to provide backup in order to maintain a reliable supply of electricity unless expensive energy storage schemes are used which have their own environmental concerns. Wind farms only operate around 40% of the time.
- Questions if an application would be granted as quickly for a turbine on top of respondent's my house
- Contends that Turbines aren't clean nor green and argues money is best used for energy conservation

- 44 West End, Sedgefield (2nd Letter)
- Turbines will dominate the landscape for many miles.
- States that turbines only make a full contribution to the electricity supply on one day in four.
- Retention of traditional power stations is essential as performance of wind power is below 10%.
- Claims by 2020 a German system operator predicts that wind capacity will release only 4% of conventional production.
- RICS's report shows that house prices drop in areas where turbines are erected.
- Claims the National Audit Office says that subsidies to wind power are, greater than any other alternative for reducing carbon dioxide.
- Developers are motivated to erect turbines because of government subsidies.
- The money would be better put into energy conservation.
- Claims the European Commission state a 20% saving in electricity use achievable by 2020.
- Wind turbine installations will make little impact on energy needs.
- Wind Turbine technology is becoming rapidly outdated.

- **16 Eden Drive, Sedgefield**
- Small amount of clean energy generated doesn't justify harm done to environment and local residents. Damage to the countryside, wildlife, and visual impairment is too high price to pay.
- Money would be better used in home insulation and education in saving energy.
- If consent is given, the reputation of putting people first by Sedgefield Borough Council will suffer.
- PLEASE COUNT THIS AS TWO OBJECTIONS

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- **7 St Oswalds Crescent, Billingham**
- Proposed windfarm will extend Teesside industrialisation into the nearby countryside.
- Loss of peace and tranquillity.
- More appropriate for wind farms to be placed on brown-field sites.
- The case for turbines contributing efficiently to energy needs is yet to be proven.
- Highlights inactivity of Blyth Turbines - claims it is deemed cheaper to dismantle than repair them.

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APPENDIX 2 – COMMENTS ON COMMON THEMES OF OBJECTION

Objections:

1. There is no public support for wind turbines
2. Concerned over loss of agricultural land and potential adverse impacts to wildlife
3. Increased instances of death to birds and bats
4. They do not produce enough electricity and are not cost effective
5. Wind power is expensive
6. Wind Power will affect house prices
7. Wind Turbines are a health hazard
8. Wind Farms keep tourists away
9. You need just as much electricity generation on standby in case the wind doesn't blow
10. Wind turbines only operate for less than 30% of the time and as such are inefficient
11. If we saved more energy we wouldn't need wind power
12. Turbines would not be viable without govt subsidies
13. Wind power only generates 1% of our current energy needs
14. Turbines are noisy
15. Shadow flicker will cause health effects
16. Interference with TV or electromagnetic interference
17. Turbines last only 12 years
18. What about dismantling the turbines and the concrete that will be left?
19. Why aren't turbines built on industrial sites
20. Many turbines are seen to be static at times of high wind

	Objection		Links
1	There is no public support for wind turbines	<p>A survey conducted by Mori for EDF Energy showed 72% of people supported wind farms, and was the favoured choice of Britons to fill the energy gap in the future.</p> <p>The DTI commissioned GfK NOP Social Research to conduct a quantitative research project to explore awareness and attitudes to renewable energy amongst the general public in Great Britain, and determine influences on their opinions of this subject. The survey revealed that 81% of the general public are in favour of wind power and 62% would be happy to live within 5km (3 miles) of a wind power development.</p> <p>Many independent surveys found that people with first hand experience of living near to a wind farm were more in favour than those who had no experience.</p>	<p>Energy Issues Research - MORI - 2005 www.mori.com/polls/2005/edfenergy.shtml</p> <p>www.dti.gov.uk</p> <p>www.dti.gov.uk/energy/sources/renewables/renewables-explained/intro/intro-faqs/Wind%20power%2010%20myths%20explained/page16060.html</p>
2	Concerned	A wind farm of 20 turbines would typically extend over an	www.foe.org.uk

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	over loss of agricultural land and potential adverse impacts to wildlife	<p>area of about 1-2km. Only about 1-2% of this land would be occupied by the turbines and access tracks. Farming can continue to take place unaffected.</p> <p>Unless the siting of turbines directly effects wildlife e.g. Badger sets. Even in SSSI's there is no evidence that wildlife will be adversely affected by the development.</p> <p>Siting of turbines should be avoided where there are significant populations of migrating birds either feeding or roosting.</p>	
3	Increased instances of death to birds and bats	<p>The Royal Society for the Protection of Birds (RSPB) make clear that the available evidence suggests that appropriately positioned wind farms do not pose a significant hazard for birds. The RSPB's conclusion is supported by a report last year for the Swedish State Energy Authority, which found that only 14 of the total 1.5 million migrating seabirds that each year passes two wind farms at Kalmarsund in south east Sweden are at risk of being killed.</p> <p>A detailed ecological survey of the site will also have to be completed which would have taken into account migratory routes. Any potential problems would need to be identified.</p> <p>There is little evidence or research into collisions involving bats</p>	<p>www.rspb.co.uk</p> <p>www.dti.gov.uk</p>
4	They do not produce enough electricity and are not cost effective	<p>A single 1.8-megawatt turbine can produce enough power for 1,000 homes.</p> <p>The average UK wind farm will pay back the energy used in its manufacture within three to five months – more quickly than coal and nuclear plants.</p> <p>Over its lifetime, a wind farm will repay this energy 50 times over.</p>	<p>British Wind Energy Association (BWEA)</p> <p>Dispelling the Myths of Energy Payback Time' – Milborrow, 1998.</p> <p>Based on a turbine life of 20–25 years – BWEA.</p>
5	Wind power is expensive	<p>Wind energy is different from other forms of energy generation because the fuel; ie. The wind is free.</p> <p>The main cost associated with wind turbines is its construction. Costs will also differ depending upon the suitability of the location (access to roads, ground</p>	<p>www.dti.gov.uk/files/file17776.pdf</p>

¹ Milborrow (2003), The Economics of Wind Energy, WREN International Seminar.

² ExternE (2003) External Costs, Research Results on Socio-Environmental Damages due to Electricity and Transport, available online at <http://www.externe.info/>

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		<p>conditions). Operating and maintenance costs are also inexpensive compared to other forms of generation.</p> <p>The cost of generating electricity from wind has fallen dramatically over the past few years. Between 1990 and 2002 prices fell by 15%¹. Wind energy is competitive with new coal and new nuclear capacity, even before any environmental costs of fossil fuel and nuclear generation² are taken into account.</p> <p>The average cost of generating electricity from onshore wind is now around 3-6p³ per kilowatt hour, competitive with new coal (2.5-4.5p) and cheaper than new nuclear (4-7p)⁴. As gas prices increase and wind power costs fall – both of which are very likely – wind becomes even more competitive.</p>	
6	Wind Power will affect house prices	<p>Royal Institute of Chartered Surveyors (RICS) released a report in 2004 concluding:</p> <ul style="list-style-type: none"> • 60% of chartered surveyors suggested that wind farms decrease the value of residential properties where the development is within view • Once a wind farm is completed, the negative impact on property values continues but becomes less severe after two years or so after completion • A significant minority of surveyors with experience of residential sales affected by wind farm developments (40%) indicated that there is no negative price impact • Only 28% suggested wind farm development negatively influences the value of agricultural land, while 63% suggested there is no impact at all (either positive or negative). The remaining 9% suggest a positive impact • The survey suggests that wind farms do not impact on residential property values in a uniform way. The circumstances of each development can be different 	RICS (Royal Institution of Chartered Surveyors), 2004
7	Wind Turbines are a health hazard	<p>Wind generation produces no emissions, harmful pollutants or waste products.</p> <p>In 25 years of wind generation, with 68,000 turbines now worldwide, there are no significant reports of health issues. This includes Denmark, whose turbine density is 30 times that of the UK.</p>	www.dti.gov.uk
8	Wind Farms keep tourists away	<p>The University of St Andrews recently (12 Dec 2005) carried out research at several wind farms in the Scottish Borders and in Southwest Ireland. Tourism is economically important in both regions</p>	www.dti.gov.uk/energy/sources/renewables/renewables-explained/intro/intro-

³ www.dti.gov.uk

⁴ See PIU (2002), Renewables Innovation Review, available online at <http://www.dti.gov.uk/renewables/policy/oxeraresults.pdf>;

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		<p>and they are renowned for their scenic beauty, so the prospect of an upsurge of wind farms was a cause for concern.</p> <p>In most cases, people found that their worries about landscape impacts and noise were unfounded, with surprising numbers even finding the wind farms a positive addition.</p> <p>These findings might seem unusual but, in fact, the consistent conclusion of all similar surveys is that large majorities of people living near wind farms like them.</p>	<p>https://www.dti.gov.uk/energy/sources/renewables/renewables-explained/intro/intro-faqs/Wind%20power%2010%20myths%20explained/page16060.html</p>
9	<p>You need just as much electricity generation on standby in case the wind doesn't blow</p>	<p>The geographical spread of wind farms minimises the loss of generation when the wind stops in any one location.</p> <p>Back-up generation is already in place to cover shut-downs of other forms of generation; little further back-up will be needed up to 2010 to cover periods when wind and other renewables generation is low. It is unlikely to become a significant issue until wind generates over 20% of total electricity supply.</p> <p>Whilst wind still makes up a very small proportion of our total electricity generating capacity coping with the intermittent nature of the wind poses no problem in relation to the other fluctuations in supply and demand which the system copes with.</p> <p>Such problems are small in comparison with meeting demand if one large power station is suddenly put out of action.</p>	<p>www.dti.gov.uk/energy/sources/renewables/renewables-explained/intro/intro-faqs/Wind%20power%2010%20myths%20explained/page16060.html</p> <p>DTI, 2004 - Renewables Impact Study', 2004</p>
10	<p>Wind turbines only operate for less than 30% of the time and as such are inefficient</p>	<p>A modern wind turbine produces electricity 70-85% of the time, but it generates different outputs depending on the wind speed. Over the course of a year, it will typically generate about 30% of the theoretical maximum output. This is known as its load factor. The load factor of conventional power stations is on average 50%⁵. A modern wind turbine will generate enough to meet the electricity demands of more than a thousand homes over the course of a year</p>	<p>www.dti.gov.uk</p>
11	<p>If we saved more energy we wouldn't</p>	<p>If we saved more energy this would indeed reduce the amount of energy we needed to generate. However we are always going to need to generate electricity. We can not force people</p>	

⁵ DTI (2004), Digest of United Kingdom Energy Statistics 2004, Table 5.10 Plant loads, demand and efficiency, available online at http://www.dti.gov.uk/energy/inform/enr/energy_electricity/dukes5_10.xls

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	need wind power	to use energy saving lightbulbs or improve the insulation of their homes, therefore we must produce more energy from renewable sources. There are ongoing national and regional campaigns to help reduce energy usage organised by the Energy Saving Trust.	www.est.org.uk
12	Turbines would not be viable without govt subsidies	The cost of generating electricity from wind has fallen dramatically since the 1990's. Wind has benefited from government subsidies just as other forms of energy generation have enjoyed in the past and nuclear still enjoy.	www.foe.org.uk
13	Wind power only generates 1% of our current energy needs	In 2005, 4% of the UK's electricity supply came from eligible sources of renewable energy	DTI Publication - UK Energy in Brief - July 2006 - URN 06/220
14	Turbines are noisy	<p>The DTI commissioned an independent study in response to public concerns about low frequency noise. However, vibration levels 100 metres from turbines are a factor of 10 lower than the safety requirements for modern laboratories.</p> <p>In 2004 the DTI commissioned Hayes McKenzie to report on claims that infrasound or low frequency noise emitted by wind turbine generators were causing health effects. Hayes McKenzie reported to DTI in May 2006 that there is no evidence of health effects arising from infrasound or low frequency noise generated by wind turbines.</p>	ETSU, 1997. www.dti.gov.uk/energy/sources/renewables/publications/page31267.html
15	Shadow flicker will cause health effects	<p>The rotating wind turbine blades can cast moving shadows that cause a flickering effect and can affect residents living nearby, depending upon location of dwelling to turbine.</p> <p>It happens when the sun is low in the sky and shines on a building from behind a turbine rotor. This can cause the shadow of the turbine blades to be cast onto the building, which appears to flick on and off as the turbine rotates. When this flicking shadow is viewed through a narrow opening it is known as shadow flicker.</p> <p>Scientists (Verkuijlen and Westra, Clarke) agree that the frequencies that produce disturbance and nuisance to people lie above 2.5 hertz. This is true both of the general population and of the 2 per cent who suffer from epilepsy, 5 per cent of</p>	www.dti.gov.uk/energy/sources/renewables/planning/onshore-wind/shadow-flicker/page18736.html

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		whom have exhibited an adverse reaction to flicker effects above 2.5 to 3 hertz. This is well above the maximum frequency effect from turbines, which is usually under 1 hertz, and is therefore well below that considered to be the cause of nuisance.	
16	Interference with TV or electromagnetic interference	<p>Onshore wind turbines can cause electromagnetic interference (EMI) in two ways:</p> <ul style="list-style-type: none"> • Physical interference 'scattering' signals can lead to a phenomenon called 'ghosting' on television screens. • Electrical interference, caused by signals generated within wind turbines, can cause interference to communications equipment. <p>The main problem has been physical interference with television reception. Where this is an issue, developers are frequently required to enter into legally binding agreements to rectify any problems. In the majority of cases developers have been able to remove the interference.</p> <p>The effects caused by electrical interference are considered to be negligible due to the standards to which wind turbine construction has to comply.</p>	www.dti.gov.uk/energy/sources/renewables/planning/onshore-wind/electromagnetic/page18745.html
17	Turbines last only 12 years	<p>A wind turbine typically lasts around 20-25 years. During this time, as with other power stations some parts may need replacing.</p> <p>The very first of the mass-produced turbines celebrated its 20th birthday in May 2000. The Vestas 30kW machine has operated steadily throughout its lifetime, with none of the major components needing to be replaced.</p>	www.bwea.com/ref/faq.html#space
18	What about dismantling the turbines and the concrete that will be left.	This could be said with any power station including nuclear, gas and coal. Decommissioning of these plants will be far more problematic than those associated with wind turbines.	
19	Why aren't turbines built on industrial sites	The erection of turbines is mainly down to the appropriateness of the site. Average wind speeds are the main factors associated with this. Many turbines have been sited in industrial areas, e.g. Blyth, Nissan. Many more large companies are seeing wind turbines as	

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		<p>a good investment opportunity:</p> <ul style="list-style-type: none"> • Nissan • Hydropolymers • Glaxo-Smithcline 	
20	Many turbines are seen to be static at times of high wind	This is of greatest concern. Turbines should be generating at between speeds of 4m/s and 24-28m/s. If a turbine is not rotating at these speeds it creates dismay amongst supporters and adds to the anti wind farm group. Assurances should be sought from EON over the maintenance schedule of the turbines to ensure this is minimised.	

Other Comments

Distract drivers	No evidence
Unsightly	Eye of the beholder
Insulation	Would reduce need for central heating e.g. gas not electricity
Hydrogen	CO2 is produced in great quantities from the production of hydrogen
Turbines are taller than white cliffs of Dover	Turbines are no more than 110 metres high. Base to tip.

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APPENDIX 3 – NEIGHBOURS CONSULTED

Aged Miners Homes:7,1,2,3,4,5,6,8,9,10,11,12,7
Dene House
Hall Farm Court:7,7,7,2,7
Salvin Terrace:7,35
Belsay Court:16,c/o 16 Belsay Court,c/o 16 Belsay Court,17,16,15
Fellside Gardens:6
Mitford Court:37,5
Matfen Court:19,15,15,16,19
Swainby Road:61,6
Eden Drive:46,16
Balmoral Terrace:4
Chestnut Road:7,15,36
Front Street South:32,32,38a
Maple Grove:14,26,21
Melrose
Patton Walk:16
Maple Gove:14
Lilac Grove:5,5,3
Pilmoor House Farm
Butterwick House
Butterwick West Farm
Butterwick South Farm
Butterwick Boarding Kennels
East Farm
Little Butterwick Farm
Ten O'Clock Farm
Beacon Farm
Butterwick Moor Farm
Humble Knowle Farm
West Holling Carr
East Holling Carr
Hurworth Burn Farm
Bridge House
Murton Blue House
West Murton Blue House
Green Lane Cottages
Station Bungalow
Tilery Cottage
Newlands Lodge
Old Acres Lodge Farm
Old Acres Hall Farm
The Bungalow
Station Cottages:2,3,4,5,4
Catchgate Farm
The Bungalow
Oak Terrace:33
Dropswell Farm
Leafield

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The Gap
Manor Farm Bungalow
Ryall Cottage
Service Station
Weterton Cottages:1,2
East Well Farm
High Street:89,88,14
Fir Tree Farm
West Layton Farm
Greenhill
Cote Nook Farm Cottage
Cote Nook Farm
Greenhill Farm Cottage
Moontree Cottage
Aingarh
Beechgrove
Eaton Brae
Glendale
Golder Elders
Newlands
Ellerby
Kenholme
Homelands
The Briars
The Larches
Old Acres Farm
The Willows
Midway
Brackendale
The Midway Bungalow
Five Oaks
The Gables
Greensides
Greenacres
Butterwick
East House Farm Cottage
Beanley Carr
East Carrside Farm
Old Acres Service Station
Sedgefield Service Station A177
Butterwick Moor
Murton Blue House Farm Caravan
Hurworth House
Murton House
Red Hurworth Burn
Embleton Old Hall
Murton Hall Farm Bungalow
Reservoir Farm
Hurworth Burn Cottages:1,2
Hersey Cottage

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The Green:18,Glebe House
Hill House
Close House Cottage
Amerston Hall
Cole Hill Farm
Amerston Hill
Crookfoot Reservoir Bungalow
Crookfoot House
High Farm Bungalow
Pawton Hill
Woodview
Reservoir Cottages:1,2
St Pauls Road:14,13
Beacon
Avenue:10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,27,29,31,33,26,27,28,29,30,31,32,34
,36,8,35,37,38,39,40,41,42,43,44,45,46,47,48,50,52,54,56,58,6,41
Commercial Street:12
Beaumont Court:27,28,29,30,23,24,22,25,41,16,4
Wynyard Road:31,1
The Orchard:26,28,30,32,34,36,38,55,57,59,61,63,65,67,24,49,61,11,11,41
Park Road:24,16,8,21
St Edmunds Green:24,25,26,27,28,29,21,22,7
Russell Crescent:9,17
Alhambra Terrace:1,2,3,4,5,6,7,8,9,10,11,12,13,14,10a
Station Road:47,37,37,50,2,2,12,47,31,31
Walden Terrace:4,5,6,7,Clifton House,Crawthorne House,Waldon House
Cragside:1,16,1
Maughan Terrace:2,3,4,5,6,7,8,9,10,11,12,13,1,14,4
Kerr Crescent:18
Cleveland View:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,Garden Bungalow,Coronation
Bungalow,13
Claremont Grove:10,1,9
Prudhoe Avenue:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
Dunelm Road:56,56
Coronation Avenue:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20
Manor Close:6,6
Eldon Terrace:1,2,3,4,5,6,7,8,9,10
West Terrace:15
Chaytor Terrace:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,1a,2a,3a
Whitehouse Drive:51,51
Moorside
Crescent:70,72,74,76,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,6
9,85,87,89,91,71,73,75,77,79,81,83,14,16,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34
,35,36,37,38,39,40,41,42,43,44,45,47,49,51,53,55,57,59,5,6,7,8,9,10,11,12,13,15,17,1,2,3,4
Poplar Crescent:9,12,11,10,9,8,7,6,5,4,3,2,1
Millfield
Road:41,43,45,47,49,51,53,55,57,59,61,63,65,67,69,71,73,75,77,79,81,83,10,11,12,13,14,15,1
6,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46
,47,48,49,50,51,52,53,54,55,56,57,58,2,4,6,8,64,66,68,70,72,74,76,78,80,82,5,7,9,31,33,35,37,
39,1,3,66

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Ropers Terrace:1

Regent Terrace:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,1a,2a

Hutton Close:4,18,11,9,8,5,4,3,2,1,20,19,18,17,16,15,14,12,11,10,9,8,7

Butterwick

Road:29,30,31,32,33,34,35,36,37,38,39,17,18,19,20,21,22,23,24,25,26,27,28,11,12,13,14,15,16,1,2,3,4,10a,Aysgarth,Croft House,Coniston House,Alexander House,1,2,3,4,5,18,Todds House Farm,29

Newholme Estate:24

Sycamore

Road:100,102,104,106,108,110,112,114,116,118,120,122,124,126,128,90,92,94,96,98,61,63,65,67,69,71,73,75,77,79,81,82,83,84,85,86,87,88,53,55,57,59,70,72,74,76,78,80,25,27,29,31,33,35,37,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,49,51,66,68,3,4,5,6,7,8,9,1,2,26,28,30,32,34,36,38,39,40,41,42,43,44,45,46,47,48,50,52,54,56,58,60,62,64,42a,44a

Berwick Court:10

Springfield Road:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20

Sycamore Crescent:24,21

Beechwood Road:10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,5,6,7,8,9,1,2,3,4

Rectory Row:9,25

Oakdene

Road:25,27,29,31,33,35,37,39,41,43,45,47,49,51,53,55,57,59,61,63,65,67,38,40,13,14,15,16,17,18,19,20,21,22,23,24,26,28,30,32,34,36,11,42,44,1,2,3,4,5,6,7,8,9,10,11,12

Margaret Terrace:2,2

Heatherdene Road:11,12,13,14,15,16,17,1,2,3,4,5,6,7,8,9,10,19

Laurel Crescent:32

Millfields Road West:2,4

George Street:2

Stone Cross:2,4,6,8,10,12,14,16,18,20,22,24,26,28,30,32,1,3,5,7,9,11,13,15,17,19

Victoria Terrace:8,10

Bridge View:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16

Grosvenor Terrace:4

Brockwell Close:15,17,19,5,7,24,25,26,28,1,16,2,3,18,12,14,21,27,20

Hope House Farm

Hornby Avenue:16,2,2,20

Front Street:1,2,3,4,5,6,7,8,9,10,11,12,13,1a

Stobart Terrace:30

East View:1,2,3,4,5,6,7,8,9,10,School Kitchen

Hart View:2

Park View:1,2,3,4,5,9,10,11,12,13,14,15,16,17

Dale Hills

High Force

Queens Drive:39,4,14

Clervaux Terrace:1,2,3,4,5,6,7,8,Lyncot,Winston Bungalow,Norma Dene,North Park,6

Tilery Cottage

St Lukes Crescent:32,33,35

Salters Drive:1,2,3,4,5,11

c/o East Butterwick Farm

South View:22,Linum,Hawthorne,Melmar,The Bungalow,3,2,1

Breckon Terrace:1,2,3,4,5,6,6a

Houghton Bank Farm

The Brocks Farm

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Rennie Street:23
Waldon Terrace:1,2,3,5
The Meadows:56,31,76,14,49,17,11,46,42,9
Greenside Close:1,2,3,4,5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,25,26,27,4
c/o The Brocks Farm
The Brocks Farm
Greenlane Cottage
North Lodge
Pear Tree House
Ash Tree Cottage
Spring Lane:36,27,42,42
Old Acres Lodge
Donnewell
Glower E'er Him
Total Garage
Ryall Farm
Todds House Farm
Howle Hope Farm
Weterton Farm
R Swinbank & Son
Layton House
Cote Nook House
Thomas Prest & Son
Redcar House Farm
Pinchbeck Farm
Brocks Farm
Mill House
Bridge House
Three Horseshoes
Galley Law Farm
Cottage Farm
Cowley House Farm
East Close Farm
Beacon Hill Farm
East House Farm
Old Acres Farm
Murton Blue House Farm
Hurworth Boarding Kennels
Middle Swainston Farm
East Murton Farm
Cole Hill
Fishburn Working Club
The Beehive
Fishburn Community Centre
Post Office
South Layton
Eden Fancy Dress Hire
Sunnyside Farm
Stotfold Moor Farm
West Carrside Farm

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

Murton Hall Farm
Close Farm
Newton Hanjard
Rothbury Close:25
Mill House
Beckwith Drive:8
Langton View
Durham Garth
Rose Cottage
Redcar House
Paddock Green:16,1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
The Gables:27,24
Hole House
Embleton Old Hall
Cottage Farm
The Coppice:1,2,3,4,5,6,7,8,9,10
Robinsons Chartered Surveyors
Embleton Old Hall
Donnewell Farm
Elwick Court:77
The
Wynd:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,
47,48,49,50,51,52,53,54,55,56,57,58,59,61,63,65,67,69,The Stables
Donnewell Farm
Glower O'er Him Farm
Beacon Farm
North End:11
Castlereagh:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,
31,32,33,34,35,36
East Butterwick Farm
Brandon House Farm
Brandon House Farm
Valley Gardens:3
Briery Drive:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
Dropswell Farm
Church Road:29
Spring Bank Wood:2,3,4,5,6,7,8,9,10,11,12,14
The Leas:3,1
Salter Houses:1,2,3,4,5,6
West End:44,44,4,23
The
Plantations:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,28,30,32,34,
36,38
Beacon Farm
Beacon Farm
Ten O'Clock Farm
Manorfields:14
Annigat Close:1,2,3,4,5,6,7,8,9,10,11,12
Melgrove Way:15,6,7
Swainston Close:1,2,3,4,5,6,7,8,9,10,11

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

St Oswalds Crescent:7
Lion Bridge Close:1,2,3,4,5,6,7,8
Lee Terrace:23
Tempest Court:1,2,3,4,5,6,7,8,9,10
Polemonium Plantery
St Catherine Close:8
Gunnors Vale:2,3,4,5,6,7,8,9,10,11,23,11,12,15,17,19,21,25
Wellgarth Mews:24,24
Fulthorpe Grove:19,21,23,25,27,7,9,11,10,12,14,16,18,20,26,1,2,4,5,17
West Street:9
Burntoft:1,3,5,2,4,6,8,10,12,14
Leechmire Farm
Leechmire Farm
Leechmire Farm
Perth Grove:16
Garden House
Reading Room Cottage
Oaktree Cottage
Fulthorne Close:22,24,28,3,6,8,15
White House Drive:55
The
Granary:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,
32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,6
2,63,64,65,66,67,68,69,70,71,72,73
Thomas St. South:2
Tilery Wood:1,2,3,4,5,6,7,8,9,10,11,12
Thrunton Court:1
Swancer Court:1,2,3
Thronton Court:1
Mountstewart:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,22
Hawthorn Road:29
Holderness:1,3,5,10,11,6,7,8
Winterton Avenue:65,58,7
Embleton Green:4,5,8,9,10,11,12,16,19
Larberry Pastures
Manor Farm Bungalow
St Edmund Green:10
Embleton Grove:2,3,4,5,6,20,21,17,18
Holly Cottage
Lambourne Close:15
Park Avenue:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
Sorrel Cottage
Lanborn Close:34
Maynards:35,37,39,41,3,5,7,9,11,13,15,17,19,21,1,2,4,6,8,10,23,25,27,29,31,33
Ashbourne Drive:76
The Oval:1,2,3,4,5,6,7
Chillingham Crescent:86
Foresters Close:1,2,3,4,5,6
Broom Mill Farm
Curlew Lane:40

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

Horse Shoe Pond:1,2
Rowan Oval:14
Churchill Close:1,2,3,4,5
Lowbiggin:151
Davison Close:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
Burke Place:27
Sheepdene:1,2,3,4,5,6,7,8,9,10
Westbrooke Avenue:1
Eagle Bridge Court:1,2,3,4,5
Cragwellside:32
Wellington Drive:1,2,3,4,5,6,7,8,9,10,11,12
The Bungalow
Thirlmere Crescent:1,1
Amerston Close:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22
Addison Road:32
Vane Close:3,4,5,6,7,8,9,10,11,12,14
The Willows:16,15,14,13,12,11,10,9,8,7,6,5,4,3,2,1
Rudd Close:1,2,3,4,5,6,7,8,9
Butterwick Court
Newlands Lodge
Manor Fields:13, Stewart House, Chappel Mount, Brierley House, Maynard Croft, Wellington House, Knightscroft, Bridge Mount, 5,4,3,2,1
The Stables:2
Bank Top Terrace:6
Ingram Road:9
Hadleigh Close:27
Brick Kiln Farm
Grindon Parish Council
Boynston Grove:10,10,10
Alwick Avenue:4
Dunelm Court:1
Orchard Cottage
Westminster Oval:27,27
The Lane:10