

**ADVANCED REPORT OF ISSUES RELATING TO PLANNING APPLICATION  
UTT/0232/09/FUL FOR THE INSTALLATION OF ONE WIND TURBINE WITH ACCESS  
TRACK, CRANE HARDSTANDING AND CABLE ON LAND TO THE SOUTH WEST OF  
LINTON, CAMBS. PERMISSION FOR A FURTHER SEVEN TURBINES IS BEING  
SOUGHT FROM SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
LAND AT LITTLE LINTON FARM, SOUTH OF CAMBRIDGE ROAD, GREAT  
CHESTERFORD**

**APPLICATION NO:** UTT/0232/09/FUL

**CLASSIFICATION:** MAJOR application

**NOTATION:** Outside Development Limits.

**DESCRIPTION OF SITE:** The application site forms part of a larger application site and is located to the south west of the A1307 and the village of Linton, located within the administrative boundary of South Cambridgeshire District Council. The area within the Uttlesford District is accessed via a track running from the A1307, through the CamGrain site to Catley Park. Catley Park was formerly a residential site with a dwelling and several outbuildings. All that remains on the site now are the outbuildings, in various states of repair, the landscaped gardens and two ponds. The site is located to the north west of Catley Park and is an agricultural field surrounded by hedgerows and trees. To the south west is Cow Lane and a dwelling known as Crave Hall, approximately 700m from the position of the proposed turbine. The site is in an elevated position, being approximately 100m AOD. The land falls to the south west with the villages of Great and Little Chesterford being located at approximately 50m AOD. These villages are set within a valley with land rising again further south. To the east of the site the land undulates and the village of Hadstock is at approximately 70-80m AOD. To the west of the site the land falls sharply towards a wide open valley located approximately 10-40m AOD. To the north the land undulates to the north of the village of Linton and then falls away to the wide valley around the city of Cambridge.

**DESCRIPTION OF PROPOSAL:** The application relates to the installation of a wind turbine (T8), forming part of a larger scheme for 8 turbines. The turbines would be 80m in height to the hub and would have three blades 45m long. At its full extent this would give an overall height of the turbine of 125m. The proposed turbine would be located on land approximately 100m AOD and this would be the southernmost turbine in a line of four on land falling away to around 50m AOD. Another four turbines would be located to the northwest in a parallel line with the nearest turbine being approximately 520m. The overall distance between T8 and T2 (located nearest to Linton) is approximately 1750m. Access tracks would be constructed from the highway to each of the turbines and each turbine would require a concrete hardstanding for cranes which would be required during construction, if required for on-going maintenance and final decommissioning. Cables would be run underground to a switch house and then to a local sub-station, both located in South Cambridgeshire. The turbines would be 2 megawatt (MW) with the overall development having the potential to deliver 16MW of renewable energy. This energy provision would equate to around 18,000 tonnes of carbon dioxide annually when compared with more traditional power plants.

**APPLICANT'S CASE:** The following documents have been submitted with the application:

An Environmental Statement covering the following issues:

- Project details
- Legislative context and the EIA process
- Energy and Planning Policies
- Site Selection

- Ecology and Ornithology
- Geology and Hydrology
- Landscape and Visual Character
- Cultural Heritage
- Archaeology
- Traffic and Access
- Noise and Vibration
- Shadow Flicker
- Electromagnetic Interference

In addition the following documents have been submitted:

- Design and Access statement
- Visualisations
- Arboricultural Implications Assessment
- Aircraft Routes and Airspace Supplement

A non-technical summary of the Environmental Statement is available.

**RELEVANT HISTORY:** Scoping Opinion in respect of a proposed wind farm given in October 2007.

**CONSULTATIONS:** The following have been consulted, but at the time of writing the report no responses had been received:

Essex County Council Highways  
 NERL Safeguarding  
 Environment Agency  
 Essex County Council Archaeology  
 Ministry of Defence  
 English Heritage  
 Civil Aviation Authority  
 Natural England  
 Essex Wildlife Trust  
 RSPB  
 BHS Eastern Region  
 National Grid  
 Ofcom  
 BT Group  
 Orange PCS Ltd  
 Vodafone Limited  
 T-Mobile (UK) Ltd  
 O2  
 Cable and Wireless  
 The BBC  
 The Joint Radio Company  
 Ramblers Association  
 South Cambridgeshire District Council  
 Linton Parish Council  
 Hindersham Parish Council  
 Great Abington Parish Council  
 Hinxton Parish Council  
 Little Abington Parish Council  
 Pampisford Parish Council  
 Bartlow Parish Council

**PARISH COUNCIL COMMENTS:** The following Parish Councils have been notified of the proposal.

Great Chesterford  
Little Chesterford  
Hadstock  
Saffron Walden Town Council

**PUBLICITY:** South Cambridgeshire District Council, working in conjunction with Uttlesford District Council have notified all the properties located within Great Chesterford, Little Chesterford and Hadstock parishes. This amounts to approximately 1000 properties. The application has also been advertised in line with Government requirements for a Major application and an application accompanied by an Environmental Statement with site notices and a press advertisement.

**PLANNING CONSIDERATIONS:** The main issues identified by officers are:

1. **The principle of development and its contribution towards the renewable energy targets for the region (ULP Policy S7, RSS Policies ENG1, ENG2, PPS1, PPS22)**
2. **The impact on the character of the rural area, listed buildings and conservation areas (ULP Policies S7, ENV1, ENV2, PPG15)**
3. **The potential impact on residential amenity and health through noise, vibration and shadow flicker (ULP Policy GEN4, PPG24)**
4. **The potential impact on telecommunications, television reception and radar operations through electromagnetic interference (PPS22)**
5. **The potential impact on biodiversity and wildlife (ULP Policy GEN7, PPS9)**
6. **Traffic and highway issues (ULP Policy GEN1)**

As a separate but related matter, the Council is a consultee regarding the seven turbine application currently being considered by South Cambridgeshire District Council. In due course the Committee will be asked to consider whether it wishes to offer comment to South Cambs and decide what those comments should be. It is likely that a report relating to this consultation will be considered at the same meeting as the one determining the application for a single turbine within our district.