

CHAPTER 14

COMMUNITY FACILITIES & UTILITY SERVICES

BACKGROUND

- 14.1 A wide range of services is available to the people of Harrogate District. They generally fall into the categories of health, education, utility, community and other social services and are provided by many agencies including Yorkshire Water, British Gas, the Environment Agency, Northern Electric, Harrogate Health Care Trust, British Telecom and the Borough and County Councils.
- 14.2 The availability and adequacy of services is an important consideration in the preparation of a local plan, and whilst decisions about the form and level of provision are taken outside the planning process, the local plan can influence, and be influenced by, such decisions.
- 14.3 In preparing this Plan the Council has consulted service providers to find out whether their requirements are likely to change in the period up to the year 2006. It is the intention of the Council to safeguard the known land requirements of organisations providing public services throughout the District and to facilitate improved service provision wherever possible. Whilst in most cases land requirements are likely to remain as they are, some alterations may occur where services are particularly sensitive to changes in the size and composition of the population, approaches in service delivery or new technology.

POLICY CONTEXT

- 14.4 This section of the Plan reflects government guidance contained in PPG12 (Development Plans), which advises that local plans should consider both the requirements of the utilities for land to enable them to meet the demands that will be placed upon them and the wider environmental effects of increased demand. In this context infrastructure includes services such as education and health facilities in addition to roads, water supply and sewers. Furthermore, in preparing specific policies, careful consideration has also been given to advice contained in PPG8 (Telecommunications) and PPG22 (Renewable Energy), which highlights the potential benefits of renewable energy in increasing the diversity and security of energy supplies and reducing harmful emissions to the environment.

OBJECTIVES

- 14.5 This Local Plan aims to ensure that a satisfactory range of services is provided in the District and the policies and proposals within this chapter have been formulated to meet the following main objectives:
- 1) **TO IMPROVE THE PROVISION OF LOCALLY BASED COMMUNITY FACILITIES TO SERVE ALL PEOPLE'S NEEDS.**
 - 2) **TO ENSURE NEW UTILITIES DEVELOPMENT RESPECTS THE PLAN'S POLICIES FOR THE NATURAL AND BUILT ENVIRONMENT.**
 - 3) **TO ENCOURAGE APPROPRIATE DEVELOPMENT OF RENEWABLE ENERGY RESOURCES.**

ENVIRONMENTAL CONSIDERATIONS

- 14.6 The policies contained within this chapter seek to reduce the number and length of motorised trips by promoting the provision of new local community facilities and services in locations accessible by a choice of transport modes. Alongside policies encouraging the reclamation and recycling of materials and the development of renewable sources of energy in appropriate locations (in accordance with the 'Friends of the Earth Environmental Charter'), these will help to reduce environmental pollution and consumption of fossil fuels and minerals. However, it is recognised that the need to protect areas of important landscape will limit opportunities for the development of wind power.
- 14.7 The development of new telecommunications and utilities networks can have environmental benefits through improved security, a reduction in the need to travel and increased efficiency of energy transmission. Such networks can also significantly detract from landscape and townscape quality, particularly in visual terms. Consequently, relevant policies seek to minimise undesirable intrusion, especially within, or in proximity to, designated areas of landscape and heritage value.

POLICIES AND PROPOSALS

NEW PRIMARY SCHOOLS

PROPOSAL CF1

THE FOLLOWING SITES ARE ALLOCATED FOR NEW PRIMARY SCHOOLS, AS SHOWN ON THE PROPOSALS MAP:

- a **EAST OF HOME FARM, KIRBY HILL**
- b **AILEY HILL, RIPON**
- c **NEW ROAD, SCOTTON**

Justification

- 14.8 *The County Council has identified the above sites within its ownership which, subject to resource constraints, are expected to be required for the implementation of proposals to replace existing schools within the Plan period. At Kirby Hill permission has been granted for a new 5-class school building and associated formal play areas on land to the south and east of Glebe Close, replacing the original school building to the west of the site and prefabricated units on the western part of the site. This site was acquired for this purpose by the former West Riding Authority and, given suitable landscaping and boundary treatment, its development should not result in greater harm to the interest of visual or residential amenity than the existing school. Relocation of the Ripon Cathedral Church of England Primary School from the existing premises in Low St Agnesgate to a site at Ailey Hill is a priority for the County Council. Development of this site should, as far as is practicable, avoid loss of trees and recreation open space. A new school is also proposed on the County Council's playing field in Scotton to replace the existing old school at Lingerfield. The allocated site is centrally located within the village and therefore more accessible to the catchment served.*
- 14.9 *As a consequence of the apparent constraints of the existing premises to the north of the Market Place in Masham to meet current and future requirements, relocation of the Masham C of E Primary School is considered desirable by the Ripon Diocese. However, a suitable site has not yet been agreed by the funding bodies. The County Council has identified a requirement for a new school in North Rigton, as a replacement for the existing school premises on Hall Green Lane. A previous proposal to allocate the site of the County Council's playing field at Church Hill has been deleted, mainly as development of this prominent site would harm the Green Belt and be poorly related to the form of the village. However, the Borough Council will work closely with the County Council to identify a suitable site for this purpose.*

NEW COMMUNITY CENTRES/VILLAGE HALLS**PROPOSAL CF2**

THE FOLLOWING SITES ARE ALLOCATED FOR THE PROVISION OF A NEW COMMUNITY CENTRE/ VILLAGE HALL, AS SHOWN ON THE PROPOSALS MAP:

- a KNARESBOROUGH ROAD, BISHOP MONKTON**
- b BACK LANE, BROUGHBRIDGE**
- c BARROWBY LANE, KIRKBY OVERBLOW**
- d MILLFIELD STREET, PATELEY BRIDGE**
- e BERRYGATE LANE, SHAROW**
- f TOCKWITH LANE, TOCKWITH**

Justification

- 14.10 Several town and parish councils have proposals for new community centres and halls which need to be reflected in the Plan where a new site is involved.
- 14.11 Permission has been granted for a proposal by Bishop Monkton Parish Council for the erection of a new village hall to the northern edge of the village, together with new recreation facilities and shared car parking. In Broughbridge, premises on Back Lane are identified for a community centre to replace the first floor hall in St James Square. This site is readily accessible, being centrally located and well-related to the adjacent car park and public transport provision. Kirkby Overblow Parish Council has identified a need for a new village hall. A site to the south-east of the village, adjacent to the existing tennis courts, has planning permission for this purpose. The site lies within the Green Belt, in a prominent location overlooking the Wharfe Valley. The development of this site will require very careful consideration of siting, design, landscaping and access issues. In Pateley Bridge, planning permission has been granted for a new multi-purpose community hall to the north of the County Council Depot, primarily to serve the local scout group, whose hut will be displaced by the proposed residential development of land at Millfield Street (see Proposal H4). At Sharow the Parish Council proposes to erect a community/recreation hall facility to the north of its recreation field, with access taken from Berrygate Lane. The Tockwith proposal, for which outline planning permission has been granted, is to replace the existing village hall with a modern multi-purpose facility at the sports field, where parking and recreation facilities are available.
- 14.12 Requirements have also been identified for facilities to serve Starbeck and Nun Monkton, but suitable sites remain to be found. Further demand for new or upgraded village halls and community centres within the District is expected over the Plan period, facilitated by the availability of funding from various sources, including the European Union, Countryside Agency and National Lottery. The Council will encourage the identification of sites for this purpose in appropriate locations. Proposals will be assessed against the provisions of Policy CF9 and normal planning considerations. New facilities should provide a safe environment which is, as far as reasonably practicable, fully accessible to all potential users.
- 14.13 The development of new sports and recreational facilities on appropriate sites is encouraged by the Council under Policy R5. Many new halls and community centres incorporate indoor facilities which can make an important contribution to meeting an identified need, especially in rural areas. Where such a need is identified this should be taken into account in the initial development brief to ensure that adequate provision can be made to cater for that need.

NEW PUBLIC TOILETS**PROPOSAL CF3**

~~NEW PUBLIC TOILETS ARE TO BE PROVIDED AT THE FOLLOWING LOCATIONS, AS SHOWN ON THE PROPOSALS MAP:~~

- ~~a PIER HEAD, WEST PARK, HARROGATE~~
- ~~b ROYAL BATHS, MONTPELLIER ROAD, HARROGATE~~
- ~~c STATION PARADE, HARROGATE~~
- ~~d BUS STATION, FISHER STREET, KNARESBOROUGH~~
- ~~e LOW BRIDGE, KNARESBOROUGH~~
- ~~f EAST OF MARKET PLACE, RIPON~~
- ~~g WEST OF MARKET PLACE, RIPON~~

Justification

- ~~14.14 In seeking to improve public toilet provision throughout the District, the Council's first priority is to retain and improve existing facilities. The Council will investigate the scope for additional provision where this meets established demand. Each of the proposals will replace an existing or pre-existing facility to serve the needs of shoppers and visitors, in particular.~~
- ~~14.15 New facilities are expected to be provided within the Royal Baths refurbishment and redevelopment scheme and/or at Pier Head as replacements for closed lavatories. Located close to the coach drop-off point in St Mary's Walk, these will contribute towards provision for shoppers and, especially, visitors to the town. The redevelopment of Harrogate Bus Station is also expected to accommodate new public toilets, which will serve the needs of bus users, shoppers and visitors to the town. These facilities will replace and improve upon those demolished.~~
- ~~14.16 New public conveniences, as a replacement for the Fisher Street block, are expected to be provided as part of redevelopment proposals for Knaresborough Bus Station. The Low Bridge site is the location of outdated toilet facilities demolished several years ago. Since their removal a need has been identified for replacement conveniences to serve the many visitors to this riverside area of the town.~~
- ~~14.17 At Ripon the redevelopment schemes to the east and west of the Market Place are expected to provide new public conveniences to replace existing old facilities. The redevelopment to the east of the Market Place will result in the loss of the bus station toilets, therefore new toilets will be required. New facilities to the west of the Market Place will replace the underground toilets in the Market Place. Both sites are well placed to serve the needs of shoppers and visitors to the city centre.~~
- ~~14.18 For ease of access and maintenance, and in the interests of public safety, all the new facilities will be located above ground. Each will incorporate male, female and disabled toilets and will include provision for baby changing.~~

NEW PUBLIC LIBRARY**~~PROPOSAL CF4~~**

~~LAND FOR A NEW PUBLIC LIBRARY IS ALLOCATED TO THE EAST OF THE MARKET PLACE, RIPON, AS SHOWN ON THE PROPOSALS MAP.~~

Justification

- ~~14.19 The County Council proposes to replace the existing totally inadequate and inaccessible public library at Skellgarths with a new facility within the redevelopment scheme east of Ripon Market Place (see Proposals S6e and T10e). The new site is more easily accessible, being adjacent to the city centre shops and services, bus station and car parking.~~
- ~~14.20 Further proposals for new or improved library facilities will be considered against Policy CF9.~~

CEMETERY EXTENSIONS**PROPOSAL CF5**

THE FOLLOWING SITES, AS SHOWN ON THE PROPOSALS MAP, ARE ALLOCATED FOR CEMETERY EXTENSION:

- a WETHERBY ROAD, KNARESBOROUGH**
- b KIRKBY ROAD, RIPON**

Justification

- 14.21 Land to the south-east of the cemetery in Knaresborough has long been reserved for future cemetery use. Whilst the site is unlikely to be required for this purpose within the Plan period, an allocation is considered appropriate in this instance to allow for a sufficient reserve of cemetery land to be maintained at all times (particularly in the event of the existing site reaching full capacity earlier than anticipated). The interim recreational use is expected to continue up until the land is required for new cemetery provision. Although the eventual loss of recreation open space cannot be offset, land to the south-west of the site (similarly reserved for extension to the cemetery) is instead to be protected in perpetuity as recreation open space.
- 14.22 An allocation of land for cemetery use is also required in Ripon. The Council has reserved land for this purpose to the north of the cemetery on Kirkby Road. However, the site is distant from the existing facility and a site adjoining the northern boundary of the cemetery is preferred as a more practical, and less environmentally intrusive, alternative.
- 14.23 A demand has been identified for the use of pasture and woodland nature reserves as locations where people can be buried without gravestones or other memorials ('green burials'). The Council will generally encourage the identification of sites to accommodate small-scale interments. Whilst proposals may not necessarily require planning permission, where permission is deemed to be required, applications will be assessed against other policies of the Plan - especially those relating to access and parking considerations - and relevant environmental health concerns.

~~POLICIES CF6, CF7 and CF8 deleted~~

OTHER NEW COMMUNITY FACILITIES**POLICY CF9**

PROPOSALS FOR NEW COMMUNITY FACILITIES, INCLUDING COMMUNITY HALLS, SCHOOLS, COLLEGES, NURSERIES, PLACES OF WORSHIP, HEALTH SERVICES AND PUBLIC HOUSES WILL BE EXPECTED TO BE PROVIDED WITHIN THE DEVELOPMENT LIMITS OF THE MAIN SETTLEMENTS AND LARGER VILLAGES, AS SHOWN ON THE PROPOSALS MAP, OR WITHIN THE BUILT-UP CONFINES OF SMALLER VILLAGES IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- A) THE SITE SHOULD BE EASILY ACCESSIBLE FOR THE COMMUNITY TO BE SERVED, INCLUDING THOSE WITHOUT A PRIVATE CAR.**
- B) THERE SHOULD BE NO ADVERSE IMPACT ON RESIDENTIAL AMENITY.**
- C) THERE SHOULD BE NO SIGNIFICANT LOSS OF INDUSTRIAL, BUSINESS OR HOUSING LAND OR BUILDINGS, RECREATIONAL LAND OR IMPORTANT AMENITY OPEN SPACE.**

IN EXCEPTIONAL CIRCUMSTANCES THE REDEVELOPMENT OF AN INDUSTRIAL SITE OR THE DEVELOPMENT OF A NEW SITE ON THE EDGE OF THE SETTLEMENT MAY BE ACCEPTABLE.

Justification

- 14.32 *It is impossible to predict all the requirements for new community facilities during the Plan period, therefore guidance is required on the type of locations which would be suitable. Although the loss of land protected for other purposes is to be avoided, in exceptional circumstances, where no suitable site or building is available within a settlement or locality to meet the requirement for a proven necessary public facility, (such as a school or health centre), the redevelopment of existing industrial land or buildings or a new site on the edge of the settlement may be acceptable (this would not apply to public houses). In rural areas it is accepted that the availability of public transport may be difficult to achieve.*

TELECOMMUNICATIONS DEVELOPMENT**POLICY CF10**

PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT WILL BE PERMITTED PROVIDED ALL THE FOLLOWING CRITERIA ARE MET:

- A) THERE IS NO REASONABLE POSSIBILITY OF SHARING EXISTING OR IMPENDING PROVISION OF TELECOMMUNICATIONS FACILITIES.**
- B) IN THE CASE OF TELECOMMUNICATIONS MASTS, THERE IS NO REASONABLE POSSIBILITY OF ERECTING ANTENNAE ON AN EXISTING BUILDING OR OTHER STRUCTURE.**
- C) THE SITING, DESIGN AND LANDSCAPING MEASURES MINIMISE THE POTENTIAL IMPACT ON THE VISUAL AMENITY AND NATURE CONSERVATION VALUE OF THE IMMEDIATE SURROUNDINGS AND WIDER LANDSCAPE, WHERE THIS DOES NOT SIGNIFICANTLY ERODE THE INTERESTS OF OPERATIONAL EFFICIENCY.**

Justification

- 14.25 *Changes in the telecommunications industry, new technology and developments and growing demand mean that there will be a need for additional telecommunications apparatus, such as radio masts and towers, antennae, radio equipment housing, call boxes and cabling. PPG8 advises that local plans should contain criteria based policies for the location of such development, which are sufficiently flexible to allow for the efficient development of the network and the demands imposed by the technology.*
- 14.26 *In sensitive areas such as Conservation Areas, the Council will wish to see the effect of new telecommunications minimised and will encourage the removal of obtrusive wires, cables and telegraph poles where opportunities arise (see Policy HD3).*

- 14.27 *Following the Telecommunications Act 1984 licences granted to code system operators and other authorised operators have become more widespread. The operators use various systems which have different antennae types, siting needs and other characteristics. Not all telecommunications apparatus requires planning permission and in some cases only prior notification to the Council needs to be given to ensure that the siting and appearance are acceptable to the Council. Where planning permission is required, the Council will need to be satisfied that the number of masts and sites is kept to a minimum.*
- 14.28 *Larger scale telecommunications development often requires masts and antennae of a particular operating height, typically 20 metres, or situations on prominent high ground to clear obstructions such as trees and buildings to work effectively. The impact can sometimes be reduced by operators sharing masts or erecting antennae on existing buildings. Applicants will be expected to provide clear evidence that opportunities for mast sharing have been explored and that a proposal does not harm a sensitive location.*
- 14.29 *If a new mast is necessary it may be possible to include additional structural capacity to cater for future requirements including those of other operators and to minimise the visual impact through careful choice of materials and sensitive landscaping. Opportunities to use the existing screening of buildings, trees and high structures should be taken where possible.*
- 14.30 *It is therefore important that operators discuss their requirements with the Council at an early stage. In exceptional circumstances, where there is a real threat to a particular locality from proposals for certain forms of telecommunications development benefiting from permitted development rights, the Council will consider withdrawing specific rights under an Article 4 Direction. This is most likely to apply in respect of sensitive areas, such as conservation areas or affecting the setting of Listed Buildings.*
- 14.31 *The Council has approved more detailed supplementary planning guidance on telecommunications development. The 'Harrogate District Telecommunications Strategy' does not form part of the statutory Local Plan but has been subject to separate consultation and publicity and represents a material consideration in the determination of planning applications and appeals.*
- 14.32 *It is recognised that the development of the Internet and other information technologies could potentially have wide implications for patterns of land use within the District - particularly in relation to employment (teleworking) and shopping (teleshopping), and also housing and transportation. Presently, many technologies are at relatively early stages in development and have yet to attract significant patronage. Consequently, although it may be possible to speculate as to the changes in the use of land likely to be brought about through the future take-up of these technologies (especially teleworking and teleshopping), it is difficult to predict with any degree of certainty the nature and extent of these changes. However, when and where land use implications arise - or can be easily foreseen - from further technological developments, these will be monitored and taken into account in subsequent reviews of the Plan.*

MAJOR UTILITIES NETWORKS

POLICY CF11

~~THE BOROUGH COUNCIL WILL OPPOSE PROPOSALS FOR UTILITY NETWORKS, ABOVE OR BELOW GROUND, WHICH HAVE A SIGNIFICANT ADVERSE IMPACT UPON THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY, CONSERVATION AREAS AND OTHER SENSITIVE LOCATIONS AND/OR WHICH DO NOT INCORPORATE ADEQUATE MEASURES TO PROTECT RESIDENTIAL AMENITY.~~

Justification

- 14.33 *The Council is a consultee for proposals relating to the establishment or replacement of power lines, to which Section 37(1) of the Electricity Act 1989 applies, the decisions on which are normally made by the President of the Board of Trade. In addition the Council also acts as consultee on high pressure gas lines. The above policy is intended to guide responses on all consultations.*

- 14.34 *The Council recognises that electricity supply lines and other utility networks can significantly detract from landscape quality and areas of nature or built conservation. It endorses the aims of the Countryside Agency, contained in the 1994 publication 'Overhead Electricity Lines: Reducing the Impact', in seeking to minimise the impact of supply infrastructure within or adjoining sensitive locations. These include: the Nidderdale Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Parks and Gardens of Historic Interest, Conservation Areas and the setting of Listed Buildings.*
- 14.35 *Undergrounding of high voltage lines can be technically difficult. However, particular effort should be made to overcome these difficulties in locations where significant landscape damage would otherwise result from overground lines – for instance within the nationally important landscape of the Nidderdale Area of Outstanding Natural Beauty. In such areas, apparatus will be expected to be sensitively designed, located and landscaped. Furthermore, high voltage lines should be routed away from residential areas to minimise visual impact. The difficulties encountered in undergrounding the more widespread lower voltage lines are generally less severe and, realistically, this is where the greatest potential for mitigating the visual intrusion of power lines actually lies. Consequently, it would be reasonable to expect undergrounding of these lower voltage lines within or in proximity to Conservation Areas, Parks and Gardens of Historic Interest and wherever possible within the Nidderdale Area of Outstanding Natural Beauty.*
- 14.36 *Although undergrounding of power lines is generally desirable in sensitive locations, it could result in severe harm to sites of, for example, archaeological or ecological interest. In such instances, route realignment to a less intrusive landscape corridor, with screening and other measures, may be more appropriate.*
- 14.37 *In order to reduce the adverse impact of existing lines, it is envisaged that priorities for undergrounding or re-routing could be established through dialogue with the electricity companies, the Office of Electricity Regulations (OFFER) and the Countryside Agency. This is to form the basis for supplementary guidance.*

RENEWABLE ENERGY

POLICY CF12

PROPOSALS FOR THE DEVELOPMENT OF RENEWABLE ENERGY FACILITIES WILL BE PERMITTED WHERE THEY WOULD NOT HAVE AN ADVERSE IMPACT ON THE LOCAL ENVIRONMENT, HAVING REGARD TO ALL OF THE CRITERIA GIVEN BELOW, OR WHERE THE WIDER BENEFITS OF THE PROPOSAL (INCLUDING THE CONTRIBUTION TO THE REDUCTION OF GREENHOUSE GAS EMISSIONS) OUTWEIGH ANY SUCH IMPACTS.

- A) THE EFFECT OF THE PROPOSAL ON THE LANDSCAPE.**
- B) THE EFFECT OF THE PROPOSAL ON WILDLIFE SPECIES AND THEIR HABITATS.**
- C) THE EFFECT OF THE PROPOSAL ON AGRICULTURAL LAND AND HOLDINGS.**
- D) THE EFFECT OF THE PROPOSALS ON FEATURES OF HISTORICAL AND ARCHAEOLOGICAL IMPORTANCE.**
- E) THE DESIGN, COLOUR AND LAYOUT OF THE PROPOSAL.**
- F) THE DEGREE OF NUISANCE CAUSED BY THE PROPOSAL (INCLUDING NOISE, SHADOW FLICKER OR ELECTRO-MAGNETIC INTERFERENCE).**
- G) THE IMPACT OF THE PROPOSAL ON DWELLINGS, ROADS, RAILWAYS, AIRFIELDS, OVERHEAD POWER LINES AND OTHER SURROUNDING LAND USES.**

Justification

- 14.38 ~~Renewable energy encompasses those forms of energy immediately available in the environment (such as solar, wind and hydro), together with those derived from combustible or digestible plant material and waste from industrial, domestic and agricultural sources (wood fuel, waste combustion, landfill gas and biogas). PPG22 requires local planning authorities to include policies within their local plans for the development of renewable energy sources. Such policies should reflect the Government's desire to stimulate the development of renewable energy sources whilst protecting the natural environment.~~
- 14.39 ~~The Council encourages such development where it is environmentally acceptable. This policy sets out the criteria against which proposals will be assessed when determining their environmental acceptability.~~
- 14.40 ~~Certain statutorily designated areas and sites are subject to stricter planning controls than the remainder of the District. These areas and sites include the Nidderdale AONB, SSSIs, Ancient Monuments, and areas designated for their historic or architectural importance. These locations are the subject of specific policies set out elsewhere in this plan, and proposals for renewable energy will be assessed with particular care to find out whether they would be likely to harm the interests, identified in those policies and in Policy CF12, which led to the designation of the area or site. Material harm would be taken fully into account, in the balance, together with the benefits of the proposal, including its role in helping to deliver the Government's targets and goals for renewable energy.~~
- 14.41 ~~It will be for the applicant to provide evidence to demonstrate the anticipated benefit of any proposal for renewable energy development and any such proposal must include adequate information to allow the Council to fully assess its likely impact. In respect of the development of wind power, this will involve detailed information relating to the location, height, design and colour of the proposed turbines. In assessing the landscape impact of proposals for individual wind turbines in locations distant from areas of statutory designation, descriptive material, together with appropriate photomontages may suffice. In the event that a proposal by virtue of its nature, size or location is likely to have a significant effect on the environment the Council will require an Environmental Statement.~~
- 14.42 ~~The Government considers that the impact of a wind farm on local ecology should be minimal. A typical wind farm will usually leave the land between the turbines and any animals grazing on this land totally unaffected.~~

~~POLICY CF13 deleted~~**SAFEGUARDING WIND ENERGY DEVELOPMENT****POLICY CF14**

PROPOSALS FOR DEVELOPMENT ON SITES IN PROXIMITY TO PERMITTED OR OPERATIONAL WIND TURBINES WILL NOT BE PERMITTED WHERE THEY ARE LIKELY TO PREJUDICE THE PRESENT OR FUTURE VIABILITY OF THE TURBINES.

Justification

- 14.43 ~~This policy reflects Government advice in PPG22, which indicates that local planning authorities should safeguard wind turbine installations as electricity generating plant by controlling subsequent development, such as the building of tall structures which could reduce local wind speeds and hence impair the operation of wind turbines through a reduction in electrical power output.~~
- 14.44 ~~Proposals for forms of development sensitive to the noise intrusion generated by a functioning wind farm are to be assessed against Policy A3.~~

