



THE ROOSTER

Roos Village Newsletter

No. 58

November 1998

Council vote "Yes" for wind turbines - more planned

(Holderness Gazette 23.10.98 - reprinted with permission)

Hard on the heels of the news that licences for between 15 and 30 wind turbines at Roos have just been granted, comes the decision by Welwick Parish Council on Tuesday night to approve the Eastfield Farm proposals to build 13 turbines between Hollym and Welwick.

Three councillors voted for the turbines, with two against. The turbines at Outstray Farm on Sunk Island were rejected. The Gazette understands the 3 councillors who voted in favour of the turbines were Mr M McNaught, Mr Henry Baker and Mrs W G Clappison, those against Mr Andrew Gray and Mr Mark Brankley, the Chairman.

Mr Brankley was contacted by the Gazette who said he was unable to comment on the meeting until the official minutes had been printed. Cllr Clappison said "No comment" as soon as the Gazette identified itself, without asking the nature of the call.

The licences for Roos were those awarded in the latest round of projects for renewable energy contracted under the fifth Non-Fossil Fuel Obligation (NFFO-5) published on Monday by Energy Industry Minister John Battle.

The Roos development by National Wind Power Ltd is contracted to supply 22.25 Megawatts of electricity, which is more than twice the amount of power which would be generated by the proposed 13 turbines at Eastfield Farm in Hollym.

John Ainslie, Development Manager for National Wind Power Ltd for Scotland and the North-East, said the NFFO-5 licences ensured that if

planning consent for the turbines was granted, the development companies had the assurance that the electricity generated could be sold into the National Grid System.

"We were granted permission for an anemometer two years ago and we will now look at starting the Environmental Assessment at the end of this year," said Mr Ainslie. "At the moment we cannot be specific about the size or number of turbines; there could be between 15 and 30 of them, depending on the size recommended."

Nick Jackson, spokesman for SHOWT (South Holderness Opposes Wind Turbines) said that based on the information he had on the capacity of the proposed turbines at Hollym, to generate 22.25 Mw of power from 15 turbines, the Roos contract would demand 1.5 Mw turbines which would be 330 feet tall (those proposed for Eastfield Farm at Hollym are 252 feet tall for comparison) and have the sweep of a jumbo jet.

Mr Ainslie said that he believed eight local farming families would benefit from the Roos site. It is understood that for each turbine the landowner receives £3,500 each year. One anemometer is currently situated on land owned by the Grant family in Roos.

Welwick, Patrington, Holmpton and Withernsea are voting on the Hollym plans, at the request of residents from each of these neighbouring parishes who would be affected by the wind turbines.

Hollym are holding a special meeting on Monday 26 October, Patrington will

discuss the plans on 9 November, Withernsea on Monday 26 October, and Holmpton is hoping to have a meeting one day next week.

The Minister, Mr Battle, said: "The NFFO-5 order accelerates the Government's new drive to develop renewable energy sources. Demand from consumers for green energy is growing and I want to do all I can to make sure this demand is met."

The NFFO obligation requires public electricity suppliers in England and Wales to purchase electricity from generators using renewable sources of energy, of which wind power is one. Hydro-electric power and the recycling of municipal and industrial waste are other processes which will produce renewable energy.

Recent reports in a national newspaper suggest that a bid is being made to stop ministerial plans to increase "green energy".

Another of the record 261 projects to generate renewable energy is proposed at Barmston, again by Wind Prospect Ltd, who have listed Fraisthorpe as the site of a wind farm which, if planning permission is granted, will produce 10.43 Mw of power.

Public Meeting WIND TURBINES IN ROOS

**Monday 23rd November
7.30 in the Memorial Institute
All welcome**

Wind turbines and Roos Parish Council

The headline and start of the article overleaf are misleading. At first glance it appears that it was Roos Parish Council that had approved some wind turbines. This is NOT the case. The "Yes" vote was by Welwick Parish Council and concerned the site at Eastfield Farm, Hollym.

At their meeting on 9th November Chairman Alan Bowden repeatedly insisted that the Parish Council had made no "decision" on the matter and

there would be nothing to decide until a planning application was submitted.

But the dozen or so residents present had been roused by the Gazette article and were not easily placated. They criticised councillors for being out of touch and passed on some of the stories current in the village.

The Chairman held up a folder of data on wind turbines that he and others had acquired. The councillors were not

complacent. They had been trying to equip themselves for the debate that was bound to come. But without a planning application from National Wind Power councillors said that there was nothing specific enough to discuss.

Nevertheless, they agreed to call a public meeting on 23rd November so that all residents could attend and express their views.

Some of the players, some of the data

Government

Since the international conference at Rio in the early 1990s our government (both Conservative and Labour) has been committed to promote the use of renewable energy resources. The aim is to cut down the emission of carbon dioxide and other gases that affect our global environment.

The commitment, the Non-Fossil Fuel Obligation (NFFO, for short), is the reason for the periodic issue of licences to companies prepared to generate electricity from renewable sources. The proposal to install wind turbines in Roos was approved in principle in the fifth batch of licences to be granted - NFFO5.

The obligation to promote the use of renewable energy sources is passed on by government to electricity supply companies and to local authorities.

East Riding

The East Riding of Yorkshire Council is the local planning authority with the responsibility for granting or refusing consent to planning applications.

The East Riding is currently reviewing its planning projection for the former Holderness area. In accordance with government requirements, the review includes specific policies on wind turbines. (See next page.)

The Council has conflicting duties. It has to support the use of renewable energy resources - including wind turbines - but also has to protect the environment - from unacceptable intrusion by wind turbines.

The contact officer on wind turbines is
Mr David Cox,
Planning Department,

County Hall,
Beverley. HU17 9AB.
Phone : 01482 - 887700, Ext.4141

There is contradictory information at present about the planning procedure for wind turbines.

Mr Cox says that, because of the size of the proposed installation in Roos, the application will not be dealt with by normal planning procedures but will go to a public enquiry.

Mr Ainslie at National Wind Power says that no public enquiry is needed; a public enquiry is needed only for a conventional power station.

(This matter may have been clarified by the time of our public meeting.)

The Parish Council

National Wind Power will no doubt eventually submit to the East Riding of Yorkshire Council a planning application for wind turbines in Roos. The application will be passed to (among other bodies) Roos Parish Council for comment.

No parish council has power to grant or refuse planning consent - that is for the East Riding as planning authority. A parish council can only give an informed local comment.

A parish council comment can, of course, either support or oppose an application. If it decides to oppose, the grounds for opposition must be on planning grounds. Personal wishes are not sufficient, whether they are the parish council's wishes or those of residents at large.

Opposition on planning grounds has best chance of success if it invokes the criteria of the East Riding's policies already adopted. (See next page.)

National Wind Power

National Wind Power is the company that has been granted a government licence to supply electricity from wind turbines in the Roos area - subject to local planning permission.

The contact details are :

Mr John Ainslie,
Development Manager,
National Wind Power, Ltd,
3 Atholl Crescent,
Perth. PH1 5NG.

Phone : 01738 - 633008

Country Guardian

Country Guardian is the name of a nationwide organisation working to oppose the spread of wind turbines. It publishes a stream of material, some in booklet form, all of it thorough and well-researched - though naturally one-sided. The address is :

Country Guardian,
National Campaign Against
Wind Turbines,
Aubrey House, Riverside,
Twickenham. TW1 3DS
Phone : 0181 - 892 - 4211.

SHOWT

SHOWT - South Holderness Opposes Wind Turbines - started in Hollym but has members in other parishes. It was set up last July at a meeting in Hollym. Invitations had been sent to local councils and residents from areas near potential sites. Five members of Roos Parish Council attended.

SHOWT has been active trying to extend its membership and gathering useful data, some of it from Country Guardian. Letters and other material have been printed in the Gazette - e.g. from Mr Nick Jackson of Hilltop Farm, Hollym. (See previous page.)

East Riding of Yorkshire Council : Revision of Plan for Holderness

The former Borough Council circulated its *Holderness District-Wide Local Plan - Consultative Document* in 1994. Public comments were reflected in the *Deposit Draft* of July 1995. The East Riding mainly accepted the Holderness Plan but proposed minor changes in a version submitted for inspection in 1997. The Inspector was Mr D.R.Cullingford. He held a public local enquiry early in 1997. The Council received his report in April 1998 and later accepted many of his recommendations.

Copies of relevant documents were available for inspection from 9th October 1998. The Council will adopt the final version unless objections are received on or before 11th December 1998. The following documents are available in Withernsea Public Library.

District-Wide Local Plan : Deposit Draft, July 1995.
District-Wide Local Plan : Deposit Draft - Pre-Enquiry Changes No. 2.
Inspector's Report on the objections to the Holderness District-Wide Local Plan.
Holderness District-Wide Local Plan : Schedule of proposed modifications.

The topics summarised below are :

1. **Policies on wind turbines.** (*Added to original Plan.*)
2. **Allocation of land for development in Roos.**

(*Apologies for any inaccuracies or serious omissions. L.H.*)

East Riding Policies on Wind Turbines

Some headings and explanations have been added in italics. Otherwise the wording is that of the East Riding documents. Actual Policies are in heavy type.

Conservation & renewable energy

The conservation of energy is one key issue which the Government wishes Local Authorities to highlight in development plans. The greenhouse effect may cause environmental problems on a global scale. The Council will encourage measures to conserve energy resources and the development of renewable energy sources where it has the potential to be both economically competitive and acceptable in terms of impact on the environment.

U19A **Proposals for the generation of power from renewable energy sources will generally be encouraged provided the proposed development accords with the environmental and other policies in this Plan.**

Wind Turbines

Holderness has potential to contribute to renewable energy, particularly through the use of wind energy by the use of Wind Turbine Generators (WTGs).

Wind energy is a renewable resource which utilises areas of highest and most reliable windspeeds. Holderness is an area identified as having some characteristics that attract this form of development.

WTGs need to be accommodated without compromising other important issues such as environmental and landscape protection and public safety. Being fairly substantial structures, WTGs can have a significant visual impact upon the landscape, especially when grouped together in wind farms. Such developments also have potential noise, safety, and electro-magnetic interference problems, as well as possible effects upon wildlife which need to be considered.

U20 **Applications for wind turbines should be accompanied by details showing the proposed location, height, and specification of the proposed turbines, wind regime of site and likely impact on agricultural activities including any ancillary buildings and overhead lines associated with the development.**

The cumulative effect of successive developments in close proximity to each other could have a serious detrimental

visual impact upon the landscape. Obviously this will be greater when WTGs are grouped together in wind farms.

U21 **When considering planning applications for wind turbines the Council will take into account the effects of committed turbines in order to minimise the cumulative effects of wind turbines on the landscape and nature conservation interest.**

The Council may be prepared to grant planning permission for single wind turbines in close proximity to each other provided it is demonstrated that each turbine is operationally linked to the site on which it stands and provided its impact on the landscape is considered to be acceptable.

U22 **Proposals for the generation of power by wind turbines, as well as any ancillary development or connecting transmission line, will be permitted provided the economic and environmental benefits, including the reduction in the emission of greenhouse gases, outweigh their environmental and visual impact. That assessment will take account of :**

1. **the need for the development;**
2. **the effects on :** (*For clarity, arranged here as a list.*)
 - **nature conservation interests (in accordance with Policies Env13 - Env17),**
 - **archaeological interests (..Env28 and Env29),**
 - **conservation areas (...Env24)**
 - **and listed buildings (...Env22);**
3. **the likely intrusion of development proposals in relation to the heritage coast (i.e. the Spurn Peninsula), where permission will only be granted if there are overriding reasons in the national interest and there is no alternative;**
4. **the likely intrusion of development proposals in relation to the identified intrinsic visual qualities of other areas of the countryside or coast and taking account of policies Env6, Env9, Env10, and Env32;**
5. **the effect on amenities due to noise, shadow flicker, reflected light, or visual dominance;**

U25 **The Council will require the developer to undertake the removal of structures and full restoration of the site to the satisfaction of the Council should all or part of the site become non-operational for more than 12 months.**

East Riding of Yorkshire Area : Holderness District-Wide Local Plan

Proposed modifications to the Plan, October 1998

Allocation of land for development in Roos

This is a summary of parts of the documents. Photocopies from the original pages are available.

CONSULTATION DRAFT (Holderness 1994)

Four sites were allocated for residential development :

- ROS1** E. of Rectory Rd, N. of Chestnut Garth. 1.0 acre.
- ROS2** E. of Main Street, N. of Pilmar Lane. 1.2 acres.
(Now known as Hinch Garth)
- ROS3** E. of South End Road. 6.0 acres. *(Shown on the map as S. of Elm Garth)*
- ROS4** E. of Rectory Road, W. of Main St. 4.5 acres.
(Shown on map as the field N. of Sycamore Cottage as far as buildings of Grange Farm.)

DEPOSIT DRAFT (East Riding 1995)

Owing to local objections two of the areas above were removed : ROS3 and ROS 4.

ROS1 above was retained but redesignated **ROS 1a**.

ROS2 was retained but redesignated **ROS 1b**.

A further area was added :

- ROS2** E. of Main Street, N. of Pilmar Lane. 2.7 acres.
(Shown on map as extending N. of Hinch Garth towards the access road for the playing field.)

There are the following comments on **ROS2** :

3.31.15. This site is in more than one ownership and comprehensive development of the area would depend on the agreement of all the owners. If agreement can be reached and the site comprehensively developed, access could be achieved from both Main Street and Pilmar Lane. Access roads to the site should not be linked to form a through road.

3.31.16. An additional allocation of residential land to the east of Main Street will help to integrate the primary school with the village giving it a more compact formation.

3.31.17. Development of this area should allow for widening of the recreational area access road along the northern boundary. The development is to provide either an attractive frontage to the recreational access road or a landscaped border and screening between the development and this road.

Non-residential

Under "Recreation" paragraph 3.31.18 notes that provision for recreation exceeds the recommended standard : there is no need to allocate further land. However, "the Council would not discourage the further provision of such facilities by private developers should they satisfy material planning considerations."

Inspector's Report (April 1998)

Introduction

"Roos is in the south-eastern housing market area and has a population of about 1100; it seems strangely secret, isolated in the midst of farmland and secluded behind ancient trees. All Saints' Church (a Grade I Listed Building) stands apart from the village beyond a yew-lined avenue. The ancient settlement pattern (two long parallel streets), the jumble of cottages, farmsteads and the Manor, the wooded areas, and the sixteen Listed Buildings create an attractive place, though there is no designated Conservation Area. Small estates of more modern development lie to the east. The village supports a store / newsagent, a butcher, a public house, a doctor's surgery, a village hall, a new primary school, and playing fields."

Development limits and housing sites

The Deposit Draft had been open to public objections. The Inspector's Report deals with objections lodged on behalf of R. Hodgson and J. Kirkwood. Their objections were to the exclusion of **ROS1a** and to the lack of development land to replace the sites that had been removed. Their reasoning was as follows :

- "**ROS1a** (i.e. as designated in the Consultation Draft) had been deleted because the site was under 0.4ha, which was too small for an allocated site. "Its suitability for housing is not diminished, however, and it would be considered as a "small site" subject to policy H2."
- "A site to the east of the village and south of Pilmar Lane (about 3.4ha) should be allocated for housing. The status of the village and the demand for housing here warrant greater provision. Moreover, the Consultation Draft Plan identified almost 3ha of additional housing land. The objection would provide a suitable replacement without harming the character of the village."

(Without a map the proposed site is not wholly clear. However, the names of the objectors and details in the assessment below suggest that it ran from Pilmar Lane east of the existing bungalows at least as far south as Mr J. Kirkwood's land behind Elm Garth.)

Assessment

The Inspector supports the removal of **ROS1a** and rejects the arguments for allocating land south of Pilmar Lane for development. In a series of footnotes he supports his view by referring to principles and criteria elsewhere in the Draft Plan. He writes :

"The removal of the allocation under **ROS1a** reflects the consistent approach to housing sites pursued in the Plan.

It does not mean that the site is suddenly unsuitable for residential development.

"The need for more housing at Pilmar Lane is not obvious. As the Plan meets both its numerical and distributional housing targets, there is no compelling reason to allocate more residential land here.

"The village may have accommodated a relatively high rate of growth during the 1980s (*a footnote says 22% growth*), but the plan allows for growth on allocated sites that would be close to the average for the south-eastern housing market area; and the known availability of small sites would make an additional contribution here.

(*A footnote explains : A 10% rate of growth is allowed for compared to a market area average of about 12%. The addition of the site originally allocated under policy ROS1a would make up the difference.*)

"No evidence is adduced to show that the level of housing provision would undermine the role of the village as a selected settlement. The fact that more land was identified in the Consultation Draft Plan does not indicate otherwise. Indeed, both the additional sites identified there (ROS 3 and ROS4) engendered strong opposition and the Council have quite properly taken the views of local people into account in deleting them from the Deposit Plan.

"Nor do I consider that the objection site (*i.e. east of the village and south of Pilmar Lane*) would be well related to the pattern of development here. On the contrary, it would

intrude into the open fields and farmland beyond the existing boundary, extending the village substantially further eastwards on to the flat landscape that stretches to the sea. Although it would be adjacent to a small estate (*Eastfield?*), it lies beside open countryside to the south and east; a farmstead stands to the north (*Eastfield Farm?*)

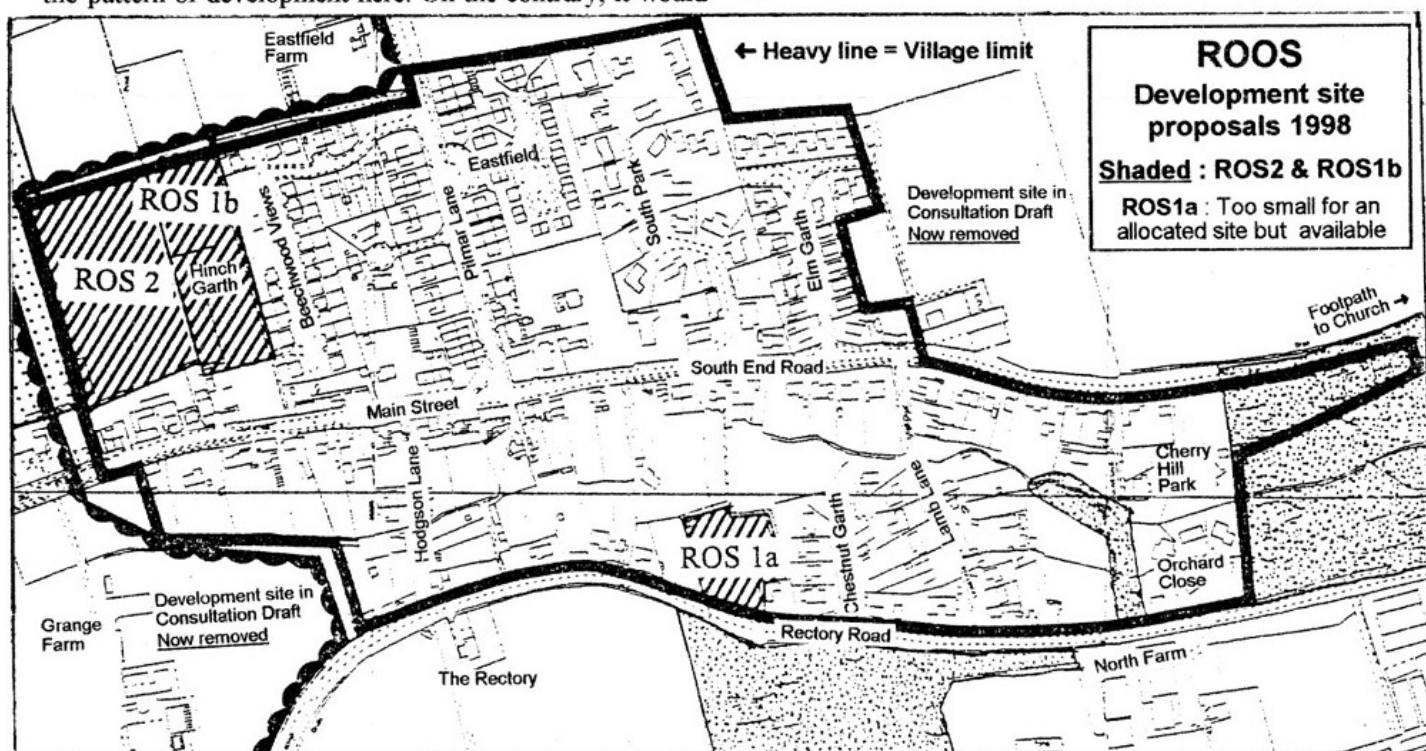
"Background paper No 2 carefully explains why farmsteads are often excluded from development limits. In this case, including the objection site within the village would undermine the consistent logic applied to the configuration of development limits and the intrusive impact of dwellings there would be all the more apparent across the open landscape. In my view, the allocation of such a site would require cogent justification. There is none."

Schedule of modifications

The Director of Planning, Environment and Technical Services recommends acceptance of the Inspector's views. If the Holderness District-Wide Plan has no further revisions, the village development limits will be as on the map and the areas allocated for development will be :

- **ROS1b** 1.2 acres (*Hinch Garth - almost completed*)
- **ROS2** 2.7 acres : **E of Main St, N of Pilmar Lane.**
(*North of Hinch Garth as far as the access road to the playing field.*)

Building will also be possible - subject to planning consent - on small sites within the development limit, including the paddock north of Chestnut Garth (ROS1/ROS1a).



Village Design

The Committee has met several times since it was set up on 24th September. Plans have been made for a number of initiatives in the near future but the wind turbine issue has created a problem. In the coming months anxiety over the turbines will dominate village thinking to the exclusion of all else. In the short term local people will have neither time nor patience to consider other aspects of Village Design. The Committee may have to review their timetable.

The Rooster

This special issue has been circulated to advertise the public meeting on wind turbines on 23rd November. If there is a need for further issues to supply updated information, offers of help in delivering copies will be welcome, both in Roos and in outlying villages : for the first time it is also being delivered in Tunstall, Hilston and Owstwick.

If you can offer help, please ring Leslie Helliwell
670291