

Angela Weate
Programme Officer
Staffordshire Moorlands Local Plan
Moorlands House
Stockwell Street
Leek
ST13 6HQ

24th September 2018

Dear Angela

STAFFORDSHIRE MOORLANDS LOCAL PLAN HEARING STATEMENT – MATTER 8 'ALLOCATIONS LEEK'

CBRE has been instructed by Ollerton Estates LLP to submit this Hearing Statement to Staffordshire Moorlands District Council's (SMDC) Local Plan Examination in respect of its landholding at 'Land West of Mount Road' ref. LE128 ('the site') which is proposed as a Housing Allocation under emerging Local Plan Policy DSL 2 'Land at the Mount, Leek'.

Whilst this Statement focusses specifically on the Site, Ollerton Estates LLP has sought to work collaboratively with Staffordshire County Council (SCC), owner of the immediately adjoining Sites ref. LE066 and LE140, to prepare a Development Statement and Illustrative Masterplan (ref. LPS269) which demonstrates how development could potentially be accommodated in a coordinated manner whilst responding positively to the Site context. Ollerton Estates are committed to seeing the allocation come forward and strongly support the inclusion of the Sites under draft policies H2 and DSL2.

This Statement specifically seeks to address Issues 1, 3, 8 and 9 raised in respect of Matter 8 'Allocations Leek' by the Inspector in his Matters and Issues Paper dated 24 August 2018. This Statement should be read in conjunction with CBRE's previous representations submitted to the Local Plan dated 22 September 2017 and 11 April 2018 together with the Development Statement and Illustrative Masterplan, which promote the Site, in its entirety, for the residential development of 108 dwellings.

Ollerton Estates LLP have worked collaboratively with SMDC to secure the site's allocation through the Local Plan process and strongly support its inclusion under emerging policy H2 and DSL2.

Issue 1 - Identification of Sites

Q1.1 Is the approach within the Strategic Housing Land Availability Assessment (SHLAA) to assessing the suitability and screening of sites in Leek robust?

Yes, it is considered that the Council's SHLAA dated July 2015 (ref. 26.1 and 26.1) is suitably robust in its methodology and accords with national policy set out in the National Planning Policy Framework

(NPPF) in that it makes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing.

Q1.2 Does the LP provide for a range of sites of different sizes in Leek?

Yes, the Submission Local Plan includes a suitable range of housing allocations which vary in size from 0.89 to 10.62 hectares and allocate between 15 and 345 units, in order to meet identified housing requirements in the town.

Q1.3 What is the up to date position in relation to planning permissions affecting the proposed allocations?

In respect to the Site, Ollerton Estates has sought to work collaboratively with SMDC throughout the Local Plan process to secure an allocation which is deliverable. Subject to the Inspector considering the Plan to be sound and following its adoption by SMDC, Ollerton Estates would look to progress a planning application as soon as practicable. Indeed, discussions are currently ongoing with housebuilders interested in taking the Site forward.

Issue 3 - Land at the Mount (DSL2)

Q3.1 What are the implications of The Mount as a recreational resource for the allocation?

The Sites included within draft policy DSL2, including LE128, are privately owned or in County Council ownership and are not publicly accessible other than from Public Rights of Ways (PROW). It is anticipated that all existing PROW will be retained as part of any future development. The Site is currently used for grazing and at no point has it been designated as a local green space or as an area of public open space in any Development Plan.

Mount Road, which forms the eastern boundary of the Site, is an adopted highway which is regularly used by walkers. The Council's Green Infrastructure Strategy (ref. ED22.10) identifies that the maintenance and upgrade of the existing network of off-road paths, including the Staffordshire Moorlands promoted walks network (which includes Mount Road), is a key priority. This, together with other measures proposed such as green radial routes linking Leek with the surrounding countryside, will ensure that the area can continue to be used as a recreational resource.

Q3.2 Is the Council satisfied that landscape, green infrastructure, biodiversity, heritage, highway, transport, air quality and flood risk impacts can be mitigated so that development of the site would be acceptable?

A Development Statement and Illustrative Masterplan, which should be read in conjunction with the various representations submitted by the landowners throughout the consultation process, has been prepared by Ollerton Estates to demonstrate to SMDC and the Inspector that the proposed allocations are deliverable; that there is a commitment from the landowners to work collaboratively to see development come forward as soon as practicable, and that the draft allocation could generate significant benefits locally.

A comprehensive assessment of constraints and opportunities at the Sites has been undertaken having regard to the Council's evidence base, set out in the Examination Library, and technical assessments jointly commissioned by Ollerton Estates and SCC as part of the Masterplanning exercise. Through this process it has been demonstrated that there are no technical considerations which would preclude residential development of the Site subject to design considerations and suitable mitigation measures where necessary. Detailed responses to the question posed by the Inspector are set out below:

Landscape

The Site is not subject to any statutory landscape designations although is identified in the 1998 Local Plan as a Special Landscape Area. The Site has been subject to a site-specific assessment in the Council's Landscape Impact Study (ED22.5) and a Landscape and Visual Appraisal prepared by Urban Green. It has been identified as being of medium sensitivity.

Subject to the introduction of site-specific landscape mitigation measures, potentially including advanced planting, landscaping and limited building heights, there are no landscape and visual constraints which would preclude development of the Site, in accordance with the draft allocation, when assessed against other relevant policies in the Submission Version Local Plan and NPPF.

Green Infrastructure

Please see response to question 3.1. The Council's Green Infrastructure Plan (ref. SD 22.10) identifies a range of opportunities to develop a network of green corridors and green spaces in this area of Leek.

Biodiversity

An Ecology and Arboriculture Briefing Note has been prepared by Tyler Grange LLP which supplements the Council's ecology evidence base contained in the Phase 1 Survey (2014) prepared by Lockwood Hall Associates and Local Wildlife Assessment (2017) prepared by Ecus Limited.

The Site is not subject to any statutory ecological designations and is assessed as being of low biodiversity value. Therefore, subject to suitable mitigation measures there are no ecological constraints which would preclude development of the Site in accordance with the draft allocation.

Heritage

A Landscape, Local Green Space and Heritage Impact Study (August 2016) prepared by Wardell Armstrong forms an important part of the Council's Local Plan evidence base. The Study confirms that there are no statutory designated heritage sites present at the Sites.

As noted in the Impact Study, there is one Grade II Listed Building within the 400m buffer. However, due to the topography of the surrounding landscape as well as intervening buildings and vegetation, it is considered that there would be no intervisibility between the asset and the site. The Study concludes:

"Setting is considered not to extensively contribute to the significance of the asset and therefore development would be highly unlikely to adversely affect the setting of the asset. Although the HEA states that HLC zone LLHECZ 2 is sensitive to change, with appropriate development, this could be accommodated on the site (Historic Environment Character Assessment 2010). Site suitable for development in heritage terms."

Highways and Transport

A detailed Highways Technical Note has been prepared by Hydrock in support of the allocation which demonstrates that access can be suitably achieved from Kniveden Lane, something which has been confirmed by SCC Highways, and that the potential traffic impacts would be acceptable in highways terms. Overall, SCC Highways has not raised objections to the allocation of the Site subject to the implementation of necessary highways improvements.

Air Quality

The Site is not located within a designated AQMA. Notwithstanding this, an Air Quality Assessment could be prepared to address any potential air quality concerns where necessary at the application stage.

Flood Risk

The Site is situated within Flood Zone 1 (low probability) and SCC has not objected on flood risk grounds to the allocation. Notwithstanding this a Flood Risk Assessment and Drainage Strategy would be prepared to accompany any future application.

Summary

In summary, subject to the implementation of suitable mitigation measures, where necessary, there are no technical matters that would preclude development of the Site for new housing for which there is an acute need.

Notwithstanding the above, any planning application seeking residential development at the Site would need to be supported by appropriate technical assessments which assess the impacts of the proposals and address relevant Local Plan policy requirements.

Q3.3 Should parts of the allocation be safeguarded as Local Green Space, Green Infrastructure (GI) or open space?

No. As noted in the response to question 3.1, the Site is privately owned and is not publicly accessible other than by utilising the existing PROW to the north which will be retained as part of any future development. The safeguarding of a portion of the allocation for Local Green Space, GI or Open Space would reduce the developable area on Site and thus the number of units that could be delivered. A key implication of this would be that SMDC would need to identify alternate Sites to meet its housing need. Given the constrained nature of the town it is likely that less sustainable/ suitable Sites would need to be brought forward which could result in adverse local impacts being generated elsewhere.

The area surrounding the Sites to the east remains open countryside leading to the Peak District National Park. PROWs in the vicinity of the Mount will be retained as part of any future development and new radial routes/ promoted walks will be promoted by SMDC in line with its Green Infrastructure Strategy. Furthermore, no evidence has been presented to suggest that any portion of the allocations needs to or should be allocated for any use other than housing.

Q3.4 Are all the policy requirements necessary and clear to the decision maker?

Ollerton Estates considers that the policy requirements and justification text set out in policy DLS2 are suitably site specific and reflective of SMDC's Local Plan evidence base. The requirements set out generally provide a clear policy basis for determining subsequent planning applications although it agrees with the Inspector that the wording of the final para is convoluted.

Clarification would be sought as to the extent of any masterplanning exercise that would need to be undertaken as a result of main modifications to be proposed by SMDC. This is to ensure that unnecessary delays in delivering the scheme are not created.

Q3.6 Is the site deliverable given the multiple ownerships?

Ollerton Estates and SCC have sought to work collaboratively through the preparation of a Development Statement and Illustrative Masterplan to demonstrate that Sites LE066, LE128 and LE140 are deliverable. Initial discussions have been held with SCC regarding the site-specific obligations required to ensure that development proposals are acceptable in planning terms.

Policies DSL2 and SS12 establish how the Council intends to secure obligations from development sites and advises that a Developer Contribution SPD will be prepared to provide further guidance on how contributions will be calculated. Whilst this approach is broadly supported, it is important that the Council accords with s122(2) of the s122(2) of the Community Infrastructure Levy Regulations 2010 and ensures that the process of preparing a Developer Contribution SPD does not prevent/ delay the early delivery of Local Plan allocations.

Paragraph 9.15 of the Local Plan encourages that applicants on multiple ownership sites work with the Council and other landowners on joint funding arrangements to coordinate contributions; and to enter into Land Equalisation Agreements to ensure equitable distribution of benefits. This is noted by Ollerton Estates and every effort will be made to work collaboratively with adjacent landowners and the Council, however any subsequent planning application should still be judged on its own merits with necessary contributions calculated accordingly.

Overall, in line with paragraph 173 of the NPPF, development identified in the plan should not be subject to *“such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”*

There is a firm commitment from all landowners to see high quality development come forward as soon as practicable. Indeed, Ollerton Estates are working closely with CBRE’s National Land and Development team and are currently in discussions with a number of housebuilders interested in taking the site forward.

Q3.7 Does the wind turbine at The Mount have any implications for delivery of the allocation?

The wind turbine at the Mount was allowed on Appeal (ref. APP/B3438/A/12/2187418) (see enclosed) in June 2013 for a turbine measuring 24.6 metres in height, three 9.6 metre radius blades and a maximum height top blade tip of 34.2 metres above ground level. In line with guidance contained in ETSU-R-97 a condition was imposed on the consent which stated that:

“The level of noise emissions from the turbine hereby permitted when measured in free field conditions at the boundary of the nearest noise sensitive receptor which lawfully exists or has planning permission for construction at the date of this planning permission, or measured closer to the turbine and calculated out to the receptor in accordance with a methodology previously approved in writing by the local planning authority, shall not exceed 35dB(A) LA90 10minute up to wind speeds of 10 metres per second measured at a height of 10 metres above ground. Before the commencement of any noise measurements, a scheme detailing the location of the noise equipment, a programme for the duration of the noise survey and provision of the subsequent assessment shall be submitted to and agreed in writing by the local planning authority. Noise measurements shall be carried out in accordance with the approved scheme.”

Given that a small portion of the Site in the south-east corner ‘marginally’ falls within 250m of the turbine it is suggested that any future applications be required to submit a site-specific Noise Impact Assessment demonstrating that the noise levels specified can be achieved.

Planning Practice Guidance establishes other planning considerations in respect of wind turbines (Paragraph: 014 Reference ID: 5-014-20150618) namely safety and shadow flicker. Given the intervening distance between the turbine and the proposed housing, and based on the technical guidance available, it is considered that these matters would not adversely impact on the delivery of the allocation.

Overall, Ollerton Estates do not consider that the presence of the wind turbine would impact on the delivery of the allocation or the future amenity of residents.

Issue 8 - Infrastructure

Q7.1 Will the infrastructure to support the scale of development proposed in Leek be provided in the right place and at the right time, including that related to transport, the highway network, health, education and open space?

The Infrastructure Delivery Plan (ref. 8.2) specifies that the specified level of growth in Leek over the Plan period will need to be supported by a number of identified interventions relating to transport, education and health.

Paragraph 17.1.1 states that access roads, greater first and middle school provision and expansion of GP surgeries where demand exceeds NHS recommended list sizes will be required and partially paid for through s106 contributions generated from development schemes including those allocated in DSL2.

Ollerton Estates is confident that SMDC has evidenced that adequate infrastructure to support the proposed scale of growth will be provided over the Plan Period.

Issue 9 - Delivery

Q9.1 Are the assumptions about the rate of delivery of houses from the allocations realistic?

The rate of delivery of houses proposed by SMDC in the Local Plan Trajectory (ref. 19.2) is considered to be realistic, albeit that Ollerton Estates is confident that subject to securing an allocation in the Local Plan, a planning application could be worked up shortly thereafter with first delivery potential achievable in 2020/21.

I trust the above is in order and will be taken into account by the Inspector during the Examination of the Staffordshire Moorlands Local Plan. I would be grateful if you could acknowledge safe receipt of this Hearing Statement and confirm my attendance at the Matter 8 Hearing session scheduled for Tuesday 16th October 2018.

Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely



**Chris Sinton – Senior Planner
CBRE LIMITED**

Encs. – Appeal Decision ref. APP/B3438/A/12/2187418



Appeal Decision

Site visit made on 20 May 2013

by Martin Whitehead LLB BSc(Hons) CEng MICE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 June 2013

Appeal Ref: APP/B3438/A/12/2187418

Kniveden Farm, Mount Road, Leek, Staffordshire ST13 7LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mark Pickford, J D Pickford and Sons, against the decision of Staffordshire Moorlands District Council.
 - The application Ref 12/00689/FUL, dated 18 July 2012, was refused by notice dated 5 October 2012.
 - The development proposed is the installation of a 50 kW wind turbine.
-

Decision

1. The appeal is allowed and planning permission is granted for the installation of a 50 kW wind turbine at Kniveden Farm, Mount Road, Leek, Staffordshire ST13 7LX in accordance with the terms of the application, Ref 12/00689/FUL, dated 18 July 2012, subject to the conditions in the attached schedule.

Main Issues

2. The main issues are the effect of the proposal on the character and appearance of the surrounding area; and its effect on protected species.

Reasons

Policy and Background

3. Based on the date of the Staffordshire Moorlands Local Plan 1998 (SMLP), due weight should only be given to its policies according to the degree of consistency with the National Planning Policy Framework (Framework), in accordance with paragraph 215 of the Framework. The policies referred to by the Council in the West Midlands Regional Spatial Strategy were revoked on 20 May 2013. The Council has also referred to policies in its emerging Core Strategy Development Plan Document Revised Submission Document but has indicated that the Inspector has identified modifications to ensure that the Plan is sound, following its Examination. These modifications have not been subject to consultation. As such, I have not given the emerging policies any significant weight.
4. The Framework supports renewable and low carbon energy and considers their production central to the economic, social and environmental aspects of sustainable development. The appellant has suggested that the proposal would help to sustain the existing farm business that is based on milk, cattle and sheep production and the turbine would generate up to about 115,000 kWh per year. This would be used for the business and the surplus sold back to the

National Grid. The appellant has predicted that the amount of electricity generated would be sufficient to supply 28 domestic properties and save 7 tonnes of carbon dioxide per year. This has not been contested by the Council.

Character and Appearance

5. The site of the proposed turbine is within an open grassed field on the side of the ridge of a hill. It is set within a rural landscape but near to the outskirts of Leek, which is on lower ground to the west. The area is designated in the SMLP as a Special Landscape Area. The Council's Supplementary Planning Guidance: *Planning for Landscape Change* defines the landscape character type as 'Ancient Slope and Valley Farm Land'. The surrounding countryside is characterised by strong ridges and valleys, low intensity pasture farming, hedgerows, drystone walls, isolated farm buildings and areas of woodland, particularly in the valleys. Near to the site, and close to the highest point on the ridge, is a lattice mast structure for telecommunications that is about 50 metres tall.
6. The submitted details indicate that the proposed turbine would have a hub height of 24.6 metres, three 9.6 metre radius blades and a maximum height top blade tip of 34.2 metres above ground level. The structure would be relatively slim and would be lower than the nearby mast, being shorter and on lower ground to the east. It would be sited to the north of a group of buildings and structures that are associated with the farm, including the farm house.
7. The appellant has provided a Landscape and Visual Impact Assessment, including photomontages taken from viewpoints at varying distances and an analysis of the magnitude of impact from these viewpoints. The Assessment concludes that the effect on the character type of the area is considered to be negligible due to the size and scale of the development and the small footprint on the fabric of the landscape. At my site visit, I observed the site from a number of vantage points around it.
8. Although the boundary of the Peak District National Park is on higher ground to the east, it is some 2.5 km away from the site and the distant views of the turbine would be set against the field, buildings in Leek and the surrounding countryside. As such, the proposed structure would not be particularly apparent from the National Park.
9. The structure would be noticeable in views from Stile House Lane, on the opposite side of a steep sided valley to the east, and footpaths in that area. However, in these views it would be seen in the context of the adjacent mast, which would appear much more dominant, and nearby farm buildings. Also, as it would be below the top of the ridge, only part of it would protrude above the skyline.
10. To the west, the structure would be clearly visible from Mount Road and also the top of it would be visible from some of the residential roads in the nearest parts of Leek, including High View Road. These views of the turbine would be broken up by trees and the existing mast would appear significantly more prominent above the skyline.
11. Although the proposed structure would be prominent in some views, it would be absorbed into the local landscape which includes other features such as pylons, overhead lines and farm buildings, as well as the telecommunication mast. These features are spread out sufficiently over the hillside to ensure that

the proposal would not unacceptably add to the visible clutter. Its prominence would also be mitigated by its colour, which would be controlled by a planning condition.

12. Taking account of the above, I conclude on this main issue that the proposal would not have a significant adverse effect on the character and appearance of the surrounding area. As such, it would accord with SMLP Policies N8 and N9, with regard to its effect on the Special Landscape Area; and Policy B13, with regard to the quality of its design; and Staffordshire and Stoke on Trent Structure Plan 2001 (SSSP) Policy NC1, with regard to protecting the countryside; and Policy NC2, in terms of its effect on the landscape character and quality.

Protected Species

13. An Ecological Appraisal Report, dated 9 November 2012, has been carried out for the appellant by Staffordshire Ecological Services Ltd. It concludes that the proposed turbine would have a low to negligible ecological impact on the existing nature conservation value of the locality and wide countryside. It has found that the turbine would be located within a field that contains no nesting or Schedule 1¹ birds and that no mitigation for birds is required apart from during construction. It recommends that enhancement of the immediate habitat for bats would not be required, as the turbine would be located more than 50 metres from habitats used by bats for commuting and foraging.
14. The conclusions of the above Report have not been contested by the Council. Therefore, I am satisfied that the proposed development would be sited a sufficient distance from any trees or hedges that might be suitable sites for nesting birds or habitats for bats, including those within the Peak District (South Pennine) Moors Special Protection Area, to ensure that it would not have an unacceptable harmful effect on protected species. As such, it would accord with SSSP Policy NC7A, as it would not have a significant effect on an existing or proposed site of international importance for nature conservation, and paragraph 118 of the Framework, as it would conserve biodiversity.

Other Matters

15. I have considered the concerns expressed by local residents. In terms of noise, details of the acoustic chart of the proposed turbine were submitted with the application, which the appellant has suggested indicate that the 43 dBA threshold is at a distance of about 75 metres at a wind speed of 5 metres per second. As such, the approximate 250 metre separation distance of the nearest neighbouring residential property should be adequate to prevent any unacceptable noise and disturbance from the proposed turbine, which would to some extent be masked by the wind noise.
16. The Framework suggests that the assessment of noise should use ETSU-R-97². The appellant has not provided an assessment on this basis. However, based on the information provided, I am satisfied that background noise surveys would be unnecessary and a condition similar to that suggested by the Council's Environmental Health Officer would ensure that neighbouring residents would be adequately protected from noise.

¹ Birds that are afforded special protection under the Wildlife and Countryside Act 1981 (as amended).

² ETSU-R-97: The Assessment and Rating of Noise from Wind Turbines (September 1996).

17. With regard to concerns about 'shadow flicker', it generally occurs within ten rotor diameters of a turbine. In the appeal proposal, the rotor diameter would be 19.2 metres and there are no residential properties within 192 metres to be affected by shadow flicker. Turning to concerns about safety, there is little substantive evidence to suggest that the proposal would be unsafe. In any event, it has not been disputed that the turbine would be over 250 metres from the nearest neighbouring property and about 450 metres from the nearest road. These distances should be sufficient to ensure that it would not have a harmful effect on the safety of users of the public highway or local residents.
18. Insufficient information has been provided regarding other similar development that might come forward should the appeal be allowed to show that it would set an unacceptable precedent for further development in the area. Furthermore, each case should be determined on its own individual planning merits in the light of prevailing policies and guidance.
19. I have had careful regard to, and have taken fully into account, the written ministerial statement issued on 6 June 2013 regarding local planning and onshore wind. I am satisfied that the relevant matters raised in this statement have been adequately covered in the evidence submitted.

Overall Conclusions

20. For the reasons given above, I have found that the benefits of the proposal outweigh any harm that it would cause to the character and appearance of the surrounding area or to protected species. The proposal would also represent sustainable development in accordance with the Framework. Therefore, having regard to all matters raised including the 6 June 2013 ministerial statement and the requirements of the Human Rights Act 1998 and to the Public Sector Equality Duty set out in the Equality Act 2010, I conclude that the appeal should succeed.

Conditions

21. In addition to the standard time limit for commencement, the Council has suggested 6 conditions. I have assessed them in accordance with guidance contained within Circular 11/95: *The Use of Conditions in Planning Permissions*. For the avoidance of doubt and in the interests of proper planning, I have imposed a condition referring to the plans. Conditions regarding the life of the turbine, decommissioning at the end of its life or if it fails to generate electricity, details of its finish, and the routing of cables are necessary in the interests of the character and appearance of the surrounding area. To ensure that the neighbours' living conditions would be adequately protected, I have imposed a condition relating to the control of noise emissions for the reasons given above. I am satisfied that all these conditions are reasonable and necessary.

M J Whitehead

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:2500 Scale Location Plan, 1:500 Scale Block Plan and Drawing Nos E-3120-50 kW Monopole Rev A and J12178 Revision A4.
3. The planning permission is for a period not exceeding 25 years from the date that electricity is first exported from the turbine to Kniveden Farm or the national grid ('First Export Date'). Written notification of the First Export Date shall be given to the local planning authority no later than 28 days after the event.
4. No later than 12 months prior to the end of this permission, a decommissioning and site restoration scheme shall be submitted for the written approval of the local planning authority. The scheme shall make provision for the removal of the wind turbine and its associated ancillary equipment including details of the management and timing of the works. At the end of the 25 year period, the turbine shall be decommissioned and the site restored in accordance with the approved scheme.
5. If the wind turbine hereby permitted fails to produce electricity for a continuous period of 12 months, the wind turbine and its associated ancillary equipment shall be removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme that shall be submitted to and approved in writing by the local planning authority within 3 months of the end of that 12 month period. The scheme shall include details of the management and timing of the works and shall be implemented as approved.
6. Before any development commences, details of the colours and finish of the turbine, blades and monopole shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
7. The level of noise emissions from the turbine hereby permitted when measured in free field conditions at the boundary of the nearest noise sensitive receptor which lawfully exists or has planning permission for construction at the date of this planning permission, or measured closer to the turbine and calculated out to the receptor in accordance with a methodology previously approved in writing by the local planning authority, shall not exceed 35dB(A) $L_{A90, 10\text{minute}}$ up to wind speeds of 10 metres per second measured at a height of 10 metres above ground. Before the commencement of any noise measurements, a scheme detailing the location of the noise equipment, a programme for the duration of the noise survey and provision of the subsequent assessment shall be submitted to and agreed in writing by the local planning authority. Noise measurements shall be carried out in accordance with the approved scheme.
8. No development shall commence until details of the route and construction methodology for cabling to be laid underground to and from the turbine and any associated pieces of equipment have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.