



Planning Supporting Statement

Proposed Replacement Wind Turbine at Bank House Farm, The Delph, Spalding, Lincolnshire, PE11 3JH.

1. Introduction

This statement is submitted in support of a planning application for the replacement of one of the two existing wind turbines at Bank House Farm, The Delph, Spalding. The proposed development seeks to replace one existing 50kW wind turbine with a Vestas V29 turbine rated at 225kW. The new turbine will be sited in the same position as the turbine it replaces, making use of the existing foundations, and the second existing turbine will be retained unaltered. The applicant, Mr Ed Whitfield, operates an established agricultural business at Bank House Farm. Electricity generated by the turbines is used to support the farm's operations, with any surplus exported to the national grid.

The replacement turbine will increase the farm's renewable energy capacity, supporting its long-term sustainability. The proposal does not involve any change of use or additional land take and will not introduce any materially new visual or environmental impacts beyond those already associated with the two existing turbines on the site. It is assessed below against the National Planning Policy Framework published in August 2026, which replaced the December 2024 Framework and restructured national policy into separate plan-making and national decision-making policies.

2. Site Context

The site is located to the west of Spalding, within the administrative boundary of South Holland District Council. The two existing turbines stand within open agricultural land to the south-east of the Bank House Farm complex and are well separated from residential properties not associated with the farm. The nearest dwellings are Bank House Farm and Bank House Farm

Cottages, both within the applicant's landholding. The site is accessed from Counter Drain Drove via the established farm access, serving the turbines.

The two existing turbines were installed pursuant to planning permission reference H03-0646-11, granted by South Holland District Council on 1 May 2012 for the installation of two 50kW wind turbines. They have been operational since without giving rise to any recorded adverse impacts on local amenity or the surrounding environment. The site benefits from established access arrangements, and the delivery of the replacement turbine will be managed via the existing farm access, which has previously accommodated the delivery and erection of both existing machines.

3. Description of Proposed Development

The proposed development involves the removal of one of the two existing 50kW wind turbines and the installation of a Vestas V29 turbine, rated at 225kW, in the same location and utilising the existing foundations, as shown on the submitted Site and Location Plan (Drawing No. EW010726). The existing turbine to be replaced has a hub height of 36 metres. The replacement turbine will have a hub height of 40 metres, a rotor diameter of 29 metres and a blade tip height of 54.5 metres, as shown on the submitted Proposed Elevations (Drawing No. EW020726). The second existing turbine will be retained and is unaffected by the proposal. While the new turbine is modestly taller, it remains consistent with the established scale and character of a site that has accommodated two operational turbines since 2012.

The Vestas V29 is a well-proven turbine designed and manufactured by Vestas Wind Systems of Denmark. It is a three-bladed, upwind, pitch-regulated machine with active yaw, a rotor diameter of 29 metres and a swept area of 660m². Braking is achieved by full feathering of the blades, supported by a hydraulic disc brake for emergency stops, and all functions are monitored and controlled by a microprocessor-based control unit. The model has a long track record of reliable operation in northern European conditions. The manufacturer's technical specification, including measured noise data, is submitted in support of this application.

The increase in power output from 50kW to 225kW reflects advancements in turbine technology and will significantly enhance the farm's ability to meet its energy needs through

renewable generation. The proposal constitutes a straightforward repowering project and represents an efficient use of an already-approved site for renewable energy production.

4. Planning Policy Context

The proposed development is assessed in accordance with the National Planning Policy Framework (NPPF, August 2026) and the South East Lincolnshire Local Plan 2011-2036 (adopted March 2019).

The August 2026 Framework replaced the version published in December 2024 and reorganised national policy into numbered plan-making and national decision-making policies in place of the previous continuous paragraph numbering. Paragraph 1 of Annex A confirms that the policies in the Framework are material considerations which must be taken into account in decision-making from the day of its publication. The renewable energy policies formerly found at paragraph 168 are now contained in Chapter 10 (Securing clean energy and water), the stated objective of which is to support the development and operation of energy infrastructure in ways which align with wider development, clean power and net zero objectives, including the delivery of clean power by 2030.

At the national level, Policy W3 is the principal decision-making policy engaged by this application. Policy W3(1) provides that, in considering proposals for renewable and low carbon energy development, substantial weight should be given to the benefits for improving energy security, supporting economic development and/or the transition to a net zero future (W3(1)(a)) and, in the case of applications for the re-powering and life-extension of existing sites, to the additional benefit of utilising an established site for that purpose (W3(1)(b)). This is a strengthening of the previous national position, the December 2024 Framework having required only significant weight to be given to these matters. This proposal aligns directly with that objective. It involves the upgrade of an existing wind turbine in the same location, using modern technology to increase efficiency and output without introducing any new land use or increasing the number of turbines on the site. The turbine remains well separated from residential properties outside the applicant's control, and there is no anticipated unacceptable impact on amenity, landscape, or biodiversity.

Policy W3(2) confirms that applicants should not be required to demonstrate the need for renewable or low carbon energy development, and that where proposals come forward outside areas identified as suitable in the development plan, their acceptability should be assessed against the national decision-making policies in the Framework taken as a whole. Policy W3(3) requires proposals for decommissioning and site restoration where development is expected to be time-limited; these can be secured by condition, as they were under the 2012 permission.

As the site lies outside a settlement, Policy S5 is also engaged. Policy S5(1)(a) identifies engineering operations and infrastructure, including for energy, as a form of development which should be approved outside settlements unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework. That is a positively framed test which this proposal comfortably satisfies for the reasons set out in Section 5. Policy E4 further supports development which maintains and enhances farm viability and sustainability, and Policy CC2(2) requires substantial weight to be given to the benefits of drawing energy from renewable and low carbon sources where this would be achieved through proposals for development. The reuse of the existing foundations responds directly to Policy CC2(1)(d), which encourages proposals to take advantage of opportunities to reuse existing structures and materials.

At the local level, Policy 31 (Climate Change and Renewable and Low Carbon Energy) of the South East Lincolnshire Local Plan supports the development of renewable energy facilities and associated infrastructure provided that, individually or cumulatively, there would be no significant harm to: visual amenity, landscape character or quality, or skyline considerations; residential amenity in respect of noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference and traffic; highway safety; agricultural land take; aviation and radar safety; heritage assets including their setting; and the natural environment. The policy also requires provision for post-construction monitoring and for the removal of the facility and reinstatement of the site if the development ceases to be operational. These criteria-based elements of Policy 31 are consistent with the Framework and are addressed in full in Section 5 below.

In any event, paragraph 2 of Annex A to the August 2026 Framework provides that development plan policies which are materially inconsistent with the national decision-making policies in the Framework should be given very limited weight, the only exception being where they have been examined and adopted against that Framework. The South East Lincolnshire Local Plan was adopted in March 2019 and does not fall within that exception.

The UK is legally committed to achieving net zero greenhouse gas emissions by 2050, and the clean energy chapter of the Framework is directed at supporting the delivery of clean power by 2030. The Local Plan identifies the development of renewable energy schemes as a key means of reducing emissions in South East Lincolnshire. The proposed replacement turbine directly supports these ambitions by increasing the renewable energy output of an established site from 50kW to 225kW without extending its footprint or requiring the take of any additional agricultural land, a matter to which Policy N2(1)(b) attaches importance in an area characterised by best and most versatile land.

The proposal satisfies the relevant policy criteria. As a replacement for an existing consented turbine, operating alongside a second retained turbine, it introduces no additional cumulative impact. The character and visual appearance of the site will remain largely unchanged, and the turbines' position within the open countryside, well separated from third-party dwellings, ensures that any effects on landscape and residential amenity are minimal and acceptable. No designated heritage or biodiversity assets are affected by the proposal, and provision for decommissioning and site reinstatement can be secured by condition in accordance with Policy W3(3), as it was under the 2012 permission.

5. Assessment of Impacts

The visual and landscape effects of the proposed turbine are considered acceptable. The site does not lie within a Protected Landscape as defined at Annex B of the Framework, and Policy N4 is therefore not engaged. Policy N2(1)(a) requires the environmental qualities of the land, including landscape character and the natural beauty of the countryside, to be considered, and the site lies within the flat, open fen landscape characteristic of South Holland, in which the two existing turbines have formed part of the visual baseline since 2012. In granting permission H03-0646-11, the Council concluded that the issues relating to visual impact and potential harm to wildlife were not sufficient to indicate against the proposal, and that any harm to local

amenities or wildlife could be overcome by condition. Although the replacement turbine is taller, the increase in hub height from 36 metres to 40 metres is modest and will not result in any material change to the established visual baseline. The gain in renewable energy generation, to which Policy W3(1) attaches substantial weight, is considered to outweigh the limited harm arising from this modest increase in scale.

In terms of noise, Policy P3(2)(d) requires potential adverse impacts from noise to be mitigated and reduced to a minimum, and requires that development should not result in levels of noise exposure which would have a significant observed adverse effect. A full noise impact assessment has been instructed and completed by Infinity Acoustics, which has confirmed the proposal is acceptable in terms of noise. Compliance is capable of being controlled by condition, consistent with Policy P3(3) and Policy DM7, under which it should be assumed, absent clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively.

Access and delivery arrangements are robust. The turbine components will be delivered to the site via the existing farm access from Counter Drain Drove and the private drove serving the turbines, which previously accommodated the delivery and erection of both existing machines. No alterations to the public highway are required, and construction traffic will be short-term and limited in scale. The reuse of the existing foundations will minimise ground disturbance and the duration of construction activity. Policy TR6(4) provides that development proposals should be refused only where there would be a severe adverse impact on the transport network or an unacceptable impact on highway safety, taking into account proposed mitigation. Neither threshold is approached by the limited and temporary movements associated with this proposal.

6. Conclusion

The proposed replacement of one of the two existing wind turbines at Bank House Farm represents a positive and policy-compliant development. It aligns with national policy in Policy W3 of the National Planning Policy Framework (August 2026), which requires substantial weight to be given both to the benefits of renewable energy generation and the transition to a net zero future and to the additional benefit of utilising an established site for re-powering. It is a form of development which Policy S5(1)(a) directs should be approved outside

settlements unless the benefits would be substantially outweighed by adverse effects, and it is further supported by Policies CC2 and E4. It is also consistent with the criteria of Policy 31 of the South East Lincolnshire Local Plan, giving rise to no significant harm to visual or residential amenity, landscape character, highway or aviation safety, agricultural land, heritage assets or the natural environment.

The proposal supports the continued sustainability of an active rural business, contributes to the wider transition to low-carbon energy, and makes efficient use of an established renewable energy site. In this context, we respectfully request that planning permission be granted for the proposed replacement wind turbine.

Jack Thompson | Planning Consultant, September 2026