



London
Magdalen House
148 Tooley Street
London
SE1 2TU
020 7357 8000

Harrogate
Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate
HG3 1RY
01423 502 115

Bristol
13-14
Orchard Street
Bristol
BS1 5EH
0117 214 1820

Newcastle
Merchant House
30 Cloth Market
Newcastle upon Tyne
NE1 1EE
01423 502 115

Submitted via Planning Portal

FAO Lucy Buttery
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

04 November 2022

Our Ref: 22/6469

Dear Lucy,

Re: Wind Fence Application, Lowgate, Fleet, Spalding

Background

On behalf of Larkfleet Group (Larkfleet Homes), an application for full planning permission is submitted with regard to the above site, for the installation of the following works:

Installation of a wind fence to produce renewable energy to support the development of adjacent holiday lodges.

This application is made in conjunction with an existing application on the adjacent land, description of which is as follows:

Full planning permission for the erection of 38 log cabins for holiday / leisure use together with landscaping and all associated works at land at Lowgate, Fleet, Spalding (uplift of 14 no. units compared to the existing consent).

The application above is awaiting determination. This application for the wind fence has been brought forward in support of the wider proposals at the site, to support the use of sustainable energy across the site. There is an extant permission at the land adjacent to the wind fence area, which is currently under construction.

We are in principle content for these proposals to be linked to the delivery of the extant planning permission on the adjacent site (ref. H05-0773-17)

Planning Application

This application has been submitted online via the Planning Portal (ref: PP-11650612). This full application is submitted in order to support the site adjacent, which has permission for the erection of holiday lodges, of which this application for a wind fence

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey
Sam Deegan

Associates
Rob Scadding | Penny Moss | Niall Hanrahan | Charlotte Perry
Charlotte Hunter | Grace Mollart | Charlotte Parry | Jamie Pert

www.planningpotential.co.uk

info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

will secure renewable energy for. If required, we would welcome further discussion on this matter. In addition to this cover letter, the application is supported by the following documents:

- Site Location Plan
- Site Layout Plan
- Wind Fence Specification
- Application Form
- Fee

Planning Policy

The site lies within the jurisdiction of South Holland District Council, and adopted policy is comprised of the South East Lincolnshire Local Plan (2019), which is published in conjunction with Boston Borough, South Holland District and Lincolnshire County Councils.

Adopted Policy 31 Climate Change and Renewable and Low Carbon Energy sets out the objectives for the Local Authority and all development proposals. The supporting text stipulates the importance of the national direction towards more renewable forms of energy to help combat the impacts of climate change. Policy 31 states that all development proposals should demonstrate that the consequences of current climate change have been addressed.

At a national scale, the National Planning Policy Framework (NPPF) stipulates in Section 14 Meeting the challenge of climate change, flooding and coastal change – the need to address climate change through pro-active development. Paragraph 152 states that the planning system should support the transition to a low carbon future, contributing to a reduction in greenhouse gas emissions, and support renewable and low carbon energy and associated infrastructure. Moreover, paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

It is therefore evident that national and local policy supports and encourages the use of renewable energy. Applications that propose the development of sustainable sources of energy should be considered positively by Local Planning Authorities due to the increasing challenges faced through climate change. Although on a smaller scale, this application should be determined positively as the proposals aim to support energy provision for the adjacent holiday lodges site, creating a more sustainable and self-sufficient development.

Consideration is also given to the visual impact of the development in this countryside location. Local policy conveys that development should not cause harmful impacts on surrounding landscape. Policy 2: Development Management states that development will be permitted if development considerations are met, including the mitigation of visual intrusion on neighbouring land. Similarly, further justifications in the Local Plan state that all forms of pollution, including visual, should be minimised. Renewable energy should be permitted if there is no significant harm to the visual amenity or landscape character. It is considered that the wind fence will have minimal impacts on the visual appearance of the countryside, as the site is screened appropriately from existing development. Furthermore, the proposals are of a modest scale, and not of an

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey
Phil Marsden | Sam Deegan

Associates
Rob Scadding | Penny Moss | Niall Hanrahan | Charlotte Perry
Charlotte Hunter | Grace Mollart | Charlotte Ryan-Elliott | Jamie Pert

www.planningpotential.co.uk

info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

overbearing nature. This, in combination with the production of renewable energy, justifies that the proposals exemplify sustainable development, and will not damage the surrounding amenity of the countryside in terms of visual impacts.

Wind Fence Specification

The wind fences are produced by Spinetic Energy who specialise in low height wind energy. The wind fences measure up to 6.5m in height, and a length of 53m. The panels themselves measure 5.5m x 1.9m and are made from a lightweight aluminium frame. The panels feature gaps throughout, which contribute to a less harmful form of development as they aid visual permeability. The area of land designated for the wind fence is found at the south west of the holiday lodges site, and will be connected through a 110m connection cable. The area of land is situated away from existing development and therefore will have minimal impact on the surrounding area.

The energy harvested by the wind fence will be stored in a storage battery on the adjacent holiday lodge site, connected via the cable and located in the south west corner of the adjacent site with appropriate screening. This battery storage will contribute to the reduction on the reliance of the national grid, and will combine with the solar energy being harvested on the adjacent site, to promote a more sustainable form of development.

We trust that the above and enclosed is sufficient to validate this full planning application and look forward to receiving confirmation in due course. Should you require anything further, please do not hesitate to contact me.

Yours sincerely,

Lewis Wrench

Lewis Wrench

Assistant Planner

Planning Potential

London

Enc.

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey
Phil Marsden | Sam Deegan

Associates
Rob Scadding | Penny Moss | Niall Hanrahan | Charlotte Perry
Charlotte Hunter | Grace Mollart | Charlotte Ryan-Elliott | Jamie Pert

www.planningpotential.co.uk

info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW