ENGENA LIMITED
The Old Stables, Bosmere Hall,
Creeting St Mary IP6 8LL

t: 01449 723205
www.engena.co.uk

Mr. D. Gedney
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

21 SEP 2011

19th September 2011

Planning Application reference H19-0081-11 – Treading Wind Farm

Residential Amenity Survey

Dear Mr Gedney,

On behalf of Wind Ventures, please find attached a copy of the Residential Amenity Survey produced by Fran Iribar of E4Environment to address the points raised by Jonathan Billingsley of The Landscape Partnership in his report dated July 2011.

This is presented in the form of a spreadsheet, accompanied with a set of viewpoints, and a viewpoint location map as outlined in the email from Fran Iribar copied to you on 23rd August 2011 (as attached). A response to the comments raised with respect to views from the gardens of Guanock House is also provided.

As per my correspondence of last week, I believe it would be advantageous to meet with Mr Nourse, Mr Billingsley, Ms Iribar and Wind Ventures to discuss this work and ensure that we have provided you with all the information that you require to determine this project.

I look forward to hearing from you,

Yours sincerely,

John Fairlie
Director

Subject: Treading Wind Farm - post submission work
Date: Saturday, 20 August 2011 21:45
From: Fran Iribar <fni@e4environment.co.uk>
To: John Fairlie <john.f@engena.co.uk>

Dear John

As discussed, please find below a draft of the text to go to the LPAs and The Landscape Partnership, informing them of the further work we intend to carry out on Treading. If you are happy with the wording, please feel free to forward the text to the LPAs. I will be emailing Phil separately to instruct him. I thought it was best to keep it as short as possible as TLP wont be happy regardless (because we aren't doing exactly as they wish) so I thought a short version would raise less info for them to pick at!

Dear John

Following on from discussions with The Landscape Partnership regarding their request for additional information for the Treading Wind Farm application, we have carried out fieldwork and would suggest that the following additional information be provided to SHDC and FDC:

1) Residential information
Text provided in tabular form, as per example previously sent, to cover all houses within 1km of the Treading turbines. This is an external assessment of potential views of proposed turbines from each residential property.

2) Viewpoints
Showing existing view and wireframe of proposed turbines from the following locations:
A – Guanockgate near East View 537480 313715
B – Guanockgate near The Birches 537370 312655
C – Broad Drove West 539115 313935
D – Elloe Bank near King Edwards Farm 538720 311775
E – Turnover Bank (Junction of High Side & Honeyhill Bank) 540150 311955
These viewpoints have been chosen in response to TLP request for additional viewpoint locations to N and S of site, in proximity of the site, and also to represent nearby residential views.

3) Guanock House
One viewpoint (existing view and wireframe) looking out of the gardens from the Snail Mound to accompany text in response to Lincolnshire Gardens Trust letter dated 05/05/11 and information raised by TLP.

Should you have any queries or require any further information, please do contact me.

Kind regards

Fran

Fran Iribar
Director

E4environment Ltd • Canon Court North • Abbey Lawn • Abbey Foregate • Shrewsbury • SY2 5DE
Please note our new address above
www.e4environment.co.uk <http://www.e4environment.co.uk/>
tel: 01743 343 403
fax:01743 343 404
Registered in England & Wales, No: 3891999

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ID	Property location and details			Parameters of proposed development (based on wireframes and observations)				Observations	Analysis	
No	Property name	Easting Northing	Orientation of property front/rear	Direction to turbines	Distance to nearest turbine (km)	Turbines visible	Array width	Availability of views and degree of screening	Sensitivity Magnitude Overall effect	Overbearing or Overwhelming
1	*East View*	537485 313810	E/W	SE	1.1	Up to 6 (partial screening *from nearby* built form and garden vegetation)	Up to 59°	A bungalow with two bay windows on the east facing front of the property. Side window and sun lounge on south facing side of property. Some mature coniferous trees to east of property on front garden boundary and a low conifer hedge bounding garden to south. Farm buildings located on opposite side of road to southeast. Proposed *turbines would be visible to east and southeast.* Farm buildings opposite would at least partially screen approximately three turbines with T5 and T6 partially screened by mature coniferous planting within front garden. T2 would be clearly visible to the SE. No stacking of blades would occur. See Viewpoint A for nearby similar views to the proposed turbines.	High *Substantial* Major	No
2	Berirene	537480 313715	E/W	SE	1.0	6 (limited screening from garden hedgerow)	60°	A bungalow with two windows on the east facing front of the property and two windows on the south facing side. Limited garden vegetation with a moderate height coniferous hedge along boundary to south. View to proposed turbines would be to ESE and mainly obliquely to SE. Views from front windows would be open, with some limited partial screening by hedge from side windows. *Turbines would be clearly visible. No* stacking of blades would be visible. See Viewpoint A for nearby similar views to the proposed turbines.	High Substantial Major	No
3	Long Acres	537465 313575	E/W	SE	0.9	Up to 6 (partial screening from nearby garden vegetation)	Up to 60°	Bungalow with four front windows facing eastwards. Mature garden vegetation in the form of trees and hedges enclose the property to north and south with main views channelled out to the east. T2 is likely to be at least partly screened by *boundary hedge to south. Remaining five turbines* would be clearly visible. No stacking of blades would occur.	High Substantial Major	No
4	Rose Cottage	537460 313560	E/W	SE	0.9	1 turbine from house and garden	Up to 60° if all 6 were visible	Bungalow with four front windows facing eastwards, Mature coniferous hedgerows approximately 2m in height surround the garden to east, south and north. Small entrance gap in hedge to east would allow views to T6 but T1-T5 are *expected to be screened* by the high garden hedges. No stacking of blades.	High Moderate Major/ moderate	No
5	Little Meadow, Cross Road	537230 313270	S/N	ESE	1.0	Generally 2 turbines (T2 & T3) but from Little Meadow up to 6 turbines. Generally parts of turbines would be screened in summer months.	Up to 50°	Little Meadow is the end property on Cross Road, on the edge of Sutton St Edmund village. This eastern section of built form on Cross Road contains a set of bungalows on the north side of the road, with most laid out in an L shape with front gardens and parking areas immediately to the south. *Land on the opposite side of the road is* generally open, except for a recreational area to the southeast with deciduous trees and hedge planting. Given orientation of properties in this row and location of wind farm, most properties would see only T2 and T3. Little Meadow would potentially see the most of the proposed turbines from the east facing rear windows but the bungalow has a high coniferous hedge along the garden boundary and large coniferous trees and so visibility would potentially be limited to upper blades, with one or two turbines screened. No stacking of blades.	High Moderate Major/ moderate	No
6	Guanockgate Farm	537395 312830	S/N	E	0.7	Up to 6 turbines (where adjacent built form allows)	Up to 44°	Two storey property with mature mainly deciduous garden/roadside planting to the west and agricultural built form (single and two storey) to the east and southeast. Main views from the property are to the south (and also to north). Views to the turbines would mainly be oblique with T1 and T2 as most visible and most proximate. T3 - T6 are expected to be partially screened by adjacent built form from ground floor windows but clearly visible (obliquely) from upper storey front windows.	*High* Substantial Major	No
7	Il Il do	537365 312740	E/W	E	0.7	Up to 6 turbines (where nearby vegetation allows)	Up to 38°	Bungalow with three windows on east facing front. No window on south side. Front garden extends out to east with some mature deciduous shrubs along its boundary. A thick mature deciduous hedge is located on the east side of the road opposite the house. In summer views of all turbines except T2 upper blades would be screened by nearby vegetation. In winter views would be filtered but parts of all turbines would be visible.	High Substantial Major	No
8	The Birches	537370 312655	E/W	E	0.7	Up to 6 (partial screening from nearby vegetation)	Up to 36°	Bungalow with three windows and patio doors on east facing front. Front garden extends out to east, bounded by high deciduous hedgerow to immediate south with some deciduous trees. Majority of front garden is open towards the east. A deciduous roadside hedgerow on the road opposite would partly screen two turbines in summer months but the remaining turbines would be clearly visible. No stacking of blades would *occur. See Viewpoint B for nearby similar views to* the proposed turbines.	High Substantial Major	No
9	Rutland House	537370 312615	N/S	E	0.7	Up to 6 (partial screening from garden vegetation)	Up to 35°	Two storey property with four windows on east facing side of property and a similar number on north facing front. Mature mainly deciduous garden vegetation in front garden along boundary with roadside to NE of house. Directly east of house the garden vegetation is limited to low level. Proposed turbines would be located to the east and northeast and would be clearly visible to east, although with no stacking of blades. T1 and possibly T6 would be at least partially screened in summer by garden vegetation from ground floor views. More open winter and upper storey views would be available.	High Substantial Major	No
10	Cottesmore (white bungalow)	537370 312595	E/W	E	0.7	Up to 6 (partial screening from garden vegetation)	Up to 35°	Dormer bungalow with four windows on east facing front of property. Front garden contains some mature tree planting, including some coniferous & evergreen trees. Views out to east are relatively open where up to all six of the proposed turbines would be visible depending on the screening by garden vegetation. No stacking of blades would occur.	High Substantial Major	No

ID	Property location and details			Parameters of proposed development (based on wireframes and observations)				Observations	Analysis	
No	Property name	Easting Northing	Orientation of property front/rear	Direction to turbines	Distance to nearest turbine (km)	Turbines visible	Array width	Availability of views and degree of screening	Sensitivity Magnitude Overall effect	Overbearing or Overwhelming
11	White Cottage (yellow bungalow)	537335 312300	E/W	ENE	0.7	Up to 6 (partial screening from garden vegetation)	Up to 25°	Bungalow with five windows on east facing front of property. Front garden contains some spaced mature tree planting (deciduous) but views out to the east are generally open. All six turbines are expected to be visible from the property where T2-T4 would be seen in close association, with some blade overlap.	High Substantial Major	No
12	197 Guanockgate	537330 312230	E/W	ENE	0.8	6	23°	Bungalow with three windows on east facing front. Limited front garden with low hedge and open views out to east where all six turbines would be clearly visible. T2-T4 would be seen in close association, with some blade overlap.	High Substantial Major	No
13	Chestnut Farm	537390 312040	W/E	NE	0.8	Up to 6 (some screening from nearby built form)	Up to 24°	Two storey property with at least three windows on north facing side and an unknown number on east facing rear. Vegetation to immediate north of property is low lying with clear views out to north and northeast. Nearby built form (partly two storey) to immediate east would screen most views out from ground floor of property although upper storey views would be open. Turbines would be visible obliquely from north facing side windows and obliquely from upper windows of east facing rear of property. All six of the turbines may be visible in the most open views with T3-T5 seen in close association with blades overlapping.	High Substantial Major	No
14	Mousehall Cottage	537300 311900	S/N	NE	1.0	Mainly 5 turbines	Up to 23°	Dormer bungalow style property with two windows on rear north façade of property and three windows on eastern side façade. The garden contains a lot of vegetation, varying in heights, a large amount of which is coniferous. Five of the turbines are expected to be partially visible (main open visibility would be from single upper window on east side of property) where garden vegetation allows, with T1 expected to be screened by vegetation along roadside and in association with Chestnut Farm. T3-T5 would be seen in close association with blades overlapping.	High Substantial/ moderate Major/ moderate+	No
15	King Edwards Farm	538200 311750	S/N	N	0.8	4	Up to 15° (T3-T6)	Two storey property with approximately two windows on the eastern side of the property and an unknown number on the north facing rear. A number of single and two storey buildings are located immediately north of the property, all situated amongst a number of mature deciduous trees. It is expected that views towards T1 and T2 would be entirely screened by these buildings and trees, with oblique views available to T3-T6 (occupying approximately 20° of the view), where T5 and T6 would be seen in close association with blades overlapping.	High Substantial/ moderate Major/ moderate+	No
16	Two Acres/ The Chase	538680 311785	S/N	N	0.9	Up to 6 (where nearby built form and vegetation allow)	Up to 72°	Two adjoining two storey properties with a total of five upper storey windows and an unknown number of ground floor windows to north facing rear of property. Various outbuildings (single storey) are located north of the rear of the properties as well as some panel fencing. Tree cover in rear gardens is limited with some scattered mature deciduous trees and shrubs and a line of mature deciduous trees to northwest. Open views of five of the proposed turbines would be available from upper windows, with T2 at least partially screened by nearby trees to the NW in summer months. T5 and T6 would be seen in close association with some blade overlap. Ground floor views would be much more enclosed by fencing, built form and garden vegetation, although parts of several of the turbines would be visible, mainly T3-T6.	High Substantial Major	No
17	Field View & adjoining	538700 311735	ESE/WNW	N	1.0	Mainly up to 4 turbines.	Up to 69°	Two storey semi detached properties with front facade facing ESE. Good levels of deciduous garden vegetation to north and partly to east, and dense, tall conifers to north. Some upper storey visibility of T1&T2 expected from rear windows where built form of Two Acres/The Chase allows. T3&T4 expected to be largely screened by vegetation from both ground floor and upper windows and T5&T6 expected to be obliquely visible from front windows where clear visibility would be gained from upper windows and partial from ground floor.	High Moderate Major/ moderate	No
18	The Willows	538685 311685	E/W	N	1.0	Garden visibility of up to 4 turbines expected. From house, up to 3 turbines would be visible	Up to 69° if all 6 turbines visible	Detached two storey property with large garage immediately to east and line of tall coniferous trees immediately north of property. Large garden to rear where proposed turbines would be visible although up to three turbines would be at least partially screened by adjacent built form of Field View and Two Acres/The Chase. Rear visibility from west facade of T1&T2. Front facade visibility would be much more limited due to nearby built form and vegetation and oblique nature of views. No ground floor visibility of turbines although T6 may be partially visible from upper storey.	High Moderate Major/ moderate	No
19	Eastville	538670 311705	E/W	N	1.0	Up to 5 turbines mainly from upper windows	Up to 69° if all 6 turbines visible	Detached two storey property with four windows on east facing front. Front garden contains coniferous hedges to north and northeast. T1&T2 are expected to be at least partially visible obliquely from west facing rear upper windows, with T4-T6 at least partially visible obliquely from upper front windows. T3 is expected to be screened by adjacent built form and T4 may also be screened too. Very limited blade overlap of T5&T6 may occur.	High Moderate Major/ moderate	No
20	Caitle House	538685 311690	E/W	N	1.0	Up to 5 turbines mainly from upper windows	Up to 69° if all 6 turbines visible	Currently under construction as a two storey detached property with front facade facing east. Visibility of the proposed turbines would be extremely similar to that described for Eastville.	High Moderate Major/ moderate	No

ID	Property location and details			Parameters of proposed development (based on wireframes and observations)				Observations	Analysis	
No	Property name	Easting Northing	Orientation of property front/rear	Direction to turbines	Distance to nearest turbine (km)	Turbines visible	Array width	Availability of views and degree of screening	Sensitivity Magnitude Overall effect	Overbearing or Overwhelming
21	Four Winds	538675 311660	E/W	N	1.1	Up to 5 turbines mainly from upper windows	Up to 68° if all 6 turbines visible	Two storey detached property with approximately four windows on east facing front facade. Boundary to front garden formed by coniferous hedges, with several mature coniferous trees in front garden. Good levels of mature vegetation within rear garden. Property orientated side-on to proposed turbines with oblique views to T1&T2 expected from rear upper windows and to T4-T6 from front upper windows where intervening vegetation and built form allow. No blade overlap would occur.	High Moderate Major/ moderate	No
22	Riverside Cottage (formerly Chestnut Farm)	540335 313045	NE/SW	NW	0.8	Up to 6	Up to 48°	Two storey detached property with garden boundary formed by hedgerows with a row of mature deciduous trees also located on the north garden boundary. Particularly in autumn and winter months, the proposed turbines would be visible from the property to the northwest and west, with relatively clear views from upper storey windows. The turbines would be seen in association with the existing pylons where blades would not be seen overlapping.	High Substantial Major	No
23	Poplartree Farm	540485 313560	SW/NE	W	0.8	Up to 6	Up to 21°	Two storey detached property with SW facing front facade and front garden, bounded at the roadside by a hedge of fruit trees and Poplar trees. In summer months the six proposed turbines are expected to be screened from ground floor views by this roadside hedge. In autumn/winter these ground floor views would be filtered but available. Turbines would be visible through trees from upper storey front windows. Some blade overlap between T2, T3 and T4.	High Substantial Major	No
24	Poplartree House	540465 313585	SW/NE	W	0.8	6	Up to 20°	Two storey detached property with SW facing front facade and front garden. Large mature horse chestnut tree at front gate, low boundary hedge and numerous mature deciduous shrubs along western garden boundary. The six turbines are expected to be visible (some partially) from ground floor and upper windows with some blade overlap between T2-T4.	High Substantial Major	No
25	Crane House	540375 313725	SW/NE	WSW	0.7	Up to 6	Up to 14°	Two storey detached property with approximately five windows on the front SW facing facade. Front garden has a coniferous front hedge and on northern boundary there are a mixture of mature conifers and Poplar trees. From front ground floor windows the upper blades of all six turbines may be visible where garden vegetation allows. Clear views of all the turbines would be available from upper storey front windows, along with the existing pylons. The turbines would occupy a small portion of the view with T1&T6 seen in close association and T2-T5 in association with blade overlap.	High Substantial Major	No
26	Kenny House	540135 314065	SW/NE	SW	0.7	Up to 6	Up to 23°	Two storey detached property with four windows on the SW facing front facade. Front garden extends mainly to W and S of property bounded by a coniferous and evergreen hedge approximately 1.5m height. Mature sycamore tree along western boundary. Ground floor views from front of property are expected to see only upper blades or tips of closest turbines, upper storey views would be open to all six turbines where T5&T6 would be seen in close association with blades overlapping.	High Substantial Major	No
27	Ashdown	540115 314150	SW/NE	SW	0.8	6	25°	Bungalow with four windows on SW facing front facade. Small lawn area in front of property with coniferous hedges to north and panel fencing and nearby coniferous planting to south. Views to SW are open from front facade. All six turbines would be clearly visible with T5&T6 seen in close association with blades overlapping. Some hedges in nearby field would screen some lower parts of turbines from view, mainly in summer.	High Substantial Major	No
28	Pecks Farm	539980 314285	SE/NW	SW	0.8	Up to 6	Up to 26°	Two storey detached property with approximately six windows on southeast facing front facade. Property is positioned side-on to proposed turbines and so views of the turbines would potentially be obliquely from front windows or from western side windows. Garden vegetation and nearby built form would screen views of the turbines from ground floor windows but upper storey windows would gain clear, but generally oblique, views of all six turbines where no blade overlap would be seen.	High Substantial Major	No
29	Carpenters Lodge	539860 314455	SW/NE	SSW	1.0	Up to 6 turbines where vegetation allows	Up to 38°	Bungalow with two windows on SW facing front facade. Limited garden vegetation with one mature deciduous birch tree. In autumn/winter clear views of all six turbines would be visible, with no blade overlap. In summer months one turbine may be screened by the mature tree.	High Substantial Major	No
30	Westlands	539890 314500	SW/NE	SSW	1.0	Up to 6 turbines where vegetation allows	Up to 38°	Bungalow with two windows on SW facing front facade. Limited front garden vegetation with a series of conifers along southern boundary. Rear garden extends to south of property with a number of mature deciduous and coniferous shrubs and small trees. Views of the turbines would be oblique to SSW. T5 & T6 are expected to be at least partially screened by this garden vegetation, especially in summer months. However, T1-T4 are expected to be clearly visible from the front of the property with no blade overlap seen.	High Substantial Major	No
31	St Malo	539250 314095	NE/SW	S	0.7	Up to 6 turbines where vegetation allows	Up to 81°	Bungalow with one window and one set of doors on SW facing rear facade. Approximately 2m from the rear of the property, a line of conifers, each over 3m tall, runs NW to SE with a short break in the line by the patio doors. Views to the turbines would be to the SW and obliquely to the S and SE. Parts of the wind farm would be screened by the nearby conifers, although some turbines (mainly T3&T4) would be visible through the gap in the conifers, and T5&T6 would be visible from any windows on the SE side of the property. No blade overlap would occur.	High Substantial Major	No

ID	Property location and details			Parameters of proposed development (based on wireframes and observations)				Observations	Analysis	
No	Property name	Easting Northing	Orientation of property front/rear	Direction to turbines	Distance to nearest turbine (km)	Turbines visible	Array width	Availability of views and degree of screening	Sensitivity Magnitude Overall effect	Overbearing or Overwhelming
32	Allenby Farm	539215 314045	SSE/NNW	S	0.7	Up to 4 turbines where nearby vegetation allows	62° (T3-T6)	Detached two storey property with approximately five windows and a conservatory on SSE facing front facade. Large front garden with coniferous boundary hedge approximately 1.5m in height and a number of semi mature deciduous trees along the hedgeline. To west of garden is a swathe of thick and mature deciduous tree planting. This planting would screen T1&T2 from the property with T3-T6 clearly visible from upper storey windows and visible as upper blades or tips from ground floor windows. No blade overlap would occur.	High Substantial/ moderate Major/ moderate+	No
33	Chestnut House	539105 313990	SSE/NNW	S	0.8	Up to 6 turbines where vegetation allows	Up to 93°	Two storey detached property with several windows on south facing front facade. Large front garden with good boundary planting along roadside including a mature willow tree and a mature horse chestnut tree. Mature deciduous tree planting is also located within the garden to the east and southwest. Fieldwork suggested that visibility of the proposed turbines would be more available from ground floor windows than upper storey due to the dense tree canopy, especially in summer months. From ground floor, all six turbines may be visible, depending on garden vegetation and the location of each window, although upper parts of some turbines may be screened by this vegetation. From upper windows visibility would be variable with up to all six turbines visible with no blade overlap. See Viewpoint C for nearby similar views to the proposed turbines.	High Substantial Major	No
34	The Willows	539105 313985	ENE/WSW	S	0.7	Up to 2 turbines where vegetation allows	27° (T5&T6)	Single storey property with front facade facing east, located adjacent to Chestnut House. Vegetation surrounding the property is the same as that described above at Chestnut House. Views towards the turbines would be oblique toT5& T6. Remaining turbines would not be visible due to orientation of property and screening from surrounding built form and vegetation.	High Moderate Major/ moderate	No
35	West Barn	539070 313960	WSW/ENE	S	0.8	Up to 6 turbines where vegetation allows	Up to 96°	Single storey property with front facade facing west. One side window and several rear windows. Oblique visibility of T6 would be available from rear windows, where vegetation allows, with T4&T5 potentially visible from side window. T1-T3 may be visible (upper blades and hubs only) from front windows where vegetation allows, mainly in winter months. No blade overlap.	High Substantial Major	No
36	Ashtree Farm	538730 313520	SW/NE	S	0.7	Up to 6 turbines where vegetation allows	Up to 136°	Two storey detached property set away from roadside without public access. Property is set within gardens with built form to the south of it and good levels of mature deciduous planting to the south of the property. A mature tree belt runs north to south just southwest of Ashtree Farm and would aid in the screening of views from the property to the south and southwest. It is expected that ground floor views of the turbines would be limited by this surrounding vegetation resulting in upper parts of the turbines being visible where vegetation allows. However, clearer visibility of the turbines would be available from upper storey windows. No blade overlap would be seen.	High Substantial Major	No
37	Ashtree Barn	538640 313495	NW/SE	S	0.7	Up to 6 turbines where vegetation allows	Up to 134°	Two storey detached property with skylights in roof. Rear of property faces south, with at least six windows on southern facade. Back garden is bounded to the south by a deciduous hedge. A thick mature tree belt runs north to south on land southeast of Ashtree Barn and this restricts views to the southeast towards T5 and T6. From ground floor level it is expected that only turbine tips of T5&T6 would be visible, with potentially greater visibility of T1-T4. Clearer views of the turbines would be available from upper windows where no blade overlap would be seen.	High Substantial Major	No

E4environment

Mr John Fairlie
Engena Limited
The Old Stable Block
Bosmere Hall
Creeting St Mary
Suffolk
IP6 8LL

Our ref: ENG13/fni160911a.doc

Our contact: Fran Iribar
email: fni@e4environment.co.uk

Date: 16th September 2011

Dear John

Treading Wind Farm – Lincolnshire Gardens Trust Response

Further to your email dated 13th July 2011, we can confirm receipt of the Lincolnshire Gardens Trust (LGT) response to the Treading Wind Farm application dated 5th May 2011.

We have read the letter and would like to respond to several of the points raised. We note that there are some general comments made within the letter regarding wind turbines and then some more specific comments relating to Guanock House and its gardens.

Firstly we note that LGT consider that the proposed wind farm would have a detrimental impact on the rural fen landscape. We would draw your attention to the thirteen operational and permitted wind farms located within the Fens within 20km of Guanock House.

Secondly we note the concern raised for the potential impacts on the garden designed by Arne Maynard as a setting for the Grade II listed Guanock House. The nearest proposed Treading turbine to the House itself is 1.7km to the southeast, and approximately 1.5km from the gardens. Therefore, the proposed turbines would have no direct impact on either the House or the gardens. Any potential impacts would be indirect. Potential impacts on the setting of the listed building have been discussed within the Treading Wind Farm Environmental Statement. We have carried out further fieldwork looking at the potential visibility of the proposed turbines from the gardens of Guanock House (with the kind agreement of the owners Mr & Mrs Coleman) and briefly set these out below:

- From patio area adjacent to Guanock House – views to southeast across Summer and Winter Houses may see turbine tips, mainly in winter months, although intervening mature deciduous tree planting within gardens are expected to screen the majority of the turbines from view.
- Lawn/small paddock area south of Guanock House – boundary hedgerows/trees are thin in places and broken to allow some views out to the surrounding

countryside. Up to three of the proposed turbines may be visible through these hedgerow breaks.

- Summer and Winter Houses and associated garden areas – located at a slightly lower elevation than house and patio area and also enclosed with no views out to southeast.

- Pleached Lime 'room' –enclosed by coniferous yew hedges and high hedgerows with no views out towards wind farm.

- Water feature 'room' – also enclosed by yew hedges with no views out towards the wind farm.

- Snail Mount and orchard area – located on southeastern edge of gardens, enclosed by hedgerows and scattered trees. Snail Mount is a raised mound used as a viewing platform, with views over the nearby hedges to the wider surrounding landscape. The wind turbines would be clearly visible from this location on top of Snail Mount. Views from ground level within the orchard are enclosed by the boundary hedgerows.

- Beyond the formal gardens – agricultural fields surround the formal gardens and access to these fields is available from several points on the edge of the gardens. Beyond the hedgerows bounding the formal gardens, open views towards the proposed turbines would be available from these agricultural fields.

We would also draw your attention to the fact that the gardens to Guanock House are not registered with English Heritage or protected by any landscape or historic designation. A comment is raised within the LGT letter that a similar wind farm proposal may not be considered if it were a similar distance from Burghley House and a Capability Brown designed landscape. However, it should be noted that numerous wind farms have been permitted in close proximity to historic gardens protected under the English Heritage Register of Parks and Gardens of Special Historic Interest. For instance, two wind farms have been permitted within close proximity of Stanford Hall in Leicestershire (Yelvertoft Wind Farm (8 turbines at 125m to tip) and Swinford Wind Farm (11 turbines at 125m to tip)). There are a number of other similar examples.

The key issue with regard to LGT's objection would seem to be the potential impact on views from the garden to the surrounding landscape. However, as discussed in detail above, views out of the garden are limited, with few locations from within the garden where views out are available. From these limited locations, such as from Snail Mount (a designed raised vantage point within the SE corner of the garden), the proposed turbines would be visible, at least partially, and Snail Mount would offer the most open, clear and elevated view out of the garden towards the proposed turbines. Unfortunately we were unable to gain agreement from the owners of the property to undertake photography to illustrate these views. However, from the top of Snail Mount the proposed turbines would be clearly visible as part of a wide view across the Fens landscape where they would be

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seen in association with the existing pylon line running close to the site. Nevertheless, from ground level by the Snail Mount hedgerow and tree planting forming the boundary to the gardens would screen the proposed turbines from view.

Therefore, as set out above, our fieldwork has found limited locations from within the gardens where the proposed turbines would be visible, with much of this visibility limited to upper blades or turbine tips. The most open view out would be from Snail Mount. However, by its very design as a series of rooms, this garden is characteristically enclosed and it is considered that the limited visibility of the proposed turbines from within the gardens would not result in a significant impact on the character of the gardens.

Should you require any further information or assistance, please feel free to contact us.

With kind regards.

Yours sincerely
for E4environment Limited

Fran Iribar
Director

Canon Court North • Abbey Lawn • Abbey Foregate • Shrewsbury • SY2 5DE
Tel: 01743 343403 • Fax: 01743 343404 • www.e4environment.co.uk
E4environment Ltd, registered in England and Wales, No: 3891999
Registered office address as above

Project:

Treading
Wind Farm

Client:

WindVentures

Key:

- T1 — Location of proposed turbines
- 36 — Residential property locations
- A — Viewpoint locations

Notes:

1. © Crown copyright, copied under licence 10041516.

Scale: 1:12,500

N

0 200 400 600 800m

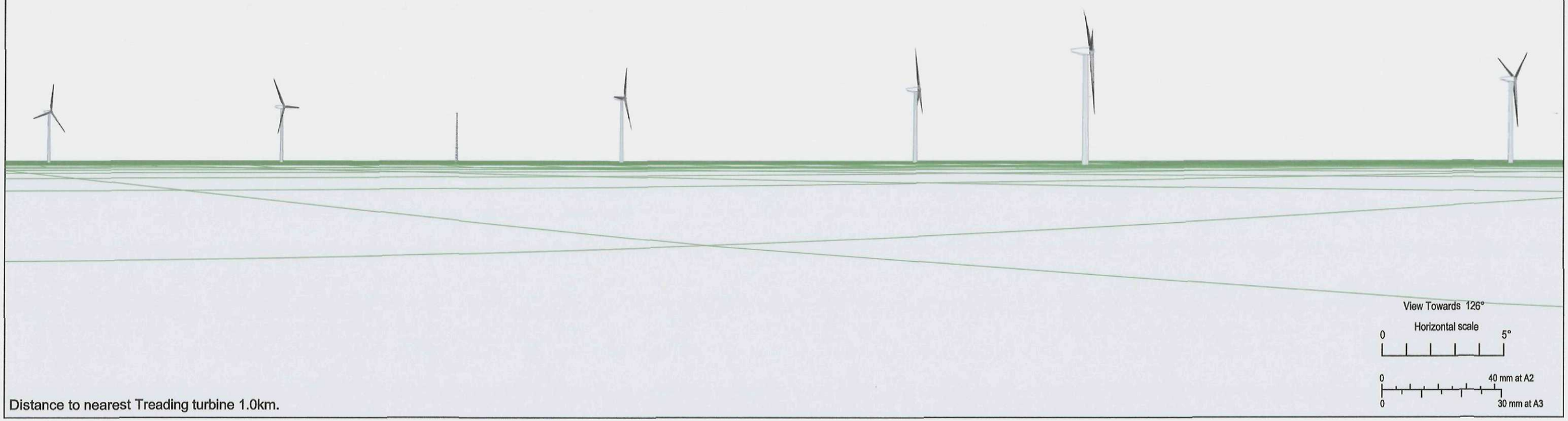
Figure:
Residential Property & Viewpoint Locations

Existing View



Horizontal angle of view 64°

Predicted View



Distance to nearest Treading turbine 1.0km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 537480E 313715N
Date and time of photograph: 31/08/11 13:35
Viewing distance: 350mm at A3, 495mm at A2

Prepared for E4environment Ltd (www.e4environment.co.uk) by P D Marsh (www.pdmarsh.co.uk). September 2011
Photography: P D Marsh (www.pdmarsh.co.uk)

If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

Viewpoint A
Guanockgate near East View

Existing View



Horizontal angle of view 64°

Predicted View



View Towards 85°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 0.7km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 537375E 312650N
Date and time of photograph: 31/08/11 13:10
Viewing distance: 350mm at A3, 495mm at A2

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Viewpoint B
Guanockgate near The Birches

Existing View

Horizontal angle of view 64°

Predicted View

View Towards Site Centre 206°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 0.7km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 539115E 313925N
Date and time of photograph: 31/08/11 14:05
Viewing distance: 350mm at A3, 495mm at A2

Prepared for E4environment Ltd (www.e4environment.co.uk) by P D Marsh (www.pdmarsh.co.uk). September 2011
Photography: P D Marsh (www.pdmarsh.co.uk)

If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

Viewpoint C (left) Broad Drove West

Existing View

Horizontal angle of view 64°

Predicted View

View Towards Site Centre 206°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 0.7km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 539115E 313925N
Date and time of photograph: 31/08/11 14:05
Viewing distance: 350mm at A3, 495mm at A2

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Photography: P D Marsh (www.pdmarsh.co.uk)

If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

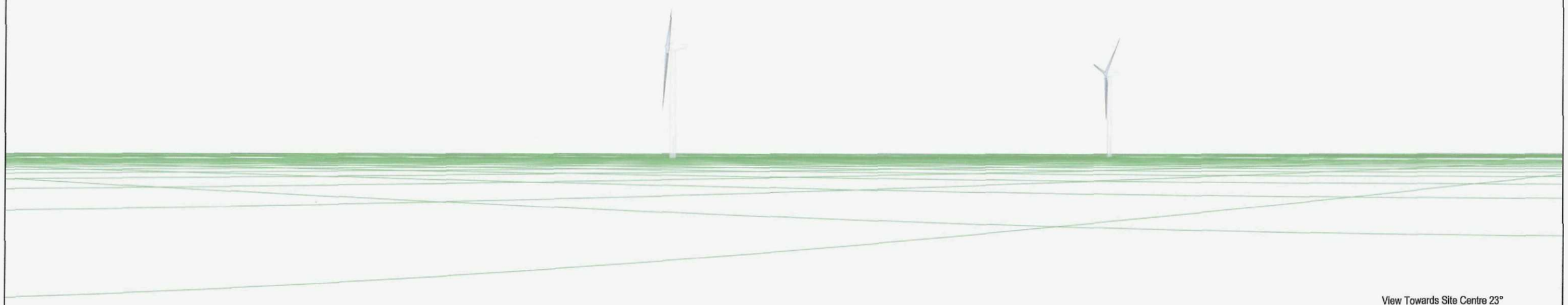
Viewpoint C (right) Broad Drove West

Existing View



Horizontal angle of view 64°

Predicted View



View Towards Site Centre 23°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 0.9km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 538735E 311790N
Date and time of photograph: 31/08/11 12:45
Viewing distance: 350mm at A3, 495mm at A2

Prepared for E4environment Ltd (www.e4environment.co.uk) by P D Marsh (www.pdmarsh.co.uk). September 2011
Photography: P D Marsh (www.pdmarsh.co.uk)

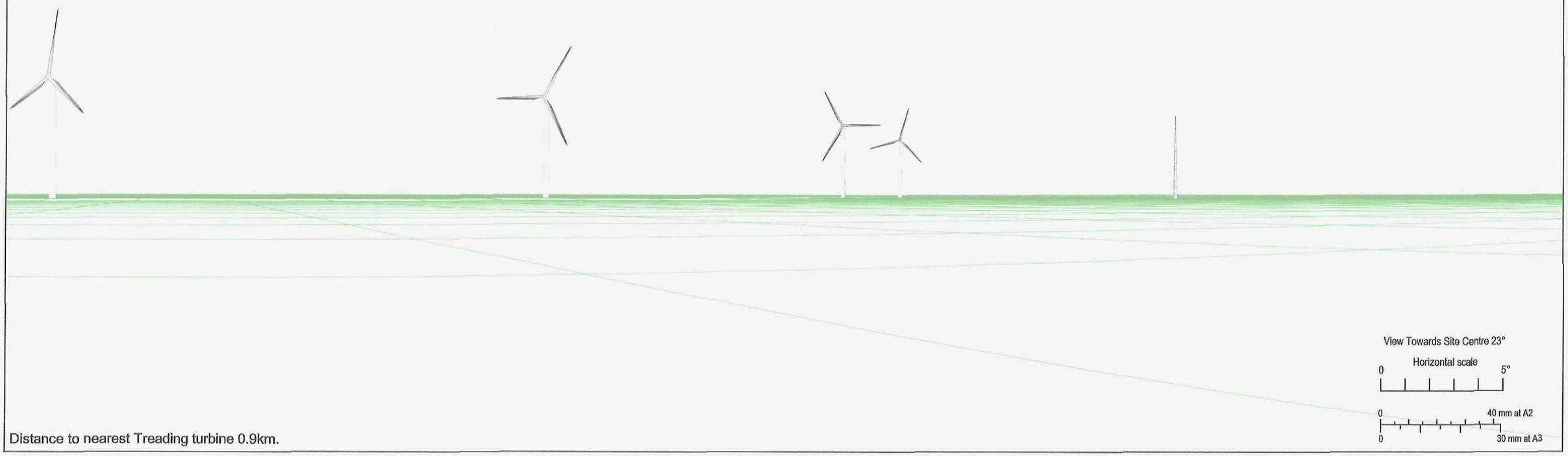
If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

Viewpoint D (left)
Elloe Bank near King Edwards Farm

Existing View



Predicted View



View Towards Site Centre 23°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 0.9km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 538735E 311790N
Date and time of photograph: 31/08/11 12:45
Viewing distance: 350mm at A3, 495mm at A2

Prepared for E4environment Ltd (www.e4environment.co.uk) by P D Marsh (www.pdmarsh.co.uk). September 2011
Photography: P D Marsh (www.pdmarsh.co.uk)

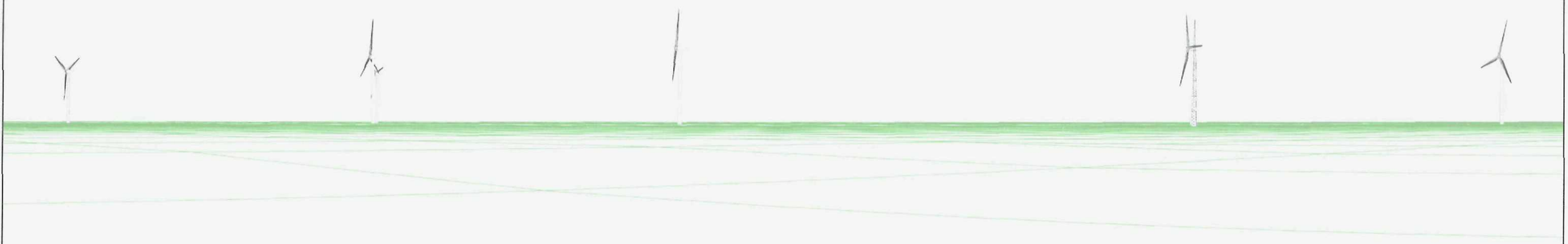
If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

Viewpoint D (right)
Elloe Bank near King Edwards Farm

Existing View



Predicted View



View Towards 315°

Horizontal scale

0 5°

0 40 mm at A2

0 30 mm at A3

Distance to nearest Treading turbine 1.5km.

Treading Wind Farm

WindVentures

Viewpoint coordinates: 540110E 311910N
Date and time of photograph: 31/08/11 11:40
Viewing distance: 350mm at A3, 495mm at A2

Prepared for E4environment Ltd (www.e4environment.co.uk) by P D Marsh (www.pdmarsh.co.uk). September 2011
Photography: P D Marsh (www.pdmarsh.co.uk)

If the image is taken to the viewpoint, curved through 64° and viewed through one eye at the appropriate viewing distance (350mm if A3 or 495mm if A2), objects in the image will line up with the same objects in the view

Viewpoint E

Turnover Bank junction with High Side