

Application Number:	P/FUL/2025/01365
Webpage:	Planning application: P/FUL/2025/01365 - dorsetforyou.com
Site address:	Rogers Hill Farm Rogers Hill Briantspuddle DT2 7HJ
Proposal:	Repowering of the existing Rogers Hill wind turbine with a larger wind turbine.
Applicant name:	Mr Sean Zamick
Case Officer:	Elizabeth Adams
Ward Member(s):	Cllr Beddow and Cllr Baker

1. Reason application is going to committee:

The Service Manager for Development Management and Enforcement has identified this application for consideration by the Committee due to the balancing exercise involved.

2. Summary of recommendation:

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Eastern Area to

A) grant planning permission subject to conditions as set out at the end of this report and the completion of a Section 106 Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure a contribution of up to £120k to National Landscape enhancement

Or

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 23 October 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager Eastern Area. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Policy E3 'Renewable energy' encourages the supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed. The proposal is not fully compliant with policy E3 due to the impact on heritage assets. The Local Plan does not identify the site as suitable for the wind energy development proposed, contrary to PPG.
Impact on landscape	The landscape can accommodate the larger turbine subject to conditions. Moderate adverse effects on

Issue	Conclusion
	views from the National Landscape will be compensated by a landscape enhancement contribution secured by planning obligation.
Impact on heritage assets	The proposal will result in less than substantial harm to the setting of the Grade 1 listed Milton Abbey House and Grade II* Registered Park and Garden and to the setting of Weatherby Castle and Woodbury Hill hillforts. Less than substantial harm to the setting of the Bere Regis and Milton Abbas Conservation Areas and some Grade II listed buildings in the vicinity is also anticipated.
Impact on highway safety	No harm identified subject to conditions.
Impact on aviation safety	No harm subject to condition.
Impact on neighbouring amenity	No harm subject to conditions controlling noise and mitigating shadow flicker.
Impact on biodiversity	No harm subject to conditions to protect bats and secure BNG
Impact on flood risk	No harm identified.
Benefits	Significant contribution to low carbon energy provision; generation provided using existing grid connection. Contribution to local economy associated with construction work and 1 full time job.

4. Description of site

Rogers Hill Farm is located between Tolpuddle and Bere Regis (approximately 3km from the latter) to the north of the A35. The farm comprises approximately 300 acres and the main activities are rearing beef cattle and growing wheat, barley and oilseed rape.

The application site comprises a modest area of a field which benefits from permission for motorcross racing and the siting of a wind turbine. Land in the area is undulating, and the site lies on a hillside rising to the northwest.

The access to the site is achieved from Roke Road which lies approximately 750m to the northeast, across agricultural land. The farmstead-now a cluster of dwellings and commercial units- lies approximately 650m to the south west of the application site as do several other sporadic dwellings. There are two dwellings and holiday accommodation sited approximately 1km to the west, two cottages approximately 850m to the north and dwellings approximately 1.1km to the east. The nearest settlement is Shitterton, approx. 1.5km to the southeast on lower land. Tolpuddle lies 2.5km to the southwest and Milbourne St Andrew lies approx. 2.5km to the northwest.

5. Description of development

- 5.1 It is proposed to replace the existing wind turbine completed in 2012 with a larger three blade, pale grey turbine sited approximately 250m to the south of the location of the existing turbine. Permission is sought for a 30year period. The proposed siting was amended during the course of the application to reduce the likely impact on bats due to its proximity to hedgerows. Grid connection and parts of the existing site access from Roke Road would be reused.

	Tower height	Maximum height	Capacity	Production per annum
Existing	40.5m	59.5m	500kW	800MWh
Proposed	80m	125m	2MW	Up to 6000 MWh (or more) equivalent to average demand of up to 1,288 households

- 5.2 The total area of land to be permanently occupied by new structures and hard surfaces within the 0.9ha site equates to approximately 0.02ha. A further 0.15ha would be occupied during the 6month construction phase, including a temporary 610m long access extension.
- 5.3 The wind turbine is delivered in sections to be assembled on site using two large mobile cranes requiring a 610.5m² hardscaping area adjacent to the turbine foundation. This will remain in place following construction in case of maintenance need, but vegetation will be allowed to grow on it.
- 5.4 Depending upon the exact turbine model the electrical transformer may be housed outside the main base in which case the housing would not exceed 4m x 8m and 4m in height to be sited within 5m of the tower, details could be secured by condition. Cabling to the grid connection will be underground.
- 5.5 Grid references are based on an optimised layout, but unforeseen ground conditions may require minor movements of up to 5m in all directions from the proposed location; it is anticipated that these could be dealt with as a non-material amendment if permission is granted.
- 5.6 An area of biodiversity net gain has been included within the site area on which tree planting is anticipated.
- 5.7 Crushed aggregate will come from an existing local supplier. The temporary construction access is to be constructed using a low carbon recyclable surface not exceeding 0.5m deep.

6. Background and relevant planning history

6/2003/0334 - Decision: Granted - Decision Date: 03/06/2003

Permanent change of use from agricultural to motorcycle training, practice and competition purposes on Wednesdays from 12 noon to 5pm in Winter and from 12 noon to 7pm in

Summer with up to 30 riders on track for training purposes and to continue to have 14 competition events throughout the year.

6/2006/1157 - Decision: Granted - Decision Date: 16/02/2007

Change of use of redundant barn & silage clamp to vehicle preparation/valeting & distribution area.

6/2006/1158 - Decision: Granted - Decision Date: 16/02/2007

Change of use of agricultural building & hay loft to offices.

EA1/2009/0006- Decision: Not EIA development - Decision Date: 23/12/2009

Erect wind turbine.

6/2011/0394 - Decision: Granted - Decision Date: 07/12/2011

Install one wind turbine, 40.5 metres high to hub with blades of 19 metres in length.

6/2012/0701 - Decision: Granted - Decision Date: 29/08/2013

Variation of planning permission 6/2003/0334 to use any of the 14 approved days at a weekend for either competitions (as originally approved) or for practice and training.

P/PAP/2023/00349 -Decision: Officer written response- Decision Date: 13/02/2024

The repowering of an existing wind turbine.

Officers advised that amendments to the proposal would be required. The proposed relocation of the wind turbine would prevent it from being considered as a re-powering proposal. LVIA details would be required to assess the impact on the National Landscape.

P/PABA/2023/06216- Decision: Prior notification approved- Decision Date: 20/11/2023

Erect a new steel framed building clad in uninsulated corrugated metal sheeting for machinery storage in a remote part of the farm site. The site is approximately 300 acres

P/PAP/2024/00522 -Decision: Officer written response- Decision Date: 20/12/2024

Erection of a 125m tip wind turbine

Officers advised that the proposals appeared to be acceptable in principle, but more detail was required in respect of the impact on the surrounding landscape and heritage assets.

7. List of constraints

Within Site of Special Scientific Interest (SSSI) impact risk zone

Dorset Heath Designation Buffer 5km; Dorset Heath

Natural England Designation - Nutrient Neutrality Catchments, Poole Harbour Nutrient Catchment Area; Poole Harbour

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 1332.77

Scheduled Monument: Four bowl barrows 600m east and 650m north east of Haywards Farm (List Entry: 1015331); - Distance: 457.85

Within Groundwater Source Protection Zone

Minerals and Waste Safeguarding Area - ID: 881;

Minerals and Waste - Sand and Gravel

Public rights of way- Jubilee Trail >880m to the south and 1.4km to the north

Bere Regis Conservation Area (approx. 1.5km to southeast)

Piddle Valley Conservation Area (approx. 2km to south)

Tolpuddle Conservation Area (approx. 2.8km to the southwest)

Milborne St Andrew Conservation Area (approx. 2.5km to northwest)

Milton Abbas Conservation Area (approx. 6km to north)

Winterborne Whitechurch Conservation Area (approx. 4.5km to the northeast)

There are 72 scheduled monuments within 5km of the site including:

Weatherby Castle hillfort scheduled monument

Woodbury Hillfort scheduled monument

Group of scheduled barrows- 10 scheduled monuments located to the north, north-west and north-east of the site

Court Farm scheduled manorial settlement

Section of scheduled Roman Road

Grade I listed buildings: Milton Abbas, Bere Regis Parish Church of St John the Baptist

Grade II* listed Registered Park and Garden of Milton Abbas

Grade II listed buildings- there are 217 listed buildings in the 5km radius including:

Roke Barn approx. 900m to the north,

Roke Farmhouse and Barn approximately 1km to the northeast,

Thatched cottages at Shitterton and Shitterton Farm House approx. 1.5km to the southeast

Buildings at Bere Regis including Court Farm and those along North Street and West Street,

Various buildings along the A354 up to Winterbourne Whitechurch

Buildings in Milborne St Andrew

8. Consultation Summaries

All consultee responses can be viewed in full on the website.

Consultees

1. Historic England- received 16 April 2025

Comments- Concerns raised on heritage grounds.

Less than substantial harm identified from the effect of the proposed turbine on the setting of high significance heritage assets; the grade II* registered landscape at Milton Abbey and its Grade I listed house, and the setting of the two hillforts at Woodbury Hill and Weatherby Castle, which are Scheduled Monuments.

2. Natural England- received 4 April 2025

No objection- Recommends that the Dorset National Landscape Team is consulted.

The landscape and biodiversity measures agreed under the original permission (6/2011/0394) should be fully implemented and the existing turbine removed.

Impact on bats should be considered. To reduce risk the turbine should be located 50m from the rotor tip to the top of any hedgerows or trees. Provided this minimum distance can be secured then satisfied that the scheme represents a low and acceptable risk to bats.

3. Bournemouth Airport Safety- received 20 March 2026

No objection subject to condition to secure mitigation to be fully funded by the applicant.

4. Ministry of Defence- received 14 April 2025

No objection subject to conditions in the interests of aviation safety to secure:

1. An aviation lighting scheme and
2. Notification of the MOD of construction and turbine details

5. Dorset National Landscape- received 18 June 2026

There are a range of elevated vantage points within the National Landscape to the north-northwest that would experience moderate adverse effects due to the significant increase in the scale of the turbine. The effects of most relevance to the decision are distributed over a diffuse area within the National Landscape, to the north-northwest of the turbine, e.g. viewpoints 7 – 14 within the applicant's appraisal. These impacts will need to be weighed against the benefits of the project, particularly the substantive increase in renewable energy production.

Received 21 October 2025

The £120k figure for landscape enhancement is acceptable based on the specific circumstances of the proposal. Flexibility should be secured in how the monies are spent; we need to be able to pool with other funding to get the maximum benefits.

6. Dorset Council Senior Landscape Architect- received 18 June 2026

No objection subject to further information.

Identifies moderate adverse landscape impact on the wider Open Chalk Downland Landscape Character Type (LCT) reducing to a moderate to minor adverse impact on the Chalk Valley and Downland, Valley Pasture, and Heath/Forest Mosaic LCTs.

The proposed turbine would be likely to have a major/moderate and therefore significant adverse visual impact on receptors at viewpoints within 2km of the site and on heritage assets. However, the existing wind turbine is a recognisable feature in the landscape and so its replacement would not create a new feature. Though it may be a more dominant feature in close views, this increase in dominance would be reduced at greater distances. A consideration

of its wider landscape and visual effects, in the context of current guidance and policy, would also suggest that the landscape could accommodate a turbine of this size in this location.

Mitigation measures suggested.

7. Dorset Council - Highways received 5 August 2025

No objection subject to conditions to secure:

Construction Traffic Management Plan

Grampian condition- works to the highway

Manoeuvring, parking and loading areas

Reinstatement of access at decommissioning

8. Dorset Natural Environment Team

No objection subject to conditions

9. Dorset Council Conservation Officer

Objection

Object in accordance with the comments and supporting the concerns expressed in Historic England's letter dated 16 April 2025.

Attention drawn to impact on designated viewpoints. Considerable cumulative impacts. No heritage benefits.

10. Dorset Council Economic Development and Tourism Team

Support

From an economic development perspective, the arguments in favour of this application are strong and clear. It will provide jobs in its design, construction and maintenance, it will provide electricity that everyone needs to live, work, and learn, and increasingly to power our transport and heating as we move to a lower Carbon economy.

Onshore wind turbines are probably one of the most cost-effective, efficient, and environmentally friendly ways of generating electricity. In the public interest.

11. Bere Regis Parish Council

Have declared a pecuniary interest in this application as they receive donations from the project throughout the year which go towards community groups such as the Village Hall, Lunch Club, Scouts, Community Transport and many smaller initiatives.

A comment is made on the need for adequate reports to be in place and for the information contained within those reports to be accurate and up to date.

12. Affpuddle & Turnerspudde Parish Council

No objection to the principle subject to being satisfied that all of the required assessments and impact studies have been submitted and to being party to the proposal for Community Benefit.

Request for feedback on some areas of concern:

- Lack of impact assessments for properties within 1km of the site in relation to noise and flickering effects
- Limited information about impact on villages
- Potential negative impact on the historic landscape and potential damage to the Roman Road and archaeological objects

12. Milborne St Andrew Parish Council

Concerns from members of the public about the lack of detail in the application, particularly lack of photo montages from key viewpoints and omission of at least one very nearby property from the noise assessment process. Queried claim that no complaints had been made about noise from the current turbine.

Objection on the grounds of:

- Overlooking/loss of privacy
- Scale and dominance
- Drainage, sewage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation especially birds, bats and raptors

13. Ward Members

None received.

Representations received

Total - objections	Total - No objections	Total - comments
14	14	1

Summary of comments of objections:

Objectors have raised the following concerns:

- Harm to the landscape
- Excessive increase in size from existing
- Impacts on ecology
- Environmental issues (unspecified)
- Noise

One comment was received suggesting that more reports were required to assist assessment.

Summary of comments of support:

Supporters made reference to:

- The benefits of green energy
- Acceptability in the landscape- existing turbines were identified as positive

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty)

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E10: Biodiversity and geodiversity

E12: Design

Made Neighbourhood Plans

Bere Regis Neighbourhood Plan 2019-2034 (made June 2019)- the plan is silent about renewable energy proposals and does not seek to duplicate the Local Plan policies on landscape and heritage.

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change' sets out importance of renewable and low carbon energy.
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss

or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Relevant sections include: Renewable and Low Carbon Energy

Supplementary Planning Documents and Guidance

Purbeck District Design Guide SPD

Other Documents

Assessing onshore wind applications: Guidance for local planning authorities in England 2026

The Dorset National Landscape Management Plan 2026-31

The following objectives and policies are relevant to this application:

- C1a – Development should seek to conserve and enhance the National Landscape
- C2a – Require high-quality landscape assessment and evidence-based planning
- C3b – Enable appropriate development that supports community needs
- C3c – Enable appropriate development that supports adaption to, and mitigation of climate change
- C4a- Prevent and mitigate negative impacts of development on landscape and visual character affecting the National Landscape.

Dorset AONB Landscape Character Assessment

Dorset Climate and Ecological Emergency Strategy (2021)

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (April 2014)

Conservation Area Appraisals that could be considered relevant:

- Bere Regis Conservation Area Appraisal
- Piddle Valley Conservation Area Appraisal
- Puddletown, Stinsford and Lower Bockhampton and Tolpuddle Conservation Area Appraisal
- Milborne St Andrew Conservation Area Appraisal
- Milton Abbas Conservation Area Appraisal

Relevant UK legislation and strategies include:

- Climate Change Act (2008) (as amended)
- Energy Act (2016)
- The Energy White Paper: Powering out Net Zero Future (2020)
This document sets a goal of a fully decarbonised, reliable, and low cost power system by 2050

- Net Zero Strategy: Build Back Greener (2021)
This document sets out the Johnson Conservative Government's strategy for achieving 'net zero' targets and sets out policies and proposals to assist in meeting carbon budgets and the legally binding commitment to achieve net zero greenhouse gas emissions by 2050. These policies include maximising renewable energies and an aim that the UK be powered entirely by clean electricity by 2035.
The document anticipates that a low-cost, net zero consistent electricity system is most likely to be composed predominantly of wind and solar generation.
- Carbon Budget Order 2021
This sets the carbon budget for the 2033-2037 budgetary period
- British Energy Security Strategy policy paper (April 2022)
The Johnson Conservative Government set out the Prime Minister's plans to boost Britain's energy security following rising global energy prices and volatility in international markets. This includes commitments which could see 95% of Great Britain's electricity set to be low carbon by 2030. This relies on a range of sources, including, onshore wind although the government was concerned to ensure that such proposals had community support.
- Energy Act 2023
- Clean Power 2030 Action Plan: A new era of clean electricity (December 2024)
The Government has set out an aim to provide as much clean power as the country consumes and at least 95% of Great Britain's generation. Confirms that the government has ended the '*de facto ban on onshore wind energy*' and '*will update NPPG in 2025 to provide clarity on the application of planning policy for renewable and low carbon development to support the updates to NPPF in practice*'.
- Onshore Wind Taskforce Strategy (July 2025)
Introduces a target to expand onshore wind capacity in England from approx. 14.8GW to 27-29 GW by 2030.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

No harm to people with protected characteristics has been identified as arising subject to conditions mitigating noise and flicker impacts.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Contribution to off-site landscape enhancement	Up to £120,000 to be paid in instalments
Non material considerations	
Community Benefit Contributions	TBC- will be a specified sum per Megawatt installed for the lifetime of the development.

14. Planning Assessment

Environmental Impact Assessment

- 14.1 The application has been screened under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Although falling within Schedule 2 3(i) Installations for the harnessing of wind power for energy production, the characteristics of the replacement wind turbine are such that a screening decision has confirmed that the proposal is not EIA development.

The principle of development

- 14.2 The Purbeck Local Plan recognises the need for renewable energy to reduce reliance on fossil fuels and their associated impacts on climate change.
- 14.3 Policy E3 ‘Renewable Energy’ encourages the use and supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed. The associated criteria are:
- ‘a. the technology is suitable for the location and the scale, siting, layout, design and colour of development would not cause significant harm to landscape character or visual amenity;*
 - b. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;*

- c. development would not cause significant harm to the amenity of existing neighbours because of its scale, position, noise, vibration, overshadowing, flicker (associated with wind turbines), or other emissions;*
- d. development would not harm the significance and setting of the heritage assets;*
- e. details of suitable mitigation measures and a site restoration plan are submitted as part of a planning application; and*
- f. development can be safely accessed (both during construction and whilst operating).'*

These matters are considered in detail below.

- 14.4 Objectors to the proposal have referenced planning practice guidance Paragraph: 005 Reference ID: 5-005-20150618 dated 18 06 2015 which is titled '*How can local planning authorities identify suitable areas for renewable and low carbon energy?*' and includes the following statement: '*In the case of wind turbines, a planning application should not be approved unless the proposed development site is an area identified as suitable for wind energy development in a Local or Neighbourhood Plan*'.
- 14.5 The draft Dorset Local Plan identifies the area where the application site is located as suitable for small wind turbines (25m-60m blade tip height), but the Local Plan is at an early stage of development so cannot be given weight. The adopted Purbeck Local Plan does not specifically identify areas as suitable for wind energy development, so the proposal fails to accord with Planning Practice Guidance (PPG).
- 14.6 Whilst still current, officers note the age of the PPG and give it less weight because of its conflict with the positive approach in the more recent NPPF. It is noted that the two restrictive tests included in footnotes in the 2015 and 2023 versions of the NPPF, which required that proposed wind energy development should not be considered acceptable unless it is in an area identified as suitable in the development plan and the proposal had the backing of the affected local community, were removed in the July 2024 NPPF. Updated paragraph 168 requires that significant weight is given to '*the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future*'. The conflict with the PPG is therefore given only moderate weight.
- 14.7 The supporting text for policy E3 refers at paragraph 75 to the 'Landscape Change Strategy (Dorset County Council) and Landscape Sensitivity to Wind and Solar Energy Development in Purbeck' as key to informing the Council's consideration of the specific impacts of renewable energy proposals on the landscape. Compliance with this document is considered further below.

Impact on the landscape character of the area and Dorset National Landscape

- 14.8 The application site lies in an area of open rolling downland countryside which is not subject to any national landscape designation. Local Plan policy E1 requires that development design should take account of landform, the character of the existing landscape, the cumulative impacts with existing or planned development, and existing trees and hedgerows.
- 14.9 The area is characterised by a large-scale, expansive character with open views to broad horizons and is subject to intensive agriculture. The wider landscape is recognised for its distinctive character and scenic beauty. At its closest the Dorset National Landscape (DNL) lies approximately 4.4km northwest of the site (at Park Hill near Dewlish). Great weight is to be attached to conserving the landscape and scenic beauty of the DNL.

- 14.10 The suitability of the location for a wind turbine as required by policy E3 is already established by the existing use and grid connection. The replacement turbine is larger, but the proposed position makes use of lower land than the existing turbine sited approximately 250m to the north which is to be removed as part of the proposal. The light grey/off-white semi-matt finish is intended to reduce the distance over which the turbine is visible, particularly in dull or overcast conditions. No lighting is proposed except for motion activated lighting above access points to the turbine and control building. The aviation authorities require infra-red lighting, but this will not be visible to the naked eye.
- 14.11 The site lies in the North Bere Regis Downs character area which is identified in the 'Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District' assessment published in 2014 as having high sensitivity to turbines greater than 99m high. The report explains that the homogenous, open character of the landscape is not highly sensitive to wind energy but the distinctive hills in the vicinity elevate the sensitivity for wind turbines with greater height, particularly where development could affect neighbouring smaller scale landscapes or is evident in panoramic views from the Jubilee Trail. The report anticipates that renewable projects would result in changes in the aesthetic and perceptual aspects of landscape character. Allowing the proposal for a turbine greater than 99m in height as proposed (the turbine has a height to the tip of 125m) would be contrary to this guidance which was referenced in the supporting text to policy E3 of the Local Plan as informing areas where wind energy development would be appropriate.
- 14.12 The Council's Landscape Officer has advised that the weight that can be given to the 'Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District' assessment has lessened due to its age and changes to the NPPF that have focused on a more positive stance towards increasing the supply of renewable energy, provided that adverse impacts, including cumulative and visual impacts, are appropriately addressed. New draft guidance for non-National Landscape areas is being progressed by Dorset Council but has not yet been published. This maintains the position that large turbines (100-150m tip height) will have a sensitivity score of 'High' within the landscape character types of Chalk Valley and Downland/Chalk Uplands and Valleys.
- 14.13 A Landscape and Visual Impact Assessment (LVIA) of the proposal accompanies the planning application. The LVIA adopts the sensitivity categorisation set out in the Purbeck Landscape Sensitivity document. A zone of theoretical visibility of 20km from the proposed turbine has been identified and 20 viewpoints have been assessed.
- 14.14 The Council's Landscape Officer has confirmed that he is broadly in agreement with the magnitude and level of effect attributed to the receptor Dorset Landscape Character Types (LCT) by the LVIA and that he considers that the document is methodologically sound.
- 14.15 Two landscape character types are located within 5km of the site:
- Open Chalk Downland LCT- moderate impact identified
 - Chalk Valley and Downland, Valley Pasture and Heath/Forest Mosaic LCT- moderate minor or lower
- 14.16 The application site already hosts an existing smaller turbine with a 40.5m high hub, has a current use as a motocross track and lies in an intensive arable farmland setting close to the A35 so is identified as having a moderate to poor landscape condition. The Council's

Landscape Officer considers that the effects of the proposed turbine on the site and its immediate surroundings as a resource in its own right would be unlikely to be significantly adverse.

- 14.17 The increase in the scale and height of the wind turbine will be at its most noticeable within 2km of the site. The Council's Landscape Officer has identified a high magnitude of change for these viewpoints, and receptors having high/medium sensitivity, so he considers that the level of effect should be described, at best, as major/moderate adverse rather than moderate as identified by the LVIA. It is noted that the LVIA identifies adverse impacts for some private properties within 3km which appears to support this assertion.
- 14.18 Properties on the edge of nearby settlements are attributed a moderate level of adverse effect with the level decreasing with increased distance from the site. Road users within 3km will experience intermittent views and a moderate to minor adverse effect which would reduce to minor at greater distances. Recreational users of footpaths and bridleways in the locality would experience up to major adverse effects where the turbine is seen as a prominent feature in direct views, but many of these views are already affected by the current wind turbine.
- 14.19 Beyond 5km it is anticipated that the distance will mitigate harm, reducing prominence so effects will be minor, or lower. Cumulative impacts with the Alaska Wind Farm turbines at Stokeford Heath Sand and Gravel pits have been considered but are not judged significant.
- 14.20 It is recognised that visual impacts during the construction phase could give rise to adverse landscape or visual effects, but these would be temporary and short term, so limited weight is given to the harm in the planning balance.

Impact on the National Landscape

- 14.21 Fifteen of the twenty representative viewpoints within the LVIA are located within the Dorset National Landscape. There is a statutory duty to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape and paragraph 189 of the NPPF requires that '*Great weight should be given to conserving and enhancing landscape and scenic beauty in...National Landscapes...development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas*'.
- 14.22 The special qualities of the Dorset National Landscape, identified by the latest Management Plan 2026-2031, include '*Contrast and diversity- a microcosm of England's finest landscape*' alongside wildlife, historical and cultural value. Valued characteristics include a collection of fine landscapes, uninterrupted panoramic views which allow appreciation of the patterns and textures of the landscape, tranquillity and remoteness, and the undeveloped rural character.
- 14.23 Policy C1.a of the Management Plan includes amongst other matters, the requirement to '*Manage the landward and seaward settings to conserve and enhance character, ensuring the assessment of views, noise and wider environmental impacts.*' The impact of the development on the special qualities of the Dorset National Landscape has been identified by the LVIA as limited. It concludes that while the proposed turbine may be a noticeable feature in distant views, existing turbines already influence the landscape.

- 14.24 The Dorset National Landscape (DNL) team have advised that it is reasonable to anticipate that the turbine will be perceived as a substantial manmade feature due to its scale *'resulting in some inherent tension in terms of the prevailing 'natural beauty' of the designated area'*. It is recognised that there are eight elevated viewpoints to the north/northwest of the turbine identified by the LVIA (nos. 7-14) as areas where moderate adverse effects would arise due to the increased scale of the turbine.
- 14.25 The DNL team disagree with the LVIA categorisation given to receptor sensitivity, contending that all the visual receptors associated with public rights of way and open access land within Dorset National Landscape should be attributed 'high' sensitivity. Whilst they recognise that the turbine is a replacement scheme, they consider that the substantial additional scale would result in a greater magnitude of change than the LVIA has identified, particularly for viewpoints 7-12 which are between 5 and 10km from the site so they recommend that for these viewpoints the planning assessment should anticipate an adverse impact of a 'moderate' adverse nature. The team recognises that such views are *'relatively diffuse, in that they can be observed across a fairly wide geographical area, and intermittent, in that they tend to vary in their availability in relation to landform and intervening vegetation'*.
- 14.26 Viewpoints 15-20 are also within the National Landscape to the south and west but with distances of around 15km and, for some views, the Alaska Wind Farm having greater visual effects, the effects of the Rogers Hill scheme are considered to be of a lesser nature.
- 14.27 Overall, the LVIA concludes that the host landscape can accommodate the proposed turbine. The Council's Landscape Officer agrees that the landscape can accommodate a turbine of this size but has requested that mitigation opportunities be considered. Opportunities for disruptive paint finish have been discussed with the applicant but have been judged likely to emphasise rather than mitigate the visual impact of the development in this location. The proposed planting of 50m of hedgerow and 55 trees to the north of the site for the purposes of Biodiversity Net Gain will secure a modest beneficial landscape impact but due to the height of the turbine such planting will not successfully moderate the visual impacts.
- 14.28 Officers note that the existing wind turbine is already a prominent feature in the landscape and that the proposed replacement, albeit much taller, would not significantly alter the visual dominance of wind energy development in views from the surrounding landscape or when encountered on journeys through the area. Nevertheless, the DNL team have identified moderate adverse effects on the Dorset National Landscape due to the scale of the proposal. In these circumstances Management Plan policy C1.a states that the development can only be supported where it is necessary and in the public interest. Where primary design cannot address landscape impacts, as in this case, robust secondary mitigation is required with consideration for compensation or offsetting for any residual adverse impacts.
- 14.29 Para 168 of the NPPF is clear that local planning authorities should not require applicants to demonstrate the overall need for renewable energy proposals. In this regard it is not considered appropriate to make a judgement as to whether the proposal is or is not 'necessary'; clearly, there is policy support for renewable energy projects, especially in the light of recent government commitments to Clean Energy.
- 14.30 The National Landscape team has advised that compensatory measures be considered to ensure compliance with policies C1.a of the Management Plan, policy E1 of the Local Plan

and the s85 CRow Act duty to '*seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty*'.

14.31 To meet the statutory duty, the aim is to avoid harm as far as is reasonably practicable and to take steps to explore measures which would further the statutory purpose. In this case, following discussion with the National Landscape Team an appropriate financial contribution has been identified, to be paid in annual instalments, which will be used to secure enhancement landscape projects with the Dorset National Landscape with priority given to projects within 10km of the wind turbine.

14.32 The above approach is consistent with other renewable energy schemes agreed in the area such as North Fossil Farm and land at Gaulton Manor Farm where harm to the Dorset National Landscape has been moderated through compensation packages. When calculating the appropriate contribution regard has been had to the impacts of the existing wind turbine. It is judged that the payment of 0.47% of gross revenue to be paid annually in arrears up to a value of £120k is appropriate. This equates to approximately £4,000 per annum, with a minimum payment of £2k and a maximum of £5k per year although the higher figures are anticipated. The drafted legal agreement to secure the monies includes a requirement that bids for funding are considered by a panel comprising, where possible, representatives of the Council, the Dorset National Landscape Partnership and other individuals considered appropriate. The panel will make recommendations so that the funds are awarded to achieve the aims which are to:

- strengthen the character of the surrounding landscape by the creation, conservation, enhancement and management of land cover and habitats;
- enhance biodiversity by the conservation, enhancement and management of boundary features, woodlands and rural lanes; and
- improve rights of way and/or facilities for non-car access.

14.33 Policy E1 aligns with the National Planning Policy Framework which is clear that proposals that are harmful to the character and appearance of the area should not be supported unless the public benefits clearly outweigh the significant protection afforded to the National Landscape. In this case the moderate adverse visual impacts arising from diffuse and intermittent views of the larger wind turbine from the Dorset National Landscape are such that the proposed funding towards landscape enhancement in the vicinity is judged to represent a public benefit that outweighs the limited effects, so that it can be concluded that the proposal will seek to further the purposes of conserving and enhancing the natural beauty of the National Landscape.

Other landscape issues

14.34 It is considered necessary and reasonable to impose a condition controlling the finish of any ground level building that may be required; natural wood cladding and a matt dark grey roof finish would be appropriate to mitigate the visual impacts.

14.35 When the turbine ceases operation (anticipated 30 years) then all the major components and most of the above ground structures will be removed. The application is supported by a draft decommissioning and restoration strategy as required by policy E3. Underground cables, the lower part of the base of the turbine (below 0.6m) and the hardstanding below 0.3m will be

left in situ to avoid additional disturbance and environmental impacts that would otherwise arise. The excavation will be appropriately backfilled and landscaped with re-seeded topsoil. The access track will be retained for agricultural use by the land-owner but the top dressing would be reduced to 2m in width with the margins allowed to re-vegetate. Whilst ideally all hardstanding would be removed, officers are satisfied that the proposals would appropriately remediate the visual impacts of the scheme in the National Landscape and consider that requiring further removal would be associated with additional environmental impacts which could not be justified.

Summary

- 14.36 Overall, some moderate impacts to landscape from visual impacts will arise from the positioning of the larger wind turbine for a 30 year period, but as identified by the LVIA this is predominantly to undesignated landscapes. As some harm to the Dorset National Landscape has been identified, it is reasonable and necessary to secure compensation via planning obligation so that the scheme furthers the purposes of conserving and enhancing the natural beauty of the National Landscape. Subject to conditions and a s106 legal agreement to secure landscape enhancement contributions the proposal accords with policy E3 a; no significant harm to landscape character or visual amenity has been identified. The degree of unmitigated harm to undesignated landscapes will be limited and is therefore given moderate weight in the planning balance.

Impact on heritage assets

- 14.37 Due to the increase in height compared to the existing wind turbine and being the tallest feature in the local landscape it has been necessary to consider the potential impact of the proposal on the setting of heritage assets within 5km of the site.
- 14.38 The heritage impact assessment argues that the turbine will not essentially change the landscape baseline since this already includes a turbine and will not lead to harm to heritage assets because *‘the Site and its location within the wider agricultural backdrop does not form part of the setting that makes a meaningful contribution to the significance of any of these assets’* (p iii).
- 14.39 Historic England disagrees with this assessment, raising some concern about the effect of the development on the Grade II* registered landscape at Milton Abbey and its Grade I listed house, and the setting of two Scheduled Monuments; hillforts at Woodbury Hill and Weatherby Castle.

Milton Abbey

- 14.40 The wind turbine is to be located approximately 4 miles south of the Grade II* registered park which forms the landscape setting of the Grade I listed Milton Abbey House. The landscape was designed by Lancelot ‘Capability’ Brown who created woodlands to frame views to and from the Abbey, identified the open valley floor as ‘The Great Lawn’ and enlarged the estate, replacing the old village of Milton with an artificial lake and designing the new model village of Milton Abbas to the east.
- 14.41 A circuit of walks and rides through the park were created offering views to and from the Abbey and introducing built features including the Keeper’s Cottage. The Keepers Cottage is located on the valley ridgeline between Green Hill Plantation and Horse Park Plantation. Now

part of Green Hill Nature Reserve, it was formerly a small deer park that evolved into a menagerie with designed viewpoints concentrated around the site. The house at Milton Abbas (now Milton Abbey School) is prominent in views from Green Hill and the setting of the house, as a visual focus of the picturesque surroundings, is a key aspect of its significance which is recognised by its Grade I status.

- 14.42 The proposed wind turbine falls within the backdrop of the South Dorset Downs/Purbeck Hills framed by woodlands in the long distance vistas south-eastwards towards the Abbey from Green Hill. These are designed views that have largely remained unaltered in composition since Brown implemented his landscaping proposals in the late 18th century. While the submitted heritage statement claims that the positioning of the turbine which will not break the ridgeline will avoid harm, Historic England considers that due to its scale and light colour, the turbine will be visually conspicuous resulting in harm to the setting of the Milton Abbey Registered Park and Garden and to the setting of the Grade I listed house which forms part of the park's centrepiece.

Weatherby Castle and Woodbury Hill

- 14.43 Historic England have also identified harm arising to the setting of the Iron Age hillforts at Weatherby Castle and Woodbury Hill.
- 14.44 The applicant's heritage assessment identifies that the historic interest of Weatherby Castle hillfort is tied to the development of the Iron Age landscape in the wider area and that the hillfort is in a prominent position, but discounts the agricultural landscape beyond the slopes and bases of the raised areas as lying beyond the assets' settings, noting that dense vegetation has enclosed what might originally have been clear unobstructed views across the wider landscape. The significance of both Weatherby Castle and Woodbury hillforts are judged to be tied to their archaeological and historic interests, so their immediate settings are considered to make the greatest contributions to their significance. The turbine will be visible in views from and to the assets but will not hinder views between them.
- 14.45 Historic England note that Weatherby Castle hillfort is now largely covered in vegetation, but contend that the monument would have been built to command the surrounding landscape so the open, rural landscape that surrounds it contributes to understanding of its original defensive function. The Woodbury Hill protective earthworks were similarly designed as a protective enclosure with a defensive function. Historic England has identified that the proposal will exacerbate the impacts of the existing turbine which appears as an alien feature in the landscape. Due to its scale and moving nature they judge that the wind turbine will result in harm to the open, rural setting which contributes to the significance of the hillforts.
- 14.46 The Council's Conservation officer agrees with Historic England's assessment of the harm arising to Milton Abbas heritage assets and the hillforts. Although the harm is less than substantial, NPPF para 212 requires that the more important the asset the greater the weight that should be given to its conservation, and the heritage assets affected are of high significance.

Other Listed Buildings and Conservation Areas:

- 14.47 The area surrounding the turbine is abundant with Grade II listed buildings, undesignated heritage assets and the nearby Conservation Areas of the Piddle Valley, Tolpuddle, Puddletown, Bere Regis, Milborne St Andrew, Milton Abbas and Winterborne Whitechurch.

The harm arising to their heritage value from the proposed turbine will in many instances be limited for the reasons listed by the applicant's heritage assessment which includes lack of intervisibility as a result of topography, intervening structures and vegetation. The Council's Conservation Officer accepts that where the turbine is visible much of the impact on views and vistas would be incidental, but notes that there will be cumulative impacts on the historic environment.

- 14.48 Tolpuddle and the River Piddle Conservation Areas sit in the valley south of the A35 where no harm from intervisibility with the proposed turbine is anticipated. Milborne St Andrew to the northeast is also in a valley and visually separated from the application site by topography including the position of Wetherby Castle, a prominent landmark which lies to the southeast between the village and the turbine. Winterborne Whitechurch to the northeast lies between two hills; Blandford Hill to the north and Dorchester hill to the south with only middle-distance views available to the south such that the turbine approximately 5km away will not cause harm. No harm to the heritage value of these Conservation Areas has been identified.
- 14.49 The Bere Regis Conservation Area derives value from its siting within the surrounding landscape and its relation to that landscape. The proposed wind turbine will be prominent in some views of Bere Regis from the A35 on approach as demonstrated by the visibility of the existing wind turbine, but from within the Conservation Area vistas are predominantly to the east towards Woodbury Hill and south. As explained in the Conservation Appraisal accompanying the application, the increased height of the turbine is likely to result in seasonal views of the turbine blades from some limited viewpoints in the western part of the Conservation Area. The appraisal suggests that these will not result in harm, but officers consider that overall, the industrial nature of the turbine will detract from the rural setting of the Conservation Area in these views resulting in less than substantial harm, albeit limited.
- 14.50 Milton Abbas Conservation Area comprises two significant areas. The Street, a unique collection of mainly 18th and 19th century houses lies within a wooded setting and due to the east west orientation will not be affected by the siting of the turbine. The second area comprises the school building, Abbey, Chapel and their landscaped setting. Although impacts were scoped out by the Conservation appraisal supporting the application as the turbine will not impede the ability to experience the long distance views, officers recognise that the increased height of the turbine will increase its prominence as a modern incursion into some designed views from the Conservation Area which contribute to its significance. Although these are likely to be very limited as a result of screening by intervening woodland and parkland trees, it has not been demonstrated that less than substantial harm to the setting will be avoided.
- 14.51 The Council's Conservation Officer has objected to the proposal noting that it would be difficult for such a large industrial structure to ever contribute positively to the significance of a listed building and its setting or preserve or enhance the character and appearance of a conservation area given the predominantly rural nature of this part of Dorset. Based on heritage considerations only, officers agree that there is no justification for the anticipated less than substantial harm to heritage assets.

Archaeology:

- 14.52 The proposed temporary access will cross the course of a Roman Road in the arable field to the north of the site. The supporting statement explains '*measures will be taken to ensure that the temporary surface lies above the plough soil and does not affect any in-situ archaeological levels. The installation of the temporary access will be overseen by the project archaeologist in accordance with an agreed archaeological management plan*'. The Council's Senior Archaeologist has provided wording for a condition to secure a programme of archaeological works to avoid harm to this heritage asset.

Summary

- 14.53 Officers judge that the proposed development will result in less than substantial harm to the setting of heritage assets of high significance (Milton Abbey, Weatherby Castle and Woodbury Hill). Less than substantial harm is also anticipated to the setting of the Bere Regis and Milton Abbas Conservation Areas and Grade II listed buildings in Shitterton, contrary to policies E2 and E3.d. Where harm to the setting of a heritage asset is identified it should be given significant weight and the NPPF para 213 requires there to be a clear and convincing justification any harm. Public benefits are considered later in the report.

Impact on Highway Safety

- 14.54 The proposed site access will extend from Roke Road, a classified road, which has a rural character but already accommodates HGVs and large agricultural vehicles. The access to the field will need to be modified to facilitate construction works which include abnormal load deliveries, but the Council's Highways Engineer is satisfied that the submitted swept path drawings demonstrate that the necessary works to widen the access radii can be achieved on land within the applicants control or in the highway by way of a section 278 licence. Such works will be subject to a safety audit.
- 14.55 The main impacts on the highway will take place during the construction and decommissioning phases. A condition is necessary to secure a construction traffic management plan as well as a 'Grampian' condition requiring the highway works. An informative note will be added to any approval to remind the developer that they will need appropriate consents from other statutory authorities in respect of the movement of abnormal loads.
- 14.56 During the operational phase performance is monitored remotely. The applicant anticipates that visits by operations staff will be required approximately once or twice a month for routine inspections and that approximately every 6 months a longer visit for servicing will take place, each visit involving a light van or 4x4 vehicle. Unscheduled maintenance may also be required but this would not be anticipated to have significant highway impacts.
- 14.57 Subject to conditions the proposal accords with the relevant requirements of accessibility policy I2.

Impact on aviation safety

- 14.58 The site lies within the area covered by Bournemouth Airport's Radar but concerns about the potential for disruption to the radar system have been ameliorated following a technical

safeguarding assessment and identification of mitigation opportunities that will be funded by the developer. The airport has removed its objection subject to the imposition of a condition.

Impact on neighbouring amenity

- 14.59 Policy E12 requires at point e that development design should ‘*avoid and mitigate any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts...*’.

Noise

- 14.60 In addition to the visual impact already considered, there is the potential for noise impacts from the turbine. Comments from objectors raised concerns about harm from noise.
- 14.61 The existing turbine on the site is subject to a condition (no. 8 of 6/2011/0394) requiring that:
‘The LA90 (10 minutes) specific noise levels due to the operation of the turbine shall not exceed 35dB(A) up to wind speeds of 10m/sec at 10 metre height, as measured 3.5 metres from the façade of the nearest noise sensitive development in existence at the date of this permission.
Reason: To safeguard the amenity of the occupiers of nearby residential properties.’
- 14.62 A noise assessment undertaken on 29 November 2012 confirmed that this requirement was met; the highest noise level recorded was 33db(A) at the bottom of the MX track, 298m to the south and the highest level for any neighbouring property was 26.1db(A) at Shephards Cottage/Roke Barn, 618m to the north. It is understood that following neighbour concern about noise impacts, the operation settings of the turbine was amended so that the blades were not rotating in very light winds, particularly at night.
- 14.63 The noise assessment accompanying the current application is consistent with the previous noise reports in identifying that the 35dB LA90, 10min threshold at 10m/s wind speeds (as required by ETSU-R-97 for single wind turbines) is the level at which wind turbine noise is unlikely to cause disturbance or significant annoyance to nearby residents.
- 14.64 Shephards Cottage was identified as the closest residential receptor to the site which is located approximately 800m from the proposed wind turbine location. The noise impact assessment submitted with the application confirms that the predicted noise levels would be below the required threshold, and below 33dB for residential properties outside of the control of persons with financial involvement in the wind turbine development so harm to neighbouring amenity can be avoided.
- 14.65 An additional noise assessment with an updated report dated 25 July 2025 was later provided to the Council which responded to concerns raised by neighbours that Weatherby House and Ashley Barn Cottages to the west had not been included in the original assessment, there had not been recognition that complaints had been received from Weatherby House about noise from the current wind turbine, and that some of the properties at Rogershill Farm were tenanted and therefore not financially involved with the wind farm development.
- 14.66 The additional details confirmed that Rogershill Cottages are the closest residential receptors to the turbine at approximately 660m but that the sound levels that would be experienced in worst case conditions would be at 33.6dB when the turbine operates at the standard (loudest) mode which is within the current government guidelines for onshore wind turbines.

The assessment highlights that modern larger turbines rotate more slowly and feature improved aerodynamic blade designs and different operating modes which can assist in mitigating noise impacts if these are identified as necessary post-construction.

- 14.67 The information accompanying the application provides the necessary reassurance that the noise from the upgraded wind turbine will remain minor in relation to the ambient noise environment. A condition can be reasonably imposed to avoid harm to neighbouring amenity from noise.

Shadow Flicker

- 14.68 The National Policy Guidance for renewable and low carbon energy identifies shadow flicker as the effect arising when an operating turbine is located between the sun and the receptor (such as a dwelling or place of work) and due to the turbine rotation, the light intensity fluctuates within an affected room.
- 14.69 The occurrence the duration of any shadow flicker will depend on the wind speed, direction and cloud cover. Although problems are rare, potential shadow flicker effects can occur within approx. 900m of the turbine (10 x the rotor diameter), predominantly to the east or west of the turbine and within 130 degrees north.
- 14.70 There is no formal guidance or standard methodology in England relating to shadow flicker exposure. Planning Inspectors have referred to Irish methodology.
- 14.71 A number of residential dwellings at Rogers Hill Farm lie between 650 and 800m to the west of the turbine, within the distance where weak shadow flicker effects could be experienced, but officers agree with the supporting statement that due to the siting of the properties and presence of trees, it is reasonable to predict that intervening vegetation will mitigate the majority of effects. Given the limited likelihood of flicker, no assessment has been requested at this stage but in order to protect residential amenity a condition will be necessary to secure approval and implementation of shadow flicker mitigation. Software control systems can prevent the turbine operating at times and in the conditions when shadow flicker at identified receptors could occur.
- 14.72 Subject to conditions no harm to neighbouring amenity is anticipated and the requirements of design policy E12e can be met.

Impact on Biodiversity

- 14.73 Local plan policy E10 requires that biodiversity and geodiversity is protected and harm is avoided or managed. The ecological appraisal that was carried out in 2011 identified that there were no protected, rare or endangered species or habitats present on the site that would be harmed by the development. Further baseline surveys were undertaken in April 2023, July 2024 and November 2024 and no change was identified.
- 14.74 Bird strike has not been identified as an issue on this site which is not near habitat features such as wetlands or estuaries or in proximity to sites designated for passage of wintering birds. Data searches have confirmed limited bird records, with skylarks being the most abundant species. The presence of the existing turbine is judged likely to have already resulted in adjusted field and flight patterns.
- 14.75 During the course of the application a bat survey dated September 2025 was provided which confirms significant movements by commuting and foraging bats in the vicinity including

species at low and high collision risk, but it is noted that the larger turbine will have blades at a height above most bat flight lines and the position of the wind turbine has been amended to position it further from hedgerows to reduce the vulnerability risks for bats. The Council's Natural Environment Team officer has advised that an active bat curtailment system be secured to further minimise potential bat interactions.

- 14.76 Biodiversity Net Gain exceeding the necessary 10% is proposed on the site by the introduction of grassland on part of the former bike track, the planting of trees and hedging.
- 14.77 Subject to a condition to secure active curtailment of the blades when bat activity is detected in the locality the proposal is found to accord with biodiversity policy E10.

Impact on flood risk

- 14.78 The site is not identified as being at any flood risk. The proposed temporary and permanent hard standings and tracks will be constructed of permeable aggregate allowing passive dispersion of rainwater. The proposal accords with policy E4.

Benefits

- 14.79 The supporting statement explains that in 2024 renewable energy provided 45% of the UK's electricity. The other sources were nuclear 13% and natural gas Open Cycle Gas Turbines 29%. Gas power stations are used to fill gaps when generation does not match demand.
- 14.80 Recent international instability has highlighted the risks associated with reliance on fossil fuels from abroad. Fossil fuels are also predicted to run out in the next few decades and will become increasingly expensive with scarcity. Onshore wind is generally considered the most cost effective large-scale renewable energy source that can be deployed at a significant scale.
- 14.81 The emissions of carbon dioxide, methane and nitrous oxide associated with fossil fuels have been linked to climate change. An estimated 27% of the UK's total carbon dioxide emissions come from power stations with average fossil-fuel power creating around 460g CO₂eq/kWh. In comparison onshore wind power is recognised as having a relatively low carbon footprint of around 9g CO₂eq/kWh when taking account of the manufacture, construction and decommissioning phases (www.lse.ac.uk).
- 14.82 The applicants have suggested that by providing power equivalent to the average energy use of approximately 1,288 households the project could prevent the emission of up to 2,600 tonnes (approx.) of CO₂ per year, or 76,100 tonnes (approx.) over the anticipated 30year operating period. The current wind turbine is a 0.5MW turbine which has generated an average of 807 Megawatt Hours of renewable energy per annum while the proposal will have an expected capacity of 2MW and is anticipated to generate around 7,200 MW hours, the equivalent of a nine-fold increase.
- 14.83 The site offers an existing grid connection with the ability to accommodate the increased generation that can be exported by the replacement turbine. Grid connections are a key constraint particularly as grid investment has not kept pace with the build-out of electrical generation. In the context of the Climate and Ecological Emergency and the need for renewable energy to help meet the target of Clean Energy by 2030, the ease of connectivity to the grid is important. Reusing the site access track will also reduce construction impacts. The applicant has explained that the existing turbine will be refurbished for use elsewhere

while the new turbine will also be a refurbished turbine from Europe, reducing the carbon footprint of the scheme.

- 14.84 Socio-economic benefits are also anticipated from the proposal. The developer will be tendering locally for construction work contracts worth around £400,000.
- 14.85 A community benefits package will be created, building on the existing package already in place, but this is not a material consideration for the planning application.
- 14.86 The benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future are given significant weight in the planning balance as required by NPPF paragraph 168a).

15. Environmental implications

These are set out in the officer assessment above.

16. Summary of issues and the planning balance

- 16.1 In assigning weight to the planning issues due regard has been had to guidance provided by the NPPF. The scale used is:
- Substantial- major, transformational impact
 - Significant- a serious and influential impact
 - Moderate- noticeable and material effect
 - Limited- some impact, minor
 - None- no impact
- 16.2 As the Purbeck Local Plan does not clearly allocate areas suitable for wind turbines the proposal cannot accord with the national planning practice guidance para 5-005-20150618 that wind turbines should only be granted where they accord with a local plan. Since the PPG has not been updated following changes to the NPPF removing restrictive tests for wind energy development and requiring that significant weight to be given to the benefits of such schemes, only moderate weight is given to this conflict.
- 16.3 The development will result in some moderate adverse impacts to undesignated landscapes. Moderate adverse impacts from a limited number of viewpoints within the National Landscape is judged significant as great weight needs to be given to conserving landscape and scenic beauty in National Landscapes, but the proposed landscape enhancement compensation secured by legal agreement is judged to outweigh the harm and meet the statutory requirements to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape.
- 16.4 Due to its scale, industrial form and siting, the proposal will result in less than substantial harm to the setting of important heritage assets: the Grade II registered landscape at Milton Abbey and its Grade I listed house and the setting of two Scheduled Monuments; hillforts at Woodbury Hill and Weatherby Castle. Officers have also identified the potential for less than substantial harm to the setting of the Conservation Areas of Bere Regis and Milton Abbas and some Grade II listed buildings in the vicinity of the turbine. Due to the significance of several of the assets affected, the less than substantial harm is given significant weight against the proposal in the planning balance.

- 16.5 These factors weigh against approval, but in this case your officers judge that the public benefits provide clear and convincing justification which outweigh the harm that has been identified, so as to accord with the requirements of the NPPF in relation to harm to the setting of heritage assets para 213 and justify approval despite the conflict with Local Plan policy E3 arising from harm to the setting of heritage assets:
- 16.6 Dorset Council declared a climate emergency on 16 May 2019, amended to a Climate and Ecological Emergency in November 2019. This application provides an opportunity to directly respond to the need to address ambitious clean energy targets set by the Government in the interest of the environment, responding to the climate emergency and need for UK energy security. NPPF para 168 b) is a reminder that '*small-scale... projects* (in this case a single turbine, albeit tall) *provide a valuable contribution to cutting green house gas emissions*'. The proposed replacement wind turbine will secure a significant increase (approx. 9 times existing output) in clean energy production on a site which, although not strictly a repowering project because the new turbine will be located further down the hill than the existing one, is an established site with existing infrastructure which favours development in this location.
- 16.7 Subject to conditions, the development will avoid harmful impacts on neighbouring amenity, highway safety, ecology and avoid harm to aviation safety. These matters are neutral in the planning balance.
- 16.8 The proposal will also secure some economic benefits during the construction phase and benefits from biodiversity net gain. Although modest, these benefits combine with the significant clean energy benefits to outweigh the harm identified.
- 16.9 Summary table:

Material consideration	Weight for	Weight against	Neutral
Principle of development		Moderate adverse- contrary to PPG but this has been identified by government as due for update.	
Impact on Landscape Character		Moderate adverse- increased scale will have adverse impacts for receptors within 3km.	
Impact on National Landscape	Limited positive-compensation comprising up to £120k towards landscape enhancement represents public benefit which outweighs the limited adverse effects on the National Landscape arising from impacts on dispersed views in which the		

	existing wind turbine already features.		
Material consideration	Weight for	Weight against	Neutral
Impact on Heritage assets		Significant adverse- less than substantial harm to the setting of assets including high significance assets: • Grade II* registered park which forms the landscape setting of the Grade I listed Milton Abbey House • Weatherby Castle Scheduled monument • Woodbury Hill Scheduled monument Associated conflict with Local Plan E3(d)	
Impact on neighbour amenity			No weight- impacts mitigated by planning conditions
Impact on highway safety			No weight- impacts considered acceptable
Impact on aviation safety			No weight- impacts mitigated by planning conditions
Impact on biodiversity	Moderate positive- 10% BNG on site. Impacts on bats mitigated by planning conditions.		
Impact on flood risk			No weight- impacts considered acceptable.
Renewable energy creation benefits	Substantial positive- Public benefit of contribution to clean energy targets, reusing existing connection.		
Economic benefits	Moderate positive- predominantly at construction phase		

- 16.10 The proposal fails to comply with the development plan as a whole due to conflict with policies E2 and E3d because the proposal will cause less than significant harm to the significance and setting of heritage assets, however the public benefits of the proposal are judged to outweigh the conflict, so permission should be granted.
- 16.11 Written agreement to the pre-commencement condition(s) has been sought from the applicant.

17. Recommendation

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Eastern Team to:

A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- Landscape enhancement contribution- up to £120,000 payable in annual instalments equivalent to 0.47% of gross revenue paid in arrears with a minimum payment of £2k and a maximum of £5k per year for the 30 years of the permission. Funds to be awarded by the Council having obtained the advice of a panel towards projects which meet any of the following purposes:
- strengthen the character of the surrounding landscape by the creation, conservation, enhancement and management of land cover and habitats;
- enhance biodiversity by the conservation, enhancement and management of boundary features, woodlands and rural lanes; and
- improve rights of way and/or facilities for non-car access.

with preference to those projects in the National Landscape within 10km of the turbine.

And subject to the following conditions:

1. Commencement

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Plans List

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 300146 The location plan
- 291719 Site location plan v2
- 291628 Floor plan of the site
- Distgen Elevation (Front) - Proposed
- DG-02-04 North Access Track
- EW-56-R2-04 North Access Track from Roke Road
- DG02-01 Access track from A35 to the site
- DG02-02 Access track from A35 to Roke Road
- DG02-03 Highway improvements at junction with Roke Road
- DG02-05 North Access track from Roke Road
- DG02-06 North Access track from Roke Road
- DG02-07 Roke Road River Bridge
- DG02-08 Rogers Hill Access Route Survey

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Temporary Permission

The permission hereby granted is for a period of not more than 30 years from the date when electricity is first exported from the wind turbine to the electricity grid network (the "First Export Date"). Written confirmation of the First Export Date shall be provided to the local planning authority no later than one calendar month after the event. Within 12 months of disconnection from the electricity grid or the end of the 30 year period, the site shall be decommissioned and reinstated in accordance with the Draft Decommissioning Strategy dated June 2025.

Reason: In the interests of the long term visual amenity and character of the area

4. Ministry of Defence

Prior to commencement of any works on the development hereby approved, notice must be given to the Ministry of Defence, at least 14 days prior to the commencement of the works, in writing of the following information:

- a) the date of the commencement of the erection of wind turbine generator;
- b) the maximum height of any construction equipment to be used in the erection of the wind turbines;
- c) the date at which the wind turbine generator is brought into use;
- d) the latitude and longitude and maximum height of the wind turbine generator.

The Ministry of Defence must be notified of any changes to the information supplied in accordance with these requirements and of the completion of the construction of the development. Evidence shall be provided to the Council to demonstrate the Ministry of Defence has been notified in accordance with this condition.

Reason for condition. To maintain aviation safety.

5. Ministry of Defence

Prior to commencement an aviation lighting scheme must be submitted to and approved in writing by Dorset Council in consultation with the Ministry of Defence. This scheme must set out how the development will be lit throughout its lifetime to maintain civil and military aviation safety requirements as determined necessary for aviation safety by the Ministry of Defence.

This shall set out:

- a) details of any construction equipment and temporal structures with a total height of 50 metres or greater (above ground level) that will be deployed during the construction of wind turbine generators and details of any aviation warning lighting that they will be fitted with; and
- b) the locations and heights of all wind turbine generators and any anemometry mast featured in the development identifying those that will be fitted with aviation warning lighting identifying the position of the lights on the wind turbine generators; the type(s) of lights that will be fitted and the performance specification(s) of the lighting type(s) to be used.

Thereafter, any lights detailed in the approved aviation lighting scheme must be installed and remain operational for the lifetime of the development.

Reason for condition: To maintain aviation safety.

6. Highways- Construction Traffic Management Plan

Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway

7. Highway works

Before any other works commence on site and prior to arrival of the wind turbine blade, the following works must have been constructed to a specification first submitted to and approved in writing by the Planning Authority:

The vehicular access into the site adjacent with Roke Road in accordance with drawing DG-02- 05, that may include the relocation and reinstatement of street furniture or road signs as required

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

8. Construction Environmental Management Plan

Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including but not limited to soil stripping, storage and replacement and waste management.

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

9. Electromagnetic interference

Development shall not commence until a scheme has been submitted to, and approved in writing by, the local planning authority, setting out a protocol for the assessment of electromagnetic interference in the event of any complaint, including remedial measures. The turbine shall be operated in accordance with the agreed protocol.

Reason: To enable the local planning authority to retain proper control over the development and ensure that any electromagnetic interference resulting from the development is dealt with.

10. Archaeology

No works shall take place until the applicant has completed a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted by the applicant to and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To protect heritage assets

11. Landscaping

Prior to the commencement of development a planting and landscape management plan which secures the replanting of hedgerow and hedgerow trees, hazel coppice stands and the planting of small broadleaf woodland on land near to the site in keeping with the local character area shall be submitted to and approved in writing by the Local Planning Authority. Details shall include long term design objectives, planting proposals, a timetable for implementation, management responsibilities and maintenance schedules. The planting and subsequent management of the approved landscaping shall be carried out in accordance with the approved details.

Reason: To secure appropriate planting to mitigate the visual impact of the development in its context.

12.BNG maintenance

No development shall be commenced until a timetable for the implementation and maintenance of any proposed on-site (within the red line of the application site) non-significant biodiversity net gain (see informative below), has been submitted to and approved in writing by the Local Planning Authority. The implementation timetable and maintenance details must be prepared in accordance with the approved Biodiversity Gain Plan for the site. Thereafter the on-site non-significant biodiversity net gain shall be implemented and maintained for a period of no less than 5 years following the completion of said biodiversity net gain in accordance with the approved timetable and maintenance details. If within a period of 5 years from the date of the planting of any habitat it is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) the habitat shall be replaced with the same habitat as set out in the approved biodiversity gain plan in the next planting season, unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure that non-significant on-site biodiversity net gain is provided on site as required by the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

13. Aviation

Prior to the erection of the wind turbine, the developer shall submit to and obtain approval from the Local Planning Authority for a Radar Mitigation Scheme, prepared in consultation with Bournemouth Airport, to address any adverse impacts of the development on aviation radar systems. The approved scheme shall be fully implemented prior to erection of the turbine and shall thereafter be retained and maintained for the operational life of the development.

Reason: In the interest of aviation safety.

14.Removal of existing turbine

Prior to the first operation of the wind turbine hereby approved, the existing wind turbine shall be fully removed from the site and the land restored to a specification first agreed with the Local Planning Authority in writing.

Reason: In the interests of amenity

15.Transformer Housing

Prior to first operation of the wind turbine any electrical transformer housing shall be clad in natural timber boarding with matt dark grey roofing.

Reason: In the interests of the amenity of the area

16.Shadow flicker mitigation

Prior to the first operation of the wind turbine a shadow flicker mitigation scheme shall be submitted to and approved by the Local Planning Authority, unless a survey carried out on behalf of the developer in accordance with a methodology approved in advance by the local planning authority confirms that shadow flicker effects would not be experienced within habitable rooms within any dwelling. The wind turbine hereby approved must operate in accordance with any approved shadow flicker mitigation scheme.

Reason: In the interests of neighbouring amenity

17.Parking and manoeuvring

Prior to first operation of the wind turbine the areas shown on Drawing Number DG-02-04 for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified for the duration of the turbine operational phase.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

18. Bat mitigation

Prior to the first operation of the wind turbine, a scheme to detect bat movements and implement active curtailment to mitigate collision vulnerability risk shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall include a reporting schedule. Thereafter the wind turbine shall be operated in accordance with the approved scheme or subsequent iterations informed by reports and approved by the LPA.

Reason: To mitigate the impact on protected species.

19.Operating hours

There shall be no access to the site by Heavy Goods Vehicles, nor any noisy construction activities outside of the hours of 7am to 7pm on weekdays and 7am to 5pm on Saturdays unless specific details have been first been submitted to and agreed in writing by the Local Planning Authority. Any requests shall include operational justification.

Reasons: To protect local amenity.

20.Noise

The rating level of noise from the wind turbine hereby permitted (including the application of any tonal and/or amplitude modulation (AM) character correction), when determined at relevant properties in accordance with the draft Assessment and Rating of Wind Turbine Noise 2025 (ARWTN) Guidance Notes, shall not exceed 35 dB LA90 and:

- A) Within 21 days from receipt of a written request of the Planning Authority, following a complaint to it alleging noise disturbance at a dwelling which it deems to warrant investigation, the wind turbine operator shall employ an appropriately qualified and experienced consultant and provide a written Protocol to be approved by the Planning Authority. The Protocol shall confirm the applicable noise limit and describe the procedure to assess the level and character of noise from the wind farm at the complainant's property in accordance with the procedures described in the ARWTN Technical Guidance Notes.. Measurements to assess compliance with the noise limits shall be undertaken in accordance with the assessment Protocol which shall be approved in writing by the Planning Authority.
- B) The wind turbine operator shall provide to the Planning Authority the consultant's assessment of the rating level of noise at the complainant's property undertaken in accordance with the protocol within 2 months of the date of the approval of the protocol by the relevant Planning Authority . The assessment shall include all data collected for the purposes of undertaking the compliance measurements and analysis, such data to be provided in a format to be agreed with the Planning Authority. Certificates of calibration of the equipment shall be submitted to the Planning Authority with the consultant's assessment report.
- C) Where a further assessment of the rating level of noise from the wind turbine at the complainant's property is required to correct for other noise sources pursuant to the ARWTN Technical Guidance Notes, the wind turbine operator shall submit a copy of the further assessment within 21 days of submission of the consultant's initial assessment unless otherwise agreed by the Planning Authority. The wind turbine operator shall facilitate wind turbine shut-downs as required by the consultant to allow the other sources contribution to be determined if suitable data is not already available.
- D) Wind farm operational and wind data logged by the operator, as defined in the ARWTN Technical Guidance Notes, shall be supplied to the relevant Planning Authority on its request, within 14 days of receipt in writing of such a request.
- E) In the event that measurements confirm that noise limits are not complied with, the operator shall, within 28 days, submit a scheme to the local planning authority in writing to mitigate the breach and prevent its further occurrence, including a timetable for implementation. Following written approval of the scheme by the Local Planning Authority the approved scheme shall be implemented in accordance with the timetable and thereafter retained for the life of this planning permission.

Reason: In the interest of local amenity

20. Ecology

The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Rogers Hill Preliminary Ecological Appraisal, by Fenswood Ecology and dated January 2025.

Reason: To mitigate for impacts on ecological receptors

21. Access reinstatement

Within 3 months of the wind turbine leaving the site (cessation of operation) the access shall be reinstated to its current state, as per the geometric details as in situ, adjoining the highway boundary or to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

Informative Notes:

1. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to a National Landscape enhancement contribution.
2. In relation to condition 13 an acceptable radar mitigation scheme will include confirmation that the implementation shall be at the developer's own expense.
3. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

4. In addition to this permission, the highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

5. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
6. As the works affects a Council maintained structural asset the applicant should contact the Bridge and Structures Team by telephone at 01305 225366 or by email at simon.arscott@dorsetcouncil.gov.uk, before the commencement of any works on or adjacent to the structural asset in question, to ensure that the appropriate licence(s) and or permission(s) are obtained.
7. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.
- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 22 October 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Eastern Area Team.

1. In the absence of a completed legal agreement the Local Planning Authority cannot be satisfied that the development would secure landscape enhancement necessary to comply with the requirements of Purbeck Local Plan policy E1 to compensate for the harmful impact on the natural beauty of the Dorset National Landscape arising as a result of the scale and siting of the wind turbine and to meet the duty to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape at Clause 85 of the Countryside and Rights of Way Act (2000). The proposal is also contrary to paragraph 189 of the National Planning Policy Framework 2024.