



Department for
Communities and
Local Government

Dr P Leary
Chairman Well Parish Meeting

Dr S Braley
Clerk to Well Parish Meeting

By email only:
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Our ref: NPCU/EIASCR/D2510/71622

Date: 7 March 2013

Dear Dr Leary and Dr Braley

**Town and Country Planning (Environmental Impact Assessment)
Regulations 2011**

**Request For A Screening Direction: Wind Turbine, Land south of
Thurlby House and Balbirnie, Thurlby.**

I refer to your request dated 28 January 2013, made pursuant to regulation 4(8) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (S.I. 2011/1824) ("the 2011 Regulations"), for the Secretary of State's screening direction on the matter of whether or not the development proposed is 'EIA development' within the meaning of the 2011 Regulations.

The development proposed, namely erection of a single wind turbine with a maximum blade tip height of up to 74m falls within the description at Energy industry (i) Installation for the harnessing of wind power for energy production (wind farms) of Schedule 2 to the 2011 Regulations. Therefore, the Secretary of State considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2011 Regulations, and the information provided it is considered that overall the proposal would not likely to have significant effects on the location or characteristics of the potential impacts of the development.

It is noted that the proposal site is not located within any area which is protected under international or national legislation for their landscape, ecological, cultural or other value such as SAMs, or SSSI's. However the site is located approximately 4km from the Lincolnshire Wolds AONB and is also located in close proximity to heritage assets of national importance. Previous comments by Natural England for this area have confirmed that development is unlikely to have significant effects on users of the local nature reserve given the distance of the proposed turbines.

Due to the concerns raised relating to heritage assets within the area English Heritage were consulted, in their view the moving blades may be visible directly above Well Vale House when viewed from St Margaret's Church in Well, therefore the proposal may have a significant negative impact on the setting and significance of Well Vale House, Well Hall Park and Garden.

However, it is considered that this is an issue that should be taken into account at the planning application stage with East Lindsey District Council taking into consideration any views expressed by the statutory consultee English Heritage. Therefore, in the absence of any clear evidence showing that significant impacts will rather than might take place, I see no justification to warrant an EIA in this case.

Accordingly, in exercise of the powers conferred on him by regulation 6(4) of the 2011 Regulations the Secretary of State hereby directs that the proposed development is not 'EIA development' within the meaning of the 2011 Regulations. Permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 (SI 418) are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter to East Lindsey District Council.

Yours sincerely

Karen Rose
Planning Casework Manager