



## Wind Turbine Validation Checklist

This list is in addition to the usual information required to validate planning applications addressed by the general checklist for all planning applications. It is strongly recommended that prospective applicants obtain formal written advice by submitting details of the proposal prior to submission using our [Pre-Application service](#). Full details of Fife Council's planning process can be found at [www.fifedirect.org.uk/planning](http://www.fifedirect.org.uk/planning)

### General Details

- Accurate scale plans of the turbine and all ancillary buildings/facilities even if some are of a temporary nature.
- Access to the site clearly marked in red if the formation of the new access constitutes development. All land affected by the development including crane pads and compound areas must be included within the application site and identified in red. In all other cases the access to the site must be clearly identified from where it adjoins the public road to the application site.
- Land out-with the site but in the applicant's ownership is to be outlined in blue.

### Residential Amenity/Visual Impact.

- A plan identifying all individual residential properties and settlements within 2 km will be submitted.
- An appropriate representative range of views shall be submitted from close to the proposed turbine, intermediate distance, and distant landscape views. The choice of views selected should be justified by an accompanying statement together with a suitable ordnance survey based plan identifying the selected viewpoints.
- Photomontages shall be submitted from a representative selection of the nearest residential properties where the applicant does not have a financial interest. Views from the properties will illustrate a view from the garden and where relevant any main public room, such as a living room which faces or has prominent views of the turbine. The selection of views will be justified in the form of a residential visual impact assessment with the impact of the turbine on the properties assessed and quantified in an appropriate tabular or matrix form. The suitability of the views and accuracy will be further vetted as part of the assessment of the application by the case officer. Additional views and analysis may be requested.
- A signed statement of confirmation that the photomontages submitted comply with the most up to date technical guidance published by [Scottish Natural Heritage](#) (SNH) with regard to the photographic representation of wind farms ([Annex B SNH 2014](#)) shall be submitted as part of the verification submission process and planning application checklist.

## Landscape Impact

- Zone of Theoretical Visual Impact, to comply with best practice. The applicant shall sign the checklist to verify that the submission complies with SNH best practice.
- For wind turbine developments which include borrow pits we strongly recommend developers/applicants to include these details as part of a single application for the wind turbine development, with all the relevant supporting information, plans and sections, where appropriate.

## Cumulative Impact

Cumulative information relates to two specific areas: visual and noise impact.

## Visual Impact

- The ZTV submitted requires to provide sufficient information to identify the nearest turbines within an appropriate distance relative to the height of the turbine. Further advice is provided within [Fife Council's Planning Supplementary Guidance on wind energy \(2013\)](#)

Height (m)	ZTV Range (kms)
Up to 50m	15km
51-70m	20km
71-85m	25km
86-100m	30km
101-130m	35km
130m plus	Please contact us for specific advice.

- The supporting information must also include a map detailing all the approved and constructed turbines within the relevant search zone. The information must be dated to evidence its relevance relative to the submission date of the application.

## Noise Report

- Acoustic data shall be assessed in relation to the existing background noise levels. This shall be based on an assessment complying with ETSU best practice.
- Cumulative noise assessments shall be submitted where there is a likelihood/possibility of nearby approved turbines whether operational, or approved and awaiting construction, having an effect on the noise levels received at neighbouring noise sensitive residential properties.

## **Submitting Information**

The applicant or agent will submit a completed checklist which shall be signed to verify the content and quality of the submission. All photomontages shall be composed to comply with the SNH Guidance published in December 2014 and comply with the visualisation standards for windfarms. Reference should be made to Annex B of the SNH Guidance (2014) for detailed technical information. Any technical queries should be referred directly to SNH via the contacts noted on Annex B.

Fife Council encourages the submission of planning applications electronically. Given the nature of wind turbines and windfarm proposals, 2 full paper sets of the photomontages and any other supporting information based on photomontages shall be submitted to accompany any application. We will be unable to undertake a site visit until we have received a paper copy of the photomontages. The paper and electronic documents should be submitted at the same time however we will accept paper documents up to 5 days after the receipt of the electronic submission.

By submitting this signed certified checklist you confirm that you have submitted the relevant documents, specified in the checklist, which conform to the appropriate technical standards published by SNH and of sufficient detail to determine the application. Once valid should the case officer subsequently determine that the information is technically wrong or doesn't comply with the published technical guidelines then the application will be refused due to a lack of relevant information without further recourse to the applicant.

### **NOTE:**

This list is used only to define a minimum level for the validation of the proposal. Additional information relating to all aspects of the proposal may be requested following validation, the detailed analysis of the case officer and receipt of relevant consultees' comments. Supporting information relating to Built Heritage, Natural Heritage, Archaeology, and Transportation and any other relevant supporting information and documents should all be submitted as part of the application.

## **Supporting Information**

[Wind Turbine Map](#)

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## Wind Turbine Validation Checklist

This form must be completed, including signature and submitted with your application.

<b>General Details</b>	<input checked="" type="checkbox"/>
Scale Plans of Turbines and ancillary buildings	
Site outlined in red and other land in ownership of applicant in blue.	
If new access proposed or altered then identify in red.	
<b>Residential Amenity/Visual Impact</b>	<input checked="" type="checkbox"/>
Plan identifying all residential properties within 2 km of site.	
Photomontages from nearest relevant residential properties, the selection of which provides a representative sample of affected properties. It is recommended that this information is considered as part of a formal Pre application consultation.	
The impact on the identified residential properties shall be quantified by means of a tabular analysis of visual impact on residential properties which describes extent of impact, and assessment against policy.	
<b>Landscape Impact</b>	<input checked="" type="checkbox"/>
ZTV illustrating turbines within relevant distance of site. To comply with <a href="#">Fife Council PSG on Wind Energy (2013)</a> and specified in the table above.	
Photomontages illustrating close, intermediate and distant views. These shall comprise wirelines and photomontages to comply with SNH guidance.	
Assessment of the extent to which the proposal complies with or departs from the existing landscape characteristics described in Ironside Farrar and Fife Council PSG. Reference must include the extent to which the approval of the proposal would or would not change the landscape character type. i.e does the proposal change the landscape character from a landscape with occasional wind turbines to a turbine landscape etc.	
<b>Cumulative Impacts</b>	<input checked="" type="checkbox"/>
Visual impact supported by appropriate ZTVs, photomontages and wireline diagrams to comply with the standards specified in the SNH guidance (2014)	

<b>Noise report</b>	<input checked="" type="checkbox"/>
Complies with best practice and reflects ETSU R97 guidance: to include cumulative noise assessment if required.	
Acoustic report by qualified Acoustic Consultant.	
<b>Shadow Flicker</b>	<input checked="" type="checkbox"/>
Full details addressing the potential shadow flicker of the proposal must also be submitted.	

**I confirm that the above information has been submitted with this application and complies with the relevant guidance and best practice as noted above**

Name	Signature	Date