

**IMPORTANT NOTICE:** Please note that this guidance is currently under review. The guidance document relates to the policies of the superseded Urban Area Plan and Rural Area Plan and may not be relevant or consistent with the policies of the adopted Island Development Plan 2016. Please refer to the relevant policies and Annexes of the Island Development Plan and contact the Planning Service for further information before submitting a planning application.

# Domestic Wind Turbines



Development &  
Planning Authority



## PLANNING ADVICE NOTE 5: DOMESTIC WIND TURBINES

This advice note looks at the issues surrounding securing planning consent for domestic wind turbines.

The note provides general information and advice on factors that will, or are likely to be, taken into account in the determining of planning applications for domestic wind turbines.

It is likely to be of interest to householders who are seeking to install a domestic wind turbine at their home.

### **Domestic wind turbines and planning permission**

Renewable energy is essential to modern society – reducing harmful emissions from fossil fuels and making us more self sufficient. In principle the harnessing of renewable forms of energy is supported subject to the proposed development meeting all of the relevant planning policies and criteria under the law.

Erection or installation of a domestic wind turbine requires planning permission under the provisions of the Land Planning and Development (Guernsey) Law, 2005.

A list of general issues that will, or are likely to be, taken into account in determining planning applications for domestic wind turbines is below. A list of relevant planning policies is available at the end of this document.

It should be noted that this is not an exhaustive list of potential planning issues. Other considerations may apply in particular circumstances, or might emerge in the future. It should also be remembered that each application will be considered on a case by case basis.

### **Main considerations for domestic wind turbines**

The following issues will, or are likely to be, taken into account in determining planning applications for domestic wind turbines.

#### *Effect on neighbour amenity*

- The likely effect of the proposed wind turbine on the reasonable enjoyment of neighbouring properties is a statutory planning consideration.
- The potential for noise nuisance is a significant problem with some proposals for domestic wind turbines and can make an application unacceptable. The level of impact is likely to be greater where an operating turbine is located in close proximity to adjoining residential properties.
- Applicants requesting permission to install wind turbines will need to give very careful consideration to proposed siting to ensure that potential for noise nuisance to neighbours would not result. Applicants should include the manufacturer's noise data sheet with their application to enable an assessment to be made.
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### *Visual impact*

- The visual impact of a proposal for a wind turbine must be considered. Important considerations include design, character and amenity and whether the proposal is within a Conservation Area, is in the setting of a protected building or involves works to a protected building.
- In any particular case the planning judgement will depend upon factors such as the precise design of the proposal, its siting, height and its degree of prominence from the road or other public areas.
- Within Conservation Areas the impact of proposals on the character and appearance of the area is of greater importance. This would not necessarily preclude permission being given for an appropriately sited wind turbine which would not have a significant impact on the character or appearance of the area concerned.
- Outside the Conservation Areas, a particularly prominent or obtrusive siting, for example on or close to the front elevation of a house or in close proximity to a road, might still result in refusal of permission and so very careful consideration must be given to the proposed siting of a turbine.

### *Effect on historic buildings or buildings of character*

- In the case of historic buildings or buildings of character the impact of the proposal, not only on the area or locality concerned, but also more specifically on the building itself must be considered.
- Structural damage to properties is a possibility. This is particularly so for traditional buildings with, for example, lime mortar masonry jointing. Such issues have not as yet been considered in detail in Guernsey but must be borne in mind as an aspect of concern with regard to scheduled protected buildings.
- More likely, the attachment of a modern wind turbine to the structure and its consequent effect on the architectural or historic interest of such a building could be the main issue of concern. Such concerns might be overcome, for example, by choosing a free-standing location for such equipment.
- Where wind turbines are proposed to be attached to a protected building, a structural survey detailing the building's suitability for the wind turbine and also its impact on the building will need to accompany the planning application.

### *Safety issues*

- Restrictions on height or location of wind turbine installations may be applied particularly within the Airport Safety Zone to ensure the safe and effective operation of the Airport. Even a relatively small domestic turbine could have significant effects on the Airport radar installation.
- Siting could also be constrained, in extreme cases, by road safety issues, for example if a wind turbine was proposed to be located in such a position that its blade motion or 'flicker' could be considered a distraction to road users.
- Any proposal to install a wind turbine should be considered particularly carefully by the applicant in relation to these factors prior to an application being made.

### *Environmental Impact Assessment*

An Environmental Impact Assessment (or EIA) is a detailed assessment of the environmental effects of a development and how such effects can be identified and measured. An Environmental Statement (ES) is the document produced to present the findings and conclusions of the EIA.

Schedule 1 of the EIA Ordinance sets out “non-domestic installations for the production of energy” as requiring submission of an EIA. Such development includes installations for the harnessing of wind power but excludes instances where the development would comprise only one turbine. This means that no EIA is required for domestic wind turbines, or for a single non-domestic wind turbine but should a greater number of non-domestic wind turbines be proposed, an EIA must be submitted.

Pre-application advice will be provided by us on whether EIA will be required (a process known as ‘Screening’) and if so, what matters will need to be addressed by the EIA (known as ‘Scoping’). EIA and preparation of the ES is the responsibility of the applicant. Further information on EIA is available in Practice Note 4: A Brief Guide to Development Requiring Environmental Impact Assessment.

### **How to apply for planning permission to install a wind turbine**

Information on how to make a planning application is available on the States website at [www.gov.gg](http://www.gov.gg).

Planning Application forms and the Schedule of Fees can also be found on the website.

Alternatively guidance notes and application forms can be collected from the Authority’s reception at Sir Charles Frossard House, or posted on request.

### **Other Permissions and Consents**

You may need other permissions or consents in relation to any works you intend to carry out. This may include a Building Licence issued under the Building Regulations.

In relation to the Building Regulations, the installation of a Wind Turbine is not considered to be Building Work and is therefore not controllable. However, it is advisable to seek advice as to the adequacy of the structure that the wind turbine is to be fixed to. If strengthening work is deemed to be necessary, then this work will be controllable under the Building Regulations and an application will need to be made for this work in the normal way.

You and/or your agent will need to contact the relevant bodies to determine whether those permissions and consents are required.

### **Further Information**

The table over the page consists of a summary of the planning policies relevant in consideration of an application for a wind turbine.

- UAP refers to a policy of the Urban Area Plan
- RAP refers to a policy of the Rural Area Plan

The following list is not exhaustive:

Policy	Description	Detail
RAP - RGEN1 RAP - GEN2	Sustainable Development	The development must be beneficial to the community and sustainable in terms of location, design, use and conservation of resources and impact on the environment. Use of design and technology to achieve sustainable forms of development will be encouraged
RAP - RH6	Extensions and alterations to dwellings	This policy is supportive of minor domestic development. The material considerations will be taken into account in determining applications under RH6
RAP - RGEN5 UAP - GEN6	Character and amenity	We will take into account character, local distinctiveness and amenity
RAP - RGEN6 UAP - GEN5	Design	These policies account for quality of design, materials and relationship of the development to its surroundings
RAP - RGEN11 UAP - GEN12	Effect on adjoining properties	These policies take into account any significant impact on the reasonable enjoyment of adjoining properties, including through noise and disturbance
RAP - RCE12 UAP - DBE1	Design and local distinctiveness	Proposals for development will only be permitted where they fulfil certain criteria, including a good standard of design and respecting the scale and massing of other buildings in the vicinity
RAP - RCE10 UAP - DBE7	Conservation Areas	Development must conserve or enhance the character and appearance of the area, including in size, form etc.
RAP - RCE11 UAP - DBE8	Buildings of special interest	The special qualities of buildings of special interest and their settings will be protected, only limited development being permitted
RAP - RGEN13	Airport Safety	Within the Airport Safety Zone consultation must be made with the airport authority and additional restrictions on development may be required.

**Contact Us** For further information or advice at:  
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**Have you visited our website?**

Go to [www.gov.gg](http://www.gov.gg) for additional guidance material and other planning information, or to book a pre-application discussion

This note is issued by the Development & Planning Authority to assist understanding of the provisions of the planning legislation. It represents the Authority's interpretation of certain provisions of the legislation and is not intended to be exhaustive or a substitute for the full text of the legislation copies of which are available from the Greffe. Electronic copies are also available at [www.guernseylegalresources.gg](http://www.guernseylegalresources.gg). Substantive queries concerning the legislation should be addressed to the Authority by telephone on 717200. The Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.