

# JACK'S LANE WIND FARM

## Planning Application submitted

We are pleased to announce that RES has submitted the Jack's Lane Wind Farm planning application to Kings Lynn and West Norfolk Borough Council. The Council is now undertaking a formal consultation process.

## How does the planning process work?

Kings Lynn & West Norfolk Borough Council will decide whether or not to grant planning permission for the wind farm. Their Planning Officers are now consulting on and assessing our planning application and will produce a report that will go to the Planning Committee for a decision.

RES will be working closely with the Council officers over this period to ensure that any questions they have are answered. We also want to make sure that as many people as possible are aware of the wind farm plans and have the chance to contribute to the consultation process.

## How can I make my views known?

For the Planning Committee to make an informed decision on the wind farm it is important that they are aware of the views of local people.

We recommend that you read the comprehensive Environmental Statement (ES), which looks at all potential effects of the wind farm on both the environment and people, and considers how RES will address these issues. It also examines the need for renewable energy and national targets that have to be met. Copies of the ES are available to view at: Fakenham Library on Oak Street, Dersingham Library on Chapel Street, Hunstanton Library on Westgate, and at the Council Offices on Chapel Street in King's Lynn. You can also view the ES online at <http://online.west-norfolk.gov.uk/publicaccess/default.aspx>

A Non-Technical Summary of the ES is available to download from our website [www.jackslanewindfarm.co.uk](http://www.jackslanewindfarm.co.uk) or, if you contact us, we can send you a copy.

You can express your views about the wind farm by writing to Gillian Richardson, Planning Officer at Kings Lynn & West Norfolk Borough Council, Kings Court, Chapel Street, King's Lynn PE30 1EX, or submit comments online at:

<http://online.west-norfolk.gov.uk/publicaccess/>

Comments should be submitted before 1st December.

**Please quote Planning Reference Number 10/01419/FM**

You may also wish to contact your local councillors.

## Some key points you may wish to consider

- Jack's Lane Wind Farm will generate significant amounts of cleaner, greener energy equivalent to the annual electricity consumption of approximately 8,000 homes, equivalent to the annual consumption of all the households in the wards of Rudham, Docking, Burnham, Snettisham, Brancaster and Hunstanton\*.
- If approved, the wind farm will be constructed over a relatively short period of around 9 to 12 months. We will work closely with the Council and local residents to minimise any impacts during this stage.
- Employment opportunities for local people and businesses during the construction phase will be maximised and we will also set up a community fund for the operating lifetime of the wind farm (see overleaf).
- RES has undertaken detailed noise studies as part of the Environmental Assessment to ensure that local residents are protected from risk of noise nuisance.
- Landscape studies have been incorporated into the wind farm design to minimise visual impact on sensitive viewpoints.
- The Jack's Lane Wind Farm site is one of the very few sites in West Norfolk capable of accommodating the larger, more efficient wind turbines, taking into account the widespread aviation constraints in the area.
- Once the wind farm is constructed, there will only be a need for regular access by a small operations and maintenance crew.
- By generating power from a cleaner resource, it will help to reduce emissions of carbon dioxide, the main greenhouse gas, and help to address climate change.
- The use of a 'home-grown' and unlimited source of energy helps reduce our reliance on imported fuels and makes our energy supply more secure.

\*Based on Government wind modelling data from the Department for Business, Environment and Regulatory Reform (DBERR) which manages the NOABL database of average wind speeds for different areas of the UK. This has been used to derive the predicted capacity factor of 31.4% for this site on which these calculations are based. This figure may change in the future as further wind speed monitoring data becomes available. Number of homes is based on 2001 UK census data. An average household electricity consumption figure of 4,700kWh/year was used in the calculation





## Community liaison group

After meeting local parish councils last year, it became clear that a Community Liaison Group would be a useful way for RES to keep the local community involved and informed as the plans for the wind farm developed. The group had its first meeting in February 2010 and is made up of representatives from all of the local communities around the wind farm, meeting every 1-2 months to discuss any matters relating to the project. The group typically meets in North Creake, Stanhoe or Syderstone village halls.

The public are welcome to attend the meetings and there is plenty of opportunity for anyone to raise questions to RES representatives. Minutes and agendas are made publicly available through the Jack's Lane Wind Farm website ([www.jackslanewindfarm.co.uk](http://www.jackslanewindfarm.co.uk)) and through local channels such as parish council websites, parish notice boards and parish council meetings. Special meetings have been held to discuss specific topics in more depth, including noise and pink-footed geese and a site visit was recently organised for interested parties.

## Benefiting local people and the economy

It is our policy to ensure that each wind farm development brings tangible benefits to the local community. The usual mechanism for this is through the provision of a community fund, which is paid annually and relates to the size of the wind farm.

We are proposing a community fund of around £2,000 per installed MW, which equates to at least £24,000 per year. The fund will be managed by a local body, the formation of which shall be decided in consultation with local communities.

We would encourage anyone with a view on how the community fund should be managed or spent to discuss this with us at any time during the planning process. It is important to note that the offer of a community benefit fund will not affect the decision to grant planning permission for the project as it is not a planning matter.

Community funds are operating successfully at other RES wind farms in the

UK. For example, at Altahullion Wind Farm in Northern Ireland, the fund has been spent on the creation of a new community riverside pathway and footbridge, entertainment activities for family fun days, summer schemes for local children, and the maintenance and running of community buildings.



Short to medium-term jobs will be created during the construction period (usually around a year) and we will be looking for local and regional businesses that can provide the following people, services and materials: civil engineering, haulage, concreting, security, electrical skills, etc. There will be additional benefits to other businesses in the area, such as hoteliers.

## The environmental impact assessment

It is well known that RES has been investigating the potential for a wind farm at the Jack's Lane site for many years now, and some people have been curious about why it takes such a long time to bring forward a planning application. The reason for this is that even once a site with potential for a wind farm has been identified, we have to do a lot of detailed work to fully understand the site's fauna and flora, as well as taking into account issues such as transport and access, microwave links and gas pipelines, for example. Some of the environmental studies, such as breeding birds surveys, can only be done at certain times of the year, and others have to be repeated over one or more years to get sufficient data. Our site surveys have been rigorously carried out by professional environmental consultants, and the results are included in the Environmental Statement, which accompanies the planning application. The cumulative effects of both our Jack's Lane proposal, and EON's Chiplow wind farm proposal, have been taken into account in all studies. Examples of the surveys and studies undertaken on and around the site are listed to the right:

All of the information gathered has been fed into the design of the wind farm, to ensure that it has been sensitively designed and will not have an overall detrimental effect on the environment. For more information about the environmental studies, please consult the documents included with the planning application, or contact us for further information.

- **Four National Landscape Character Areas considered in detail;**
- **Nine Local Landscape Character Areas;**
- **Six settlements within 5km of the site surveyed in detail;**
- **Surveys of Barwick Hall Farm, Barmer Farm and Buildings Farm properties (which are the only properties within 1.6km of the turbines);**
- **17 viewpoints selected at various distances and direction from the wind farm;**
- **Phase 1 Habitat Survey to determine the overall habitat types on and around the site;**
- **Ecological Risk Appraisal to determine the requirements for other surveys;**
- **Ecological Survey of Off-site Road Improvement Works;**
- **Hedgerow Survey;**
- **Scarce Arable Flora Survey;**
- **Badger Surveys;**
- **Bat Surveys including roost surveys and 12 transect surveys between April and October 2009;**
- **Amphibian Surveys, particularly focussed on identifying presence of great crested newts and natterjack toads;**
- **Breeding Bird Surveys in 2004, 2007 and 2009;**
- **Wintering Bird Surveys in 2003-04, 2006-07, 2008-09 and 2009-10 focussed on the distribution of pink-footed geese;**
- **Detailed consideration of 3 scheduled monuments, over 19 listed buildings within 2.5km of the site, and 88 listed buildings within 10km of the site;**
- **Hydrological survey;**
- **Background Noise Survey for at least 43 days at 5 properties around the site, the results of which are available to the public;**
- **Wind Data Surveyed for over 4 years, the results of which are available to the public;**
- **Detailed Aviation Radar Analysis;**





Freeport RSGY-TZHR-BREB  
RES UK and Ireland Ltd  
Beaufort Court  
Egg Farm Lane  
KINGS LANGLEY  
WD4 8LR



FOLD ALONG BLUE DOTTED LINE

DETACH AT GREEN DOTTED LINE



The view from Stanhoe, the closest village to the wind farm. Turbine visibility has been digitally enhanced. For illustrative purposes only.



For those receiving this newsletter by post, we obtained your address through a national post-code database.  
If you do not wish to receive further information from us about this proposal, please write to us and let us know.

For further information, please contact:

Amy Bambridge  
Community Relations Manager  
RES UK & Ireland Ltd  
Beaufort Court  
Egg Farm Lane  
Kings Langley  
Hertfordshire WD4 8LR  
Tel: 01923 299328  
email: jackslane.windfarm@res-ltd.com

### Any more questions?

We would be happy to cover any issues in more detail in forthcoming newsletters. If you would like to see anything discussed in more detail, don't hesitate to let us know.  
More information about wind power can be found at the following websites:  
General information about the role renewables can play in UK electricity generation:  
[http://www.decc.gov.uk/en/content/cms/what\\_we\\_do/uk\\_supply/energy\\_mix/renewable/explained/explained.aspx](http://www.decc.gov.uk/en/content/cms/what_we_do/uk_supply/energy_mix/renewable/explained/explained.aspx)  
Wind With Miller – fun stuff for kids: <http://www.windpower.org/en/kids/index.htm>  
Information about renewables for your home or community:  
<http://www.energysavingtrust.org.uk/Generate-your-own-energy>