Item: 1

Local Review Body: 2 April 2026.

Proposed Reinstatement of Two Former Dwellings and Extension, Erection of Two Replacement Houses (2 x Two for One), and Installation of Four Air Source Heat Pumps at Former Farmhouse at Stove, Deerness (24/439/PP).

Report by Head of Corporate Governance.

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1. Overview

1.1. Planning application 24/439/PP in respect of the proposed reinstatement of two former dwellings and extension, erection of two replacement houses (2 x two for one), and installation of four air source heat pumps at former farmhouse at Stove, Deerness, was refused by the Appointed Officer on 1 October 2025.

1.2. Under the Town and Country Planning (Scotland) Act 1997 (the Act)and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the Regulations), where an application for planning permission for local development has been determined by the Appointed Officer in accordance with the Council's Planning Scheme of Delegation, the applicant is entitled to seek a review of that decision by the Local Review Body.

1.3. The applicant has submitted a Notice of Review (see Appendix 1) requesting that the decision of the Appointed Officer, referred to at paragraph 1.1 above, be reviewed. The applicant has selected two reasons for the review (see page 2 of Appendix 1):

- 1) refusal of the application by the Appointed Officer; and
- 2) Failure by Appointed Officer to determine the application within the period allowed for determination of the application.

1.4. The latter is not applicable to this review, as the period afforded to an applicant to raise a review based on this reason has expired. This review will therefore proceed as a review of a refusal of the application by the Appointed Officer and the applicant was informed of this by email on 16 February 2026.

1.5. The applicant has indicated that they think the most appropriate way for their review to be conducted is by one or more hearing sessions and a site inspection.

1.6. A letter from the Chief Planner, Scottish Government, issued in July 2011, confirmed that a review by a Local Review Body should be conducted by means of a full consideration of the application afresh.

1.7. Section 21 of the Scheme of Administration sates that the Local Review Body will undertake unaccompanied site inspections for all planning applications subject to a review, prior to the meeting to consider the review. The purpose of the site inspection together with the procedure to be adopted, are set out in section 21.2 of the Scheme of Administration. The applicant and interested parties have been advised that an unaccompanied site inspection to former farmhouse at Stove, Deerness, is due to be undertaken on 2 April 2026 at 09:30.

1.8. The review procedure is set out in section 4 below.

2. Recommendations

2.1. The Local Review Body is required to:

i. Determine whether it has sufficient information to proceed to determination of the review, and if so whether to uphold, reverse or vary the decision of the Appointed Officer.

2.2. Should the Local Review Body determine that the decision is reversed or varied, it is required to:

i. Determine the reasons, and, if applicable, the relevant matters in respect of potential conditions and informatives, if appropriate, to be attached to the decision notice.

2.3. Should the Local Review Body determine that the decision is reversed or varied, it is recommended that members of the Local Review Body:

i. Delegate powers to the Head of Corporate Governance, following consultation with the Planning Advisor and the Legal Advisor, to determine the necessary conditions and informatives, if appropriate, to attach to the Decision Notice.

2.4. Should the Local Review Body determine that it does not have sufficient information to proceed to determination of the review, it is required to:

i. Determine what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:

- By means of written submissions under the procedure set out in Regulation 15 of the Regulations; and/or
- By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Regulations.

3. Planning Authority Decision

3.1. The Planning Handling Report, Planning Services file and the Decision Notice are attached as Appendices 2, 3 and 4 to this report.

3.2. On 1 October 2025, the Appointed Officer refused planning application 24/439/PP on the following grounds:

- 01. The development is contrary to Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023) as the proposed houses, as 'uses where persons will sleep over night', would be subject to disturbance of excessive noise from a neighbouring user, being the existing wind turbine approved under planning application 12/363/TPP. That turbine would be in breach of its planning conditions if this development was implemented.
- 02. The development is contrary to Policy 1 'Criteria for All Development' of the Orkney Local Development Plan 2017 as the development could result in an unacceptable level of risk to public health (from nuisance). A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.
- 03. The development is contrary to Policy 23 'Health and safety' of National Planning Framework 4 which confirms that development which is likely to raise unacceptable noise issues will not be supported. The agent of change principle applies in this case, as included in Policy 23, as the proposed development is 'noise sensitive development'. A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.
- 04. The development is contrary to Policy 14 'Design, quality and place' and Policy 16 'Quality homes' of National Planning Framework 4, Policy 2'Design'of the Orkney Local Development Plan 2017, by virtue of the proposed design. The development does not reinforce the distinctive identity of Orkney's built environment and is not sympathetic to the character of its local area.
- 05. The development is contrary to Supplementary Guidance 'Housing in the Countryside' (2021) on the basis the design, including the extensions to the existing traditional buildings, as development must be "sympathetic to and protect the character of the original house and buildings …" and extensions must be "sympathetic to and not dominate the original house or buildings."

The development is considered to dominate, not be sympathetic to, and be detrimental [to] the character of the original historic buildings.

4. Local Review Procedure

4.1. In response to a Notice of Review, “interested parties” are permitted to make a representation to the Local Review Body. “Interested parties” include any party who has made, and not withdrawn, a representation in connection with the application. A representation was received from Development Management and is attached as Appendix 5.

4.2. In instances where a representation is received from an “interested party”, the applicant is afforded the opportunity to make comments on any representation received. Comments from the applicant on the further representation received is attached as Appendix 6 to this report.

4.3. The Local Review Body may uphold, reverse or vary the decision of the Appointed Officer. In the event that the decision is reversed, an indication of relevant matters, in respect of potential planning conditions and informatives, are as follows:

- Duration of consent.
- Hours of construction.
- Biodiversity enhancement.
- Breeding birds.
- Surface water drainage.
- Foul drainage.
- Exterior lighting.
- Phasing.
- Roads, including access requirements from the public road.

4.4. All conditions should be in accordance with Planning Circular 4/1998 regarding the use of conditions in planning permissions.

4.5. If the decision is reversed and the development is approved, it is proposed that powers are delegated to the Head of Corporate Governance, following consultation with the Planning Advisor and the Legal Advisor, to determine the necessary conditions and informatives, if appropriate, based on the relevant matters, agreed in terms of section 4.3 above.

4.6. If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to follow in the review, or to obtain further information by one or more of the following methods:

- By means of written submissions under the procedure set out in Regulation 15 of the Regulations; and/or.
- By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Regulations.

5. Relevant Planning Policy and Guidance

5.1. Section 25 of the Act as amended states, "Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise … to be made in accordance with that plan…"

5.2. The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website here. Although the Orkney Local Development Plan is "out-of-date" and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.

5.3. National Planning Framework 4 was approved by Parliament on 11 January 2023 and formally adopted by Scottish Ministers on 13 February 2023. The statutory development plan for Orkney consists of the National Planning Framework and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of National Planning Framework 4 and a provision of the Orkney Local Development Plan 2017, National Planning Framework 4 is to prevail as it was adopted later. It is important to note that National Planning Framework 4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in National Planning Framework 4 and can be used to guide decision-making.

5.4. It is for the Local Review Body to determine which policies are relevant to this application; however the policies listed below were referred to by the Appointed Officer in the Planning Handling Report:

- National Planning Framework 4:
  - Policy 14 – Design, quality and place.
  - Policy 16 – Quality homes.
  - Policy 23 – Health and safety.

- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
  - Policy 5E – Housing
- Development Management Guidance:
  - Wind Energy: Definitions Associated with Noised Assessments (2023),

For Further Information please contact:
Gavin Barr, Planning Advisor to the Local Review Body, extension 2530, Email: gavin.barr@orkney.gov.uk.

Implications of Report

1. **Financial:** All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing revenue budgets.
2. **Legal:** The legal implications are set out in the body of the report.
3. **Corporate Governance:** In accordance with the Scheme of Administration, determination of Notices of Review is delegated to the Local Review Body.
4. **Human Resources:** None.
5. **Equalities:** None.
6. **Island Communities Impact:** None.
7. **Links to Council Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
   ☐Growing our economy.
   ☐Strengthening our Communities.
   ☐Developing our Infrastructure.
   ☐Transforming our Council.
8. **Links to Local Outcomes Improvement Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
   ☐Cost of Living.
   ☐Sustainable Development.
   ☐Local Equality.
   ☐Improving Population Health.
9. **Environmental and Climate Risk:** None.
10. **Risk:** None.
11. **Procurement:** None**.**

12. **Health and Safety:** None.
13. **Property and Assets:** None.
14. **Information Technology:** None.
15. **Cost of Living:** None.

List of Background Papers

Orkney Local Development Plan 2017, available here.
National Planning Framework 4, available here.
Planning Circular 4/1998, available here.

Appendices

Appendix 1 – Notice of Review (pages 1 – 53).
Appendix 2 – Planning Handling Report (pages 53 – 61).
Appendix 3 – Planning Services File (pages 62 – 185).
Appendix 4 – Decision Notice and Reasons for Refusal (pages 186 – 189).
Appendix 5 – Representation from Development Management (pages 190 – 191).
Appendix 6 – Representation from Applicant/Applicant's Agent (pages 192 – 193).

Pages 1 to 189 can be viewed here, clicking on "Accept and Search" and inserting the planning reference"24/439/PP".

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA https://www.eplanning.scot

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	24/439/PP
Forename	MARK	Forename	CINDY
Surname	WICK	Surname	MACKENZIE
Company Name		Company Name	
Building No./Name	TAHAROA	Building No./Name	Braeside
Address Line 1	TANKERNESS HALL ROAD	Address Line 1	Ontoft Road
Address Line 2	TANKERNESS	Address Line 2	St Margaret's Hope
Town/City	ORKNEY	Town/City	Orkney
Postcode	KW17 2QS	Postcode	KW17 2TL
Telephone		Telephone	
Mobile	[redacted]	Mobile	
Fax		Fax	
Email	[redacted]	Email	cindymackenzie@talktalk.net

3. Application Details

Planning authority: ORKNEY ISLANDS COUNCIL

Planning authority's application reference number:

Site address:

THE FARM OF UPPER STOVE
DEERNESS
ORKNEY.

Description of proposed development:

1, TWO FOR ONE ON THE ORIGINAL FARMHOUSE
2, TWO FOR ONE ON THE BOTHY.

Date of application 23/11/22 Date of decision (if any) 1/10/25

THEN ASKED TO RESUBMIT WHICH WAS 8/11/24

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)	☑
Application for planning permission in principle	☐
Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)	☐
Application for approval of matters specified in conditions	☐

5. Reasons for seeking review

Refusal of application by appointed officer	☑
Failure by appointed officer to determine the application within the period allowed for determination of the application	☑
Conditions imposed on consent by appointed officer	☐

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions	☐
One or more hearing sessions	☑
Site inspection	☑
Assessment of review documents only, with no further procedure	☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

Due to the distance and noise from a neighbouring turbine.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?	☒
Is it possible for the site to be accessed safely, and without barriers to entry?	☑

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

NOTICE TO NEARBY FARMER WOULD BE REQUIRED DUE TO LIVESTOCK [redacted]

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

LETTER ATTACHED)

1. HOUSE DESIGN
2. DISTANCE FROM TURBINE
3. DRAWINGS FOR All SITES
4. HEAITH PROBLEMS OF TURBINE

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☑

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

1. SEE ATTACHED LETTER
2. ALL EMAILS / DOCUMENTS + CORRESPONDENCE BETWEEN ME, [redacted] AND CINDY AND O IC PLANNING
3. PHOTO SHOWING MAP OF HOUSES 1902
4. PICTURE SHOWING MEASURED DISTANCE FROM SITE 1 - TURBINE

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☑

Statement of your reasons for requesting a review ☑

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☑

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: [redacted] Name: MARK WICK Date: 23/12/25

Any personal data that you have been asked to provide on this from will be held and processed in accordance with Data Protection Legislation.

Background to Planning Application – Upper Stove, Deerness

To the Planning Committee,

This letter provides background information to the long-running planning process in relation to my attempts to obtain planning consent to reinstate the redundant houses at Upper Stove, Deerness.

Back in December 2021, while staying with [redacted] due to having to sell my house as [redacted] and I at the time were going through a divorce, I had looked at a few houses. However, nothing really suited my needs or was within my preferred area, which is my birth parish and where I spent most of my childhood—Deerness.

It was at that point that it was suggested why not look at building, so that you get what you want where you want. I agreed, as I knew deep down that Deerness is where my heart is and where my family all live. [redacted] run the farm of Upper Stove alongside their home farm of Diamonds, and there were two redundant houses there.

I employed the assistance of architect Cindy McKenzie. Cindy came out in early January 2022 and we began to get the ball rolling. Cindy advised me that under Orkney Islands Council planning policy you can obtain a "two for one" on any redundant dwelling, so it was decided that this was the route we would go down. Although there were no immediate plans to reinstate the old bothy, we decided that it would be best to submit outline planning for that and the two new sites at the same time as full planning for the farmhouse, which I had dreamed of living in.

The farmhouse and bothy at Stove date back to pre-1900, as shown on the attached map, and although not lived in since around 1960, the farmhouse in particular has solid stone walls and is definitely worthy of saving.

Cindy set about drawing plans for the farmhouse and came up with what I believed was an excellent design that combined modern living and natural light, while retaining as much of the character of the old house as possible. Plans were submitted in June 2022 and the long saga began.

First of all, the two new plots were deemed too far away and did not share a common boundary with the old houses. Reluctantly, the sites were moved to the south of the bothy and we decided to use the bottom road as the access road so that all four sites could be serviced from that point.

Planning then insisted that they wished to see architectural drawings for both the bothy and the two "two for one" houses, which we did not see the need for, as by the time they were to be developed building standards would have moved on and the drawings would no longer be relevant. However, in order to progress matters, these were completed.

At this stage, the question was raised with planning that, as the bothy walls would need to be taken down and rebuilt to meet modern building regulations, would it be permissible to move the site forward by approximately five metres, as it was extremely close to the working farm, and to allow a rear door to be used safely. The answer was no.

A request was then made suggesting that it might be beneficial for the planning officer to carry out a site visit in order to better understand what was being proposed. This invitation was declined, as it was stated there was "no point".

Months passed with little correspondence and then, in March 2023, I was advised that due to site one being within 250 metres of an existing turbine, this presented a further issue.

A desktop noise assessment was required and subsequently carried out. Although the turbine is approximately 180 metres from the closest proposed site, the noise levels were deemed acceptable. The other three sites were also considered acceptable. Clearly, there are no known health issues associated with this distance, particularly given that the turbine is only approximately 130 metres from the house to which it supplies power.

I would also add that it seems unreasonable that a turbine with an expected lifespan of approximately 20 years can supersede any future development of an existing house which has stood on its current site for in excess of 120 years and, under the "two for one" policy, cannot be relocated to achieve a safer distance. I would further note that on mainland Scotland this distance requirement is only 100 metres.

Despite this, the situation we are now faced with is that all four sites have been rejected due to perceived health risks from the turbine—risks which we have demonstrated do not exist. Furthermore, after three years of engagement with the proposed designs, it now appears that the rejection is based on a subjective view of the design itself. This clearly demonstrates why policy does not always fit each application and why each proposal should be judged on its own merits.

This entire experience has left me deeply disappointed and disheartened. Having now settled with a [redacted] and being the proud father of a [redacted] my long-held dream of returning home to settle in my home parish now feels increasingly out of reach. This is without even mentioning the many thousands of pounds already spent out of my own pocket in pursuing this proposal.

I sincerely hope that the Committee will look upon this application sympathetically and work towards a common-sense solution.

Thank you for your time and consideration.

Yours faithfully,

Mark Wick

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
To: [redacted]
Date: Mar 27, 2025 7:28:50 PM
Subject: **Fwd: RE: Deerness**

---------- Original Message ----------
From: [redacted]
To: "cindy.mackenzie@talktalk.net" <cindy.mackenzie@talktalk.net>
CC: [redacted]
Date: 25/03/2025 11:18 GMT
Subject: RE: Deerness

Classification: NOT PROTECTIVELY MARKED

Morning Cindy

Thanks for this submission.

You'll recall my previous advice in this case that correspondence be from an agent perspective only, and not from other sources. That would apply to indirect queries.

Many of these issues have been addressed previously, and the application must be assessed based on relevant policies and consultation advice. We're waiting for an Environmental Health response currently regarding odour, and further information from you regarding noise.

And as you know, the application can't be supported currently.

There's genuinely no advantage in other exchanges in the meantime, and it must be driven by the formal process at this stage.

We can add the below as an applicant comment if you wish, or preferably if there is further query, that can be composed as a formal agent representation and added as correspondence or a supporting document.

Hope that all makes sense.

gards

[redacted]

[redacted]

Service Manager, Development Management

Planning and Community Protection

Neighbourhood Services and Infrastructure

Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY

Telephone 01856 873535 Extension [redacted]

Officers should only be contacted directly in relation to current applications. Pre-application advice, general enquiries, or enforcement or other correspondence regarding determined applications should be sent to planning@orkney.gov.uk

Orkney Local Development Plan: The review of the Orkney Local Development Plan is underway. Click here to find out more about the review of the Plan.

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
Sent: 19 March 2025 15:38
To: [redacted]
Subject: Fwd: Deerness

-- External e-mail. Think before you Click --

HI [redacted]

Info below for the site at Stove, from the applicant.

Thanks

Cindy

---------- Original Message ----------

From: [redacted]

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
To: [redacted]
Date: Feb 28, 2025 9:24:04 AM
Subject: Fwd: 24/439/PP Former Farmhouse at Stove
Attachments: 439 eh.pdf

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 27 February 2025 at 11:17:16 GMT
To: cindy.mackenzie@talktalk.net
Subject: 24/439/PP Former Farmhouse at Stove

Classification: NOT PROTECTIVELY MARKED

Good morning,

We have received the response from Environmental Health regarding the Noise Impact Assessment from 'Evancewind'.

Environmental health has objected to the assessment, the full response can be viewed in the attached document or through the council website accessed here: Application Search and Submission

Given the objection, there are a few options for the applicant to consider.

Option one is to commission an in-person Noise Impact Assessment to provide further clarification on noise levels at the site. However, due to the timescales involved, this would require the withdrawal and resubmission of the application.

Option two is to withdraw the application and resubmit for those sites with acceptable noise levels as stated by Environmental Health.

Option Three is we proceed with the application as it stands. We are unable to consider the application as presented favourably, mindful of the objection on amenity grounds, and as

such this would result in a refusal.

I also note the matter of contaminated land has been raised which will require to be satisfactorily addressed.

Please review the options and let us know within seven days how you would like to proceed. If you require any further clarification, feel free to get in touch.

I would also appreciate any further correspondence on this case being routed through yourself as agent to prevent any confusion and to ensure the case file is kept up to date.

Kind regards,

[redacted]

Graduate Planner, Development Management

Planning and Community Protection

Neighbourhood Services and Infrastructure

Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY

Telephone 01856 873535 Extension [redacted]

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
To: [redacted]
Date: May 6, 2025 3:36:47 PM
Subject: Fwd: Deerness

Hi [redacted]

Sorry I did send this to [redacted], but didn't copy you in. Please see email below.

Thanks
Cindy
Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 21 March 2025 at 09:49:24 GMT
To: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
Subject: RE: Deerness

Classification: NOT PROTECTIVELY MARKED

Good morning,

Thank you for supplying these questions, we will reply once we have received a comment back from Environmental Health.

Kind regards,

[redacted]

Graduate Planner, Development Management

Planning and Community Protection

Neighbourhood Services and Infrastructure

Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY

mentioning the scale of extensions 8/05/25

Telephone 01856 873535 Extension [redacted]

Officers should only be contacted directly in relation to current applications. Pre-application advice, general enquiries, or enforcement or other correspondence regarding determined applications should be sent to planning@orkney.gov.uk

Orkney Local Development Plan: The review of the Orkney Local Development Plan is underway. Click here to find out more about the review of the Plan

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
Sent: 19 March 2025 15:38
To: [redacted]
Subject: Fwd: Deerness

-- External e-mail. Think before you Click --

HI [redacted]

Info below for the site at Stove, from the applicant.

Thanks

Cindy

---------- Original Message ----------

From: [redacted]

To: Cindy Mackenzie <cindy.mackenzie@talktalk.net>

Date: 10/03/2025 19:28 GMT

Subject: Fwd: Deerness

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 10 March 2025 at 5:13:36 pm GMT
To: Mark Wick [redacted]
Subject: Deerness

Hello Cindy,
We have some points we would like to bring to the planners attention
1, Been trying for planning since 2022, when did the 250 metres come in as there are other turbines nearer houses which don't own the turbine and no one seems to be able to say when it officially came in.
2, It's obviously not a health issue as the owners of the turbines house is nearer to the turbine than the site at Upper Stove.
3, The original planning application was submitted 2022, why weren't the points in question brought to our attention at this stage. No one mentioned distance for neighbouring turbine, slurry store, contaminated land or the design. The turbine and slurry store are visible on the site plan.
4, On two occasions planning officials have been asked to carry out a site visit, which to date have not been undertaken.
5, It has been offered to put in triple glazing and upgrade doors, your not going to be outside when it's blowing a gale.
6, At the time planning was sought for the turbine consideration should have been given to the uninhabitated dwelling which clearly had been retained with plans to reinstate as a dwelling house and has not been converted into a shed.
7, The derelict houses, Upper Stove and The Bothy have been there since early nineteen hundreds and some consideration should be given to this fact. It will be a crying shame to see them both fall to pieces and disappear after all this time when you think of all the time and hard work which was put into them at the time they were built, surely it would be an accomplishment to see them being used as dwellings again.

If there are maps needed as proof showing the dates of Upper Stove and The Bothy we can submit them also as for the contaminated land if there is anything found we are happy to have it safely removed.

If you could just double check plans were submitted in 2022 just to make sure the above points are correct, also if there's anything you would like to add or take away just let us know
Thank you

Sent from my iPhone

In Scotland, a new build generally needs to be at least 100 meters away from a neighbor's wind turbine for it to be considered permitted development. This applies to turbines that are the only one on the property, not located in a conservation area or near a listed building. Additionally, the turbine must be more than 100

[redacted]

meters from the boundaries of another property.

Sent from my iPhone

On 30 Apr 2025, at 6:15 pm, [redacted] wrote:

Good evening Cindy,
Please find attached further information with photos below. We have measured with a measuring wheel and have attached photos showing that the distance between the turbine and the closest dwelling is 180 metres direct line not the 134 although this is under the OIC guidance, the distance is so minimal. The noise levels have been calculated by Dragonfly and do come in under recommended noise levels (just). This will have to be submitted from yourself as the formal agent for the planning application as we have been reprimanded by OIC planning department for submitting previous information.
The previous email correspondence regarding the planning points was to look over and add or takeaway any points and was to be submitted through you as the agent not us as the clients, we would also like all the previous points noted on the planning application as no doubt it'll end up being refused and passed to committee so then they can read the comments, Any further information required please let us know
Many Thanks
<image0.jpeg>
<image1.jpeg>
Sent from my iPhone

On 27 Mar 2025, at 7:28 pm, Cindy Mackenzie <cindy.mackenzie@talktalk.net> wrote:

---------- Original Message ----------
From: [redacted]
To: "cindy.mackenzie@talktalk.net" <cindy.mackenzie@talktalk.net>
CC: [redacted]
Date: 25/03/2025 11:18 GMT
Subject: RE: Deerness

Classification: NOT PROTECTIVELY MARKED

Morning Cindy

Thanks for this submission.

You'll recall my previous advice in this case that correspondence be from an agent perspective only, and not from other sources. That would apply to indirect queries.

Many of these issues have been addressed previously, and the application must be assessed based on relevant policies and consultation advice. We're waiting for an Environmental Health response currently regarding odour, and further information from you regarding noise.

And as you know, the application can't be supported currently.

There's genuinely no advantage in other exchanges in the meantime, and it must be driven by the formal process at this stage.

We can add the below as an applicant comment if you wish, or preferably if there is further query, that can be composed as a formal agent representation and added as correspondence or a supporting document.

Hope that all makes sense.

Regards

[redacted]

[redacted]

Service Manager, Development Management

Planning and Community Protection

Neighbourhood Services and Infrastructure

Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY

Telephone 01856 873535 Extension [redacted]

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
Sent: 19 March 2025 15:38
To: [redacted]
Subject: Fwd: Deerness

HI [redacted]

Info below for the site at Stove, from the applicant.

Thanks

Cindy

---------- Original Message ----------

From: [redacted]

To: Cindy Mackenzie <cindy.mackenzie@talktalk.net>

Date: 10/03/2025 19:28 GMT

Subject: Fwd: Deerness

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 10 March 2025 at 5:13:36 pm GMT
To: Mark Wick [redacted]
Subject: Deerness

Number of turbines	Slant distance required to achieve an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height	Slant distance required to achieve an $L_{A,90}$ of 37dB(A) up to wind speeds of 10m/s at 10m height	Slant distance required to achieve an $L_{A,90}$ of 40dB(A) up to wind speeds of 10m/s at 10m height
1	**134m**	**107m**	**77m**
2	**187m**	**150m**	**107m**
3	**227m**	**182m**	**131m**

TABLE 4 - SUMMARY OF RESULTS FOR 1, 2 AND 3 TURBINES

4. Conclusions

When the Evance R9000 noise levels are assessed using the ETSU-R-97[2] procedure based on the example background noise levels of a quiet rural location provided in the document the result is a required minimum slant distance of 58m.

The document also provides a simplified method of assessment. If the simplified assessment method is adopted the required minimum slant distance would have to be increased by more than double to 134m.

ETSU-R-97[2] was developed primarily for utility sized wind farms, where site specific noise and corresponding 10m height wind speed measurements are appropriate. For a 5kW turbine such an approach is prohibitive, since the costs of such a study would be a significant proportion of the cost of the turbine. This report illustrates that if site specific noise measurements were taken then it is likely that using the ETSU-R-97[2] method would result in required slant distance of the order of 58m. The simplified method of assessment is judged to be overly conservative because even a very open site with no trees is likely to experience background noise levels considerably above 30dB(A) at 10m/s wind speed (which is implied in a 35dB(A) criteria).

5. References

1. Small Wind Turbine Performance and Safety Standard. British Wind Energy Association. 29 Feb 2008
2. The Assessment and Rating of Noise from Wind Farms, ETSU-R-97
3. TR087 v4 Product Certification - Evance R9000 Acoustic Noise Assessment, Nov 2010
4. BS EN 61400-11:2003, Wind Turbine Generator Systems, Part11 - Acoustic Noise Measurement Techniques, 2003
5. ISO 9613-2, Acoustics - Attenuation of sound during propagation outdoors, 1996

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Unit 6, Weldon Road
Loughborough
Leicestershire LE11 5RN
United Kingdom

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www.evancewind.com

evancewind

Analysis of TR087 MCS noise data for comparison with ETSU guidelines

Issue 04

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1. Introduction

Despite the introduction of the BWEA Performance and Safety standard[1], Evance Wind Turbines Ltd are receiving an increasing number of requests from planning authorities in the UK for noise data for the R9000 wind turbine that is analysed and reported according to the ETSU-R-97[2] standard.

This report uses the certified MCS noise data in the report titled 'Product Certification - Evance R9000 Acoustic Noise Assessment[3]' and applies two different methods of assessment. The first is a comparison of wind turbine noise against a reference background noise (ETSU-R-97[2] page 67) and the second is the simplified assessment method (ETSU-R-97[2] page 66).

The required minimum slant distances (distance from turbine hub to point of interest) for one, two and three wind turbines are reported for both methods.

2. Procedure

The analysis was based on the measured $L_{A,90}$ noise data and the wind speed measurements at 10m height, as provided in TR087[3].

The following steps have been taken:

- The $L_{A,90}$ values were plotted against 10m height wind speed and a 4th order regression analysis completed on both turbine running and turbine parked sets of data. This is shown in Figure 1.

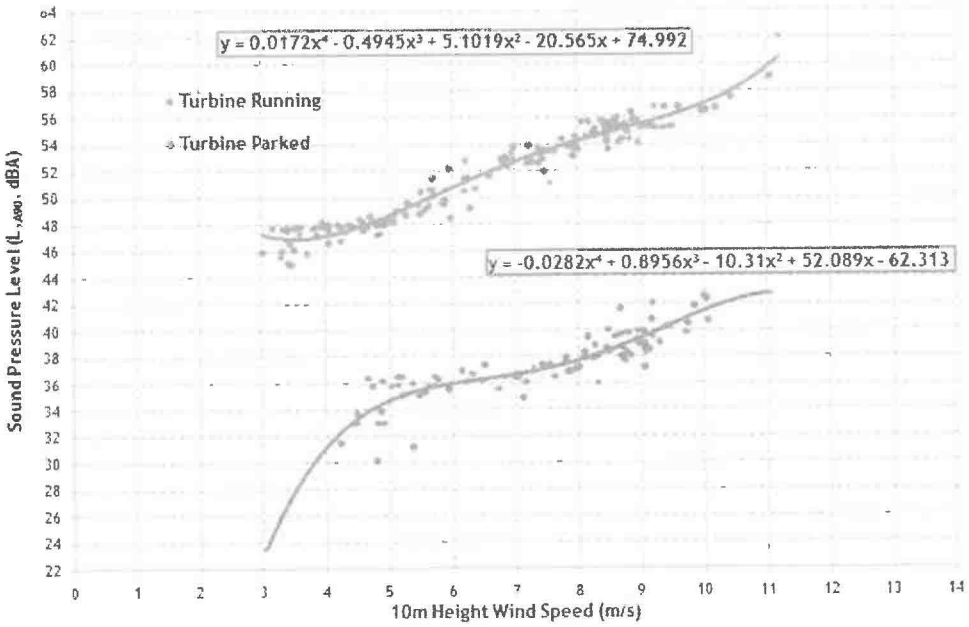


FIGURE 1 - SOUND PRESSURE LEVEL ON THE GROUND BOARD AT A SLANT DISTANCE OF 19.85M (1)

- The background corrected sound pressure levels (i.e. the wind turbine specific noise after the removal of the contribution from the background noise) were plotted at integer wind speed values between 3 m/s and 11m/s. These points were calculated from the turbine running and turbine parked 4th order regression lines. This is shown in Figure 2.

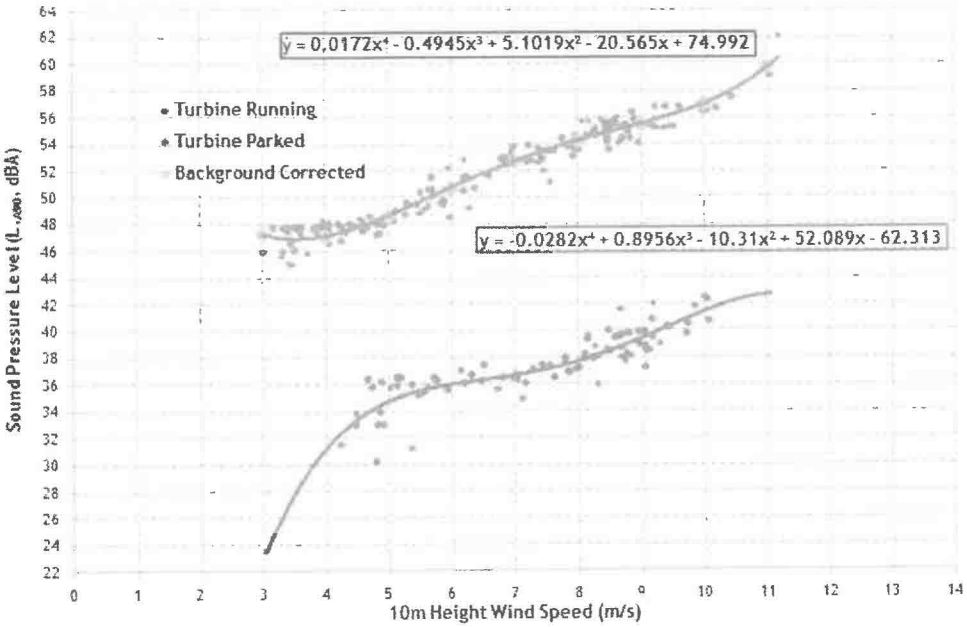


FIGURE 2 - SOUND PRESSURE LEVEL ON THE GROUND BOARD AT A SLANT DISTANCE OF 19.85M (2)

- The background corrected sound pressure levels were used to calculate the sound power levels at the corresponding integer wind speeds by applying a -6dB correction for the board reflection and adding +36.9dB to convert from sound pressure at 19.85m to sound power (equation 9 of 61400-11[4]).
- The calculated wind turbine noise levels are summarised in Table 1.
- Using the sound power levels the estimated sound pressure levels at various distances were calculated in accordance with ISO 9613-2[5].

The assumptions made when calculating the sound pressure levels were:

- 1.9dB/km atmospheric attenuation. This is the lowest coefficient listed in [5] and is stated at 10°C and 70% relative humidity.
- The ground between the wind turbine and the receiver is 70% porous, i.e. grass, vegetation, farming land etc, and 30% reflective (conservative in most locations)
- The receiver is located more than 3m above ground level (worst case in [5]).
- There is no screening that would attenuate the noise further. Attenuation due to dense foliage can result in approximately 1dB every 20m [5]).

3. Results

The calculated wind turbine noise levels are summarised in Table 1.

Wind Speed at 10m Height (m/s)	3	4	5	6	7	8	9	10	11
Measured Turbine Noise (L_{90}, dBA)	47.26	47.12	48.65	50.75	52.71	54.26	55.52	57.03	59.75
Measured Background Noise (L_{90}, dBA)	23.06	31.18	34.71	35.96	36.60	37.60	39.25	41.18	42.32
Turbine Noise Corrected for Background (L_{90}, dBA)	47.24	47.01	48.47	50.60	52.61	54.17	55.42	56.92	59.67
Calculated Turbine Sound Power Level (L_{AW90})	78.19	77.95	79.42	81.55	83.55	85.11	86.36	87.87	90.62

TABLE 1 - EVANCE R9000 NOISE LEVELS

Table 2 shows the estimated $L_{A,90}$ sound pressure levels at various slant distances. The values are based on the sound power levels shown in Table 1.

Wind speed at 10m height (m/s)	3	4	5	6	7	8	9	10	11
Slant distance (m)									
60	32.41	32.18	33.64	35.77	37.78	39.34	40.59	42.09	44.84
80	29.87	29.64	31.11	33.24	35.24	36.80	38.05	39.55	42.31
100	27.90	27.66	29.13	31.26	33.26	34.82	36.07	37.58	40.33
120	26.28	26.04	27.51	29.64	31.64	33.20	34.45	35.95	38.71
140	24.90	24.67	26.13	28.26	30.27	31.83	33.08	34.58	37.33
160	23.70	23.47	24.94	27.06	29.07	30.63	31.88	33.38	36.14
180	22.64	22.41	23.87	26.00	28.01	29.57	30.82	32.32	35.07
200	21.69	21.45	22.92	25.05	27.05	28.61	29.86	31.37	34.12
220	20.82	20.59	22.06	24.18	26.19	27.75	29.00	30.50	33.26
240	20.03	19.79	21.26	23.39	25.39	26.95	28.20	29.71	32.46
260	19.29	19.06	20.53	22.66	24.66	26.22	27.47	28.97	31.73
280	18.61	18.38	19.85	21.98	23.98	25.54	26.79	28.29	31.05
300	17.98	17.74	19.21	21.34	23.34	24.90	26.15	27.65	30.41

TABLE 2 - SOUND PRESSURE LEVELS AT VARIOUS DISTANCES FROM THE TURBINE HUB

3.1. Background Noise Comparison

ETSU-R-97[2] states that the noise from the wind turbine shall be limited to 5dB(A) above the background noise levels with an additional lower absolute limit in the range of $L_{A,90}$ = 35-40dB (day-time) and 43dB (night-time). For this report, the lower limit of 35dB(A) has been assumed.

ETSU-R-97[2] provides an illustration of this based on a representative rural background noise curve, as shown in Figure 3. The figure also shows how the Evance R9000 wind turbine noise level compares to the example curve. The ETSU-R-97[2] document employs this background survey because it provides a good representation of a typical quiet and reasonably sheltered rural location.

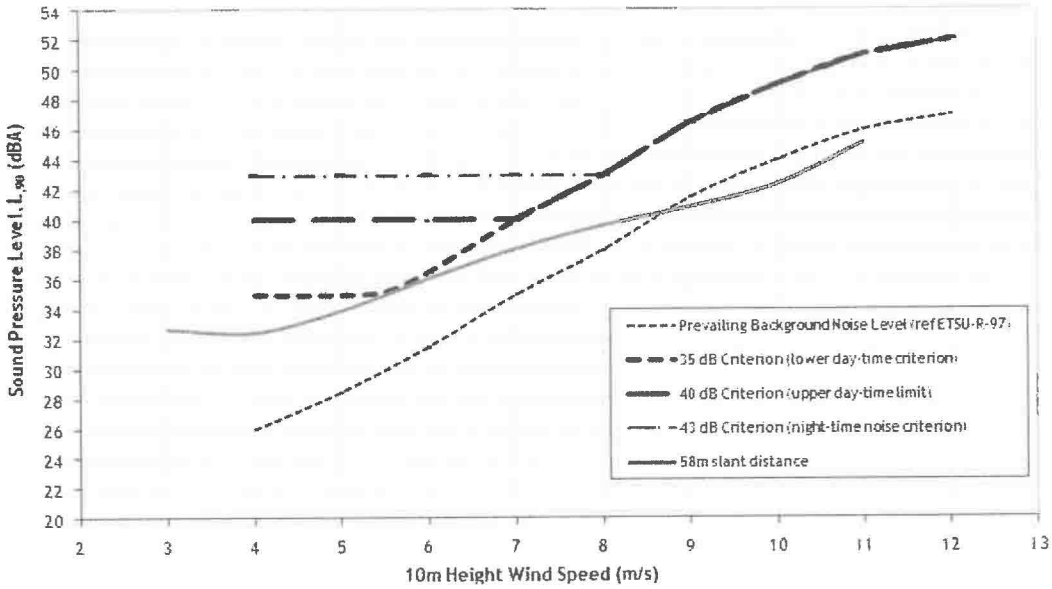


FIGURE 3 - WIND TURBINE AND BACKGROUND NOISE COMPARISON, BASED ON THE EXAMPLE FROM ETSU-R-97

Figure 3 shows that a minimum slant distance (distance from turbine hub to point of interest) of **58m** is required in order to achieve an acceptable noise level across all wind speeds, based on this example.

The normal process defined in ETSU-R-97[2] (which was developed with large utility sized wind farm projects in mind) is to measure the background noise near the proposed wind farm site, rather than use the illustrative background noise curve provided. This would be an onerous undertaking for a 5kW wind turbine. Since much of the background noise at a rural site is generated by the wind itself it is unlikely that the background noise at any rural site would be significantly lower than that in this example.

Table 3 shows a summary of minimum slant distances for one, two and three wind turbines. It has simply been assumed that the multiple turbines are at the same location. Although clearly this is not possible in practice, such an approach gives an initial indication of the impact of using multiple turbines and will be conservative if the results in the table are applied to the turbine closest to the noise sensitive property. Case by case calculations may be required where such an approach is too crude.

Number of turbines	Slant distance required to satisfy ETSU-R-97[2] 35dB (lower day-time) criterion
1	**58m**
2	**82m**
3	**100m**

TABLE 3 - SUMMARY OF RESULTS FOR 1, 2 AND 3 TURBINES WHEN COMPARED AGAINST THE ETSU-R-97 REFERENCE BACKGROUND NOISE LEVEL

3.2. Simplified Assessment Method

ETSU-R-97 does provide a simplified method of assessment. It states that If it can be demonstrated that the estimated wind turbine noise is limited to an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height then this condition alone would offer sufficient protection of amenity without considering the actual background noise at the site under consideration. It is plain that this method is grossly conservative based on real world background noise levels at 10m/s wind speed. However, such an analysis has been completed for illustrative purposes, as described below.

Figure 4 shows that a minimum slant distance (distance from turbine hub to point of interest) of **134m** is required in order for the noise levels to be below an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height.

A comparison of Figure 3 and Figure 4 reveals how conservative the simplified method is compared to typical real world background noise levels in a rural sheltered location.

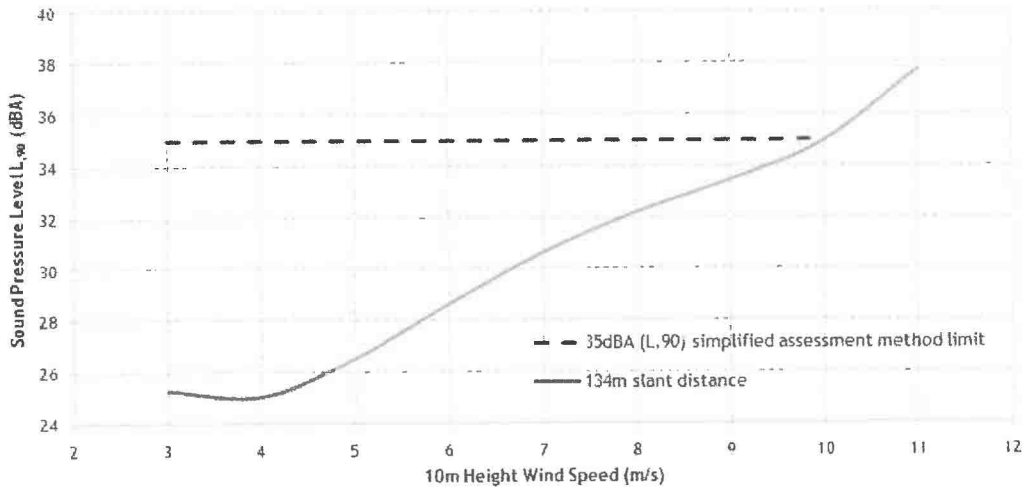
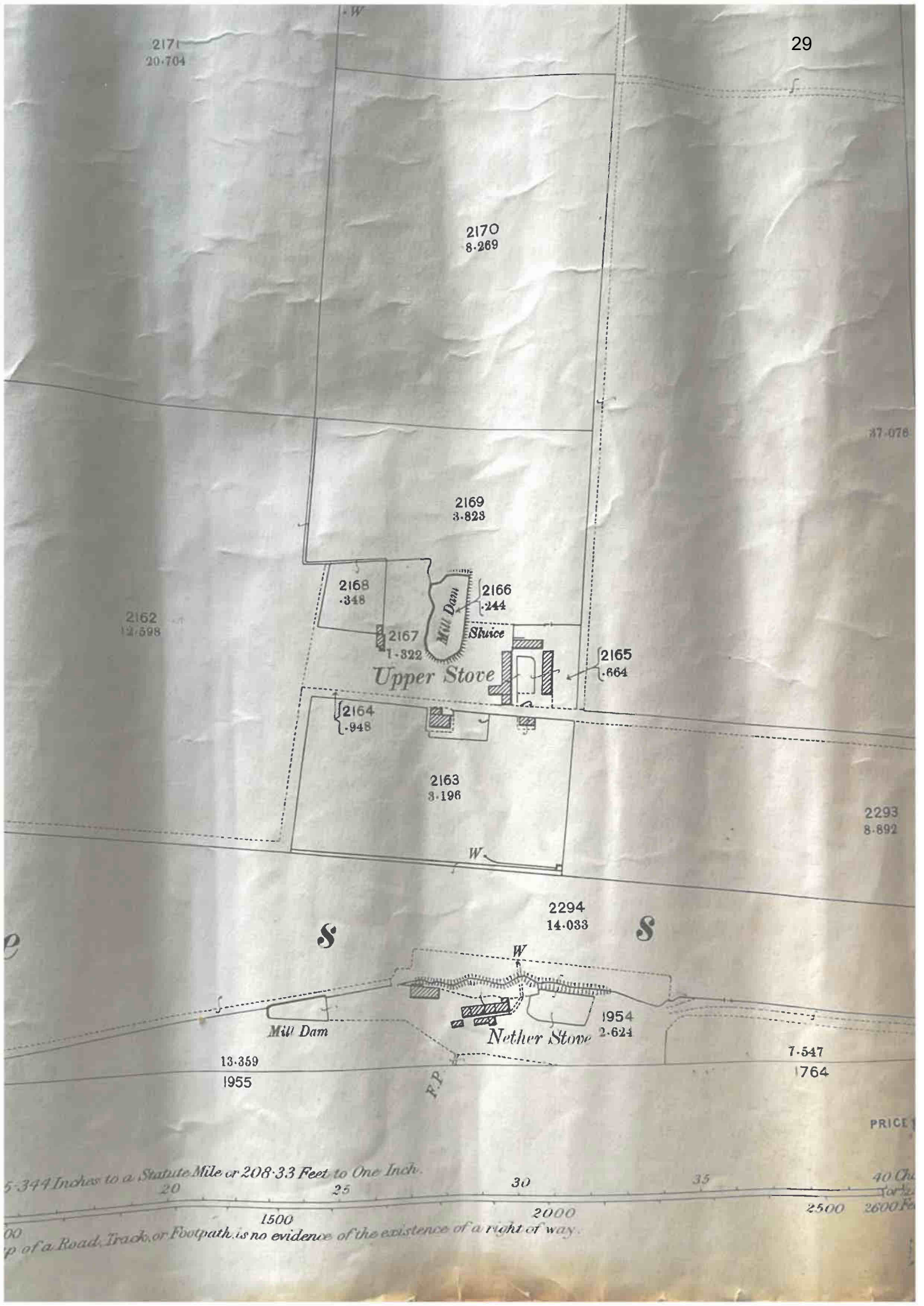


FIGURE 4 - SIMPLIFIED ASSESSMENT METHOD RESULTS

Table 4 shows a summary of the equivalent minimum slant distances for one, two and three wind turbines for noise limits of 35dB, 37dB and 40dB. It has simply been assumed that the multiple turbines are at the same location. Although clearly this is not possible in practice, such an approach gives an initial indication of the impact of using multiple turbines and will be conservative if the results in the table are applied to the turbine closest to the noise sensitive property. Case by case calculations may be required where such an approach is too crude.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Mill Dam
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12·598
Upper Stove
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·664
2164
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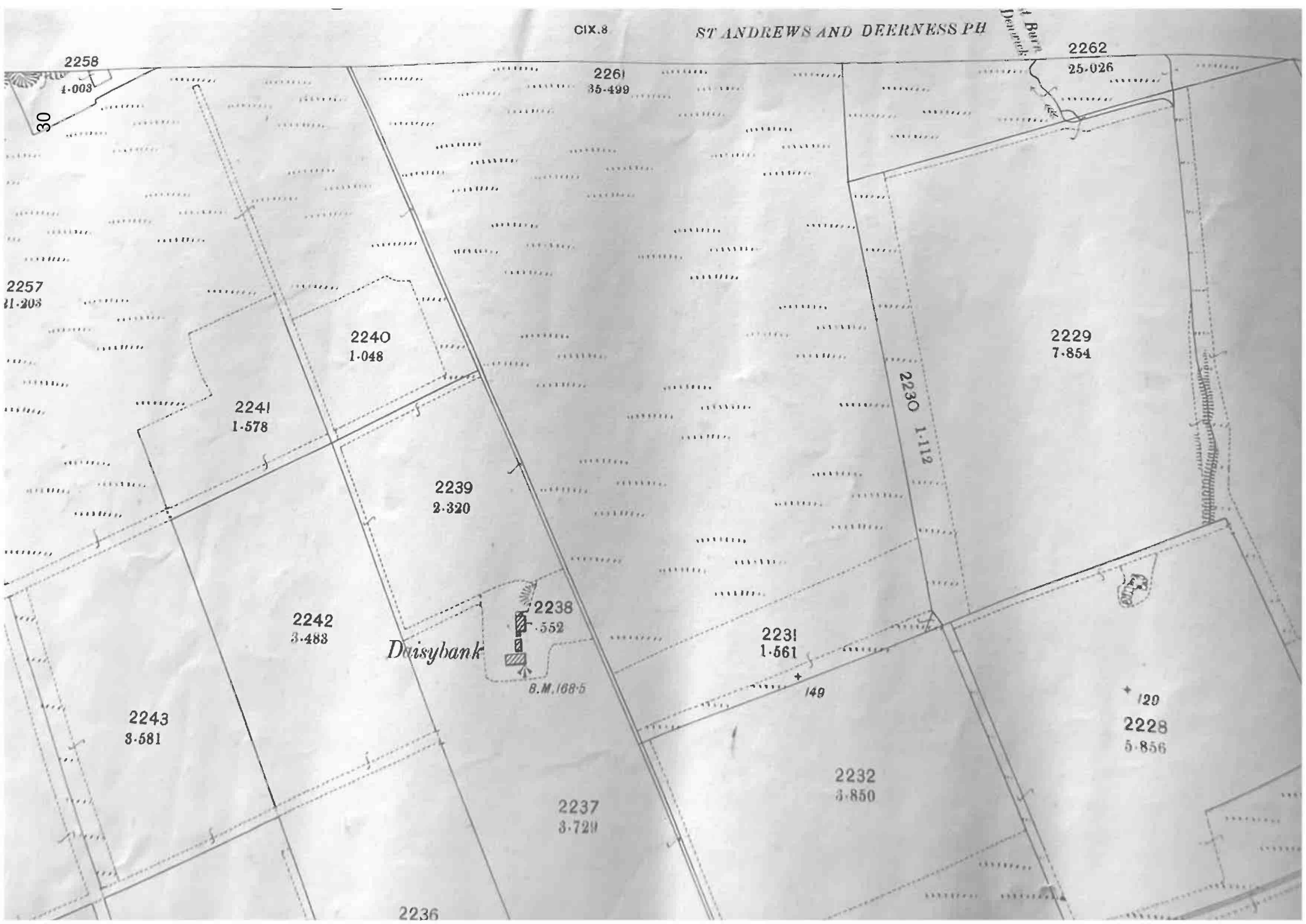
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1·578
2239
2·320
2230
1·112
2229
7·854
2238
·552
2242
3·483
Daisybank
B.M.168·5
2231
1·561
149
129
2228
5·856
2243
3·581
2232
3·850
2237
3·729
2236


SECOND EDITION 1902
Upper Stove
Nether Stove
Tumulus
Tumulus
Millfield
Mill Dam
2170
2168
2157

Dear Planning

Planning application 24/439/PP

I am writing to appeal the constraint applied to planning reference 24/439/PP, which pertains to the reinstatement and extension of two former dwellings, the erection of two replacement houses, and the installation of four air source heat pumps at the Former Farmhouse, Stove, Stove Road, Deerness, Orkney KW17 2QT.

The constraint relates to a noise impact assessment (NIA) due to the presence of an existing turbine on a neighbouring property. We respectfully challenge this decision on the following grounds:

Lack of Consideration for Future Developments
While planning permission for the turbine (reference 12/363/TPP) included conditions to protect nearby residents from noise disturbance (Planning Handling Report, points 3, 4, and 5), no consideration appears to have been given to the possibility of future development at the Former Farmhouse and Bothy sites. At the time of the turbine's application and installation, the site was derelict, but its potential for redevelopment should have been acknowledged. Although there is no obligation for a neighbour notification due to the absence of planning status on the sites, had there been such a requirement, the site owner would have noted that redevelopment and new builds are part of the future plans for the surrounding area.

Historic Use of the Site
The Former Farmhouse and Bothy have existed for over 100 years and was therefore established as a dwelling prior to the turbine's installation. This historical context raises concerns about why the site was not taken into account, even though it was not in active use at the time. We can provide ordinance survey maps dated back to 1889 – 1903 with this information.

Impact on Proposed Dwelling Layout
The closest rooms to the turbine in our proposed development will be the farmhouse utility and bathroom spaces, while main living areas (kitchen, living room, and bedrooms) are located at the opposite side of the property, further from the turbine.

Deerness Distillery - https://planningandwarrant.orkney.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3HPIQMDLCK00
Upon reviewing the application for the commercial site at Deerness Distillery, we have observed that the wind turbine located to the North-Northwest, at the rear of the property, is not depicted on the location plans. This turbine is situated at a similar distance, and we note that there are no Environmental Health restrictions associated with this application. Given that this is a premises where customers are present both indoors and outdoors, we question whether this does not constitute a potential noise impact.

Additionally, we would like to raise a concern regarding the two caravans at Newhall, Deerness, which serve as the Distillery owner's residential property. These caravans are occupied and used as homes. Therefore, we are left to wonder why the wind turbine in the aforementioned field was not considered a noise impact for these residents, yet we are unable to proceed with the redevelopment and construction of new sites.

Supporting statement
The neighbouring property owner and the owner of the wind turbine have no objections to our proposed works and are willing to provide a supporting statement confirming this.

Additionally, we must consider the ongoing housing crisis in Orkney, where the demand for properties significantly outstrips the supply. Denying this application would effectively block the redevelopment and construction of four homes for individuals in need. Our research indicates that, unless there is financial involvement or an agreement with the wind turbine owner, there appears to be little opportunity to redevelop or build new sites in areas that are increasingly being left vacant.

With this in mind, we respectfully ask you to reconsider your decision. We are a young couple looking to relocate to Deerness, an area where the population is dwindling. Our goal is to raise a family and contribute positively to the Deerness community. It is disheartening that the presence of a wind turbine, which is barely noticeable or audible in the area, is hindering this opportunity.

Yours sincerely

Mark B Wick
Applicant

Planning Application 24/439/PP
https://planningandwarrant.orkney.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

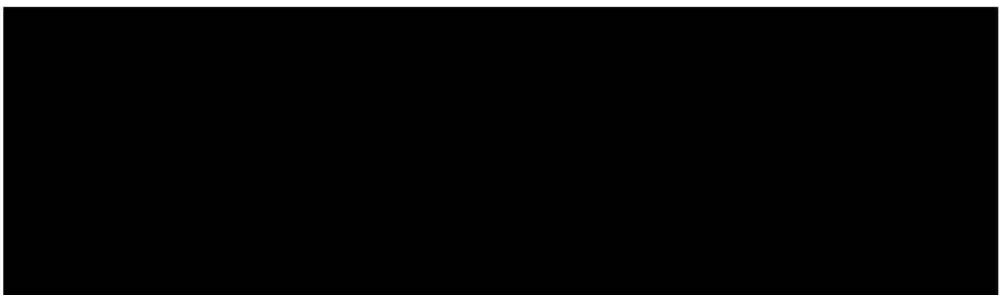
Dear [redacted]

I am writing to you with regards to the above planning application and the constraint against the application.

You have spoken with [redacted] and you advised to gather as much information as possible and present to you for review and reconsideration.

Therefore, please see the attached letter and accompanying attachments.

If you have any questions or wish to arrange a site visit, please do not hesitate to get in touch. If you require any further information, we will be happy to assist.



On 12 Aug 2022, at 10:35 pm, Cindy Mackenzie <cindy.mackenzie@talktalk.net> wrote:

Hi,

Finally got hold of planning. They would like the cottage to have a final design in place before they would look at it as an application. They would also like the plots for the building sites to be as close as possible to the original buildings, I reckon would could argue that.

Kind regards
Cindy

Sent from my iPhone

> On 12 Aug 2022, at 16:49, [redacted] wrote:
>
> Good afternoon Cindy,
> Sorry to bother you again but just wondered if they are any further on with the application
> Thank you
>
> Sent from my iPhone

On 4 Jan 2023, at 3:18 pm, Cindy Mackenzie <cindy.mackenzie@talktalk.net> wrote:

Hi,

I hope all is well with you all, not really a holiday when you live on a farm.

I have spoken with [redacted] and she isn't happy with the position of the new building sites and would want them to be located as previous planning discussions. She would also want the building sites to have full details provided. I don't think moving the bothy is going to be suitable under a 2 for 1 either. Think we are going to have to go back to the start again.

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
To: [redacted]
Date: Jul 25, 2022 4:37:17 PM
Subject: **Re: Deerness**

Hi [redacted]

I have tried to get in touch with planning, but they are mad short on staff so not heard anything back. I'll try again tomorrow.

Kind regards
Cindy

On 25 July 2022 at 13:16 [redacted] wrote:

Good afternoon,
Sorry to bother you but wondering if you've heard anymore from the planning or if the plans have been submitted, Mark was just here and said he hadn't heard anything either, sorry to be a pain
Thank you

Sent from my iPhone

On 5 Jul 2022, at 12:50 pm, Cindy Mackenzie <cindy.mackenzie@talktalk.net> wrote:

Hi,

I'm waiting to hear from planning on how to proceed. Think the planning officer who might be dealing with this has been on 3 weeks holiday. They should be back on Monday.

Kind regards
Cindy

Sent from my iPhone

On 5 Jul 2022, at 12:18, [redacted] wrote:

Good afternoon Cindy,
We've noticed the planning is not on the website yet and wondered how things were going or if you are waiting for anything back from any of us
Thank you
[redacted]

Sent from my iPhone

From: Cindy Mackenzie <cindy.mackenzie@talktalk.net>
To: [redacted]
Date: Nov 9, 2022 10:09:10 PM
Subject: Planning
Attachments: Stove Deerness-001.pdf, Stove Deerness-002.pdf, Stove Deerness-004.pdf, Stove Deerness-005.pdf, Stove Deerness-006.pdf, Stove Design Statement.pdf, Stove-003.pdf, Planning Permission - 2022-11-09T220224.640.pdf, CompleteNotice1 (58).pdf

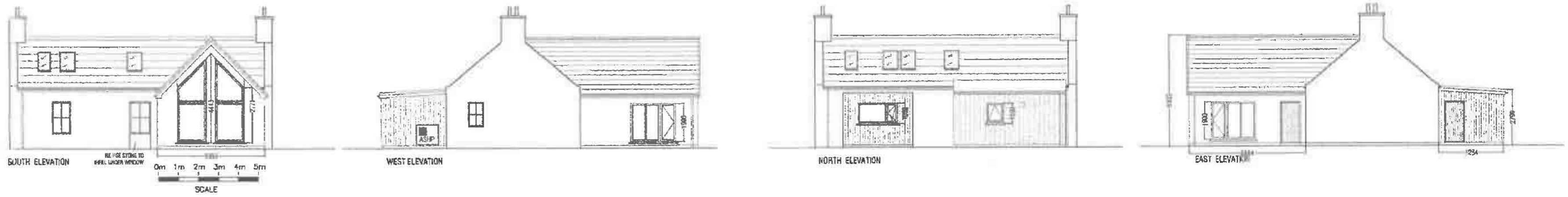
Hi [redacted]

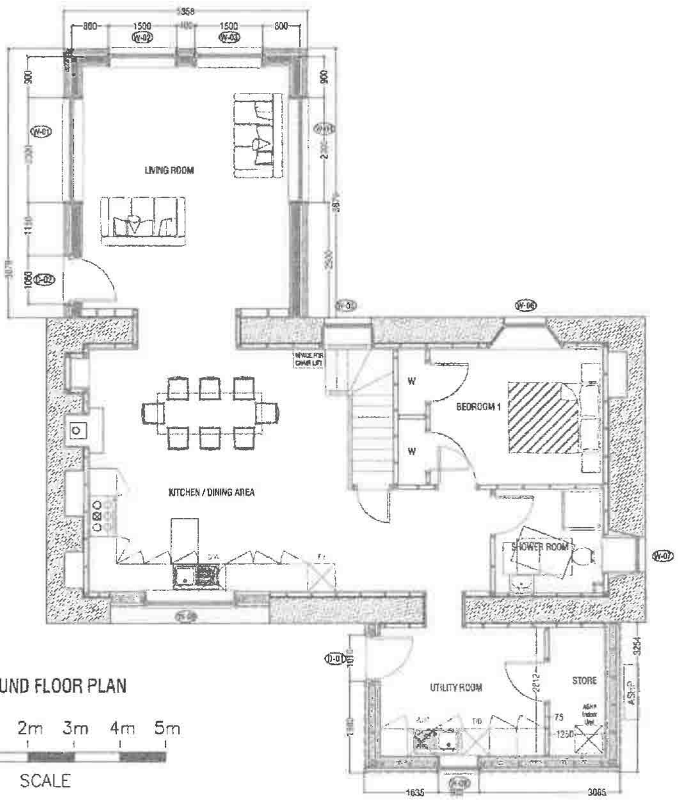
So sorry for the delay in getting back in touch.

Please find attached planning details, if you are happy with everything I can get that submitted. The planning application will cost £2400. Once the application is submitted you can call the OIC directly to make payment.

Kind regards

Cindy

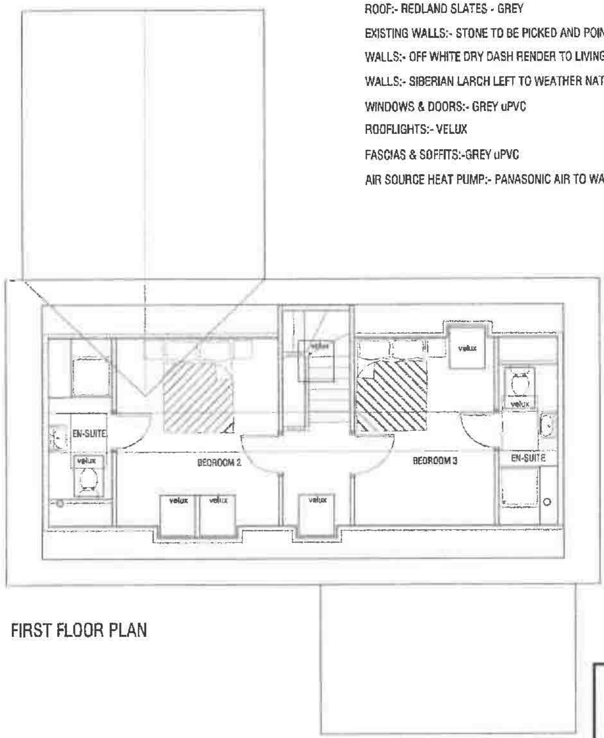




GROUND FLOOR PLAN

0m 1m 2m 3m 4m 5m

SCALE



FIRST FLOOR PLAN

EXTERNAL FINISHES:-

ROOF:- REDLAND SLATES - GREY

EXISTING WALLS:- STONE TO BE PICKED AND POINTED

WALLS:- OFF WHITE DRY DASH RENDER TO LIVING ROOM EXTENSION

WALLS:- SIBERIAN LARCH LEFT TO WEATHER NATURALLY TO UTILITY ROOM EXTENSION

WINDOWS & DOORS:- GREY uPVC

ROOFLIGHTS:- VELUX

FASCIAS & SOFFITS:-GREY uPVC

AIR SOURCE HEAT PUMP:- PANASONIC AIR TO WATER HEAT PUMP

cindy mackenzie Bsc(Hons)	CLIENT : Mr Mark Wick
	PROJECT: PROPOSED RENOVATION OF STOVE COTTAGE, DEERNESS ORKNEY
	DRAWING: PROPOSED PLANS AND ELEVATIONS
	SCALE : 1:50/1:100 A1
	03/2022 004 rev -

From: noreply@scot.gov.uk <noreply@scot.gov.uk>
To: cindy.mackenzie@talktalk.net
CC: [redacted]
Date: Nov 23, 2022 7:49:26 PM
Subject: **100603950-001 has been received**

ePlanning.scot

100603950-001 has been received

ePlanning Scotland Reference: 100603950-001

Dear Cindy Mackenzie,

Your application/appeal has been successfully submitted using ePlanning.scot. Please be aware that your planning application will be deleted from our database (Not the Council's database) 90 days after submission so that you may wish to save a copy for your own records.

Your online reference number is **100603950-001**, which you should keep a note of for your own records.

Your application will now be sent to **Orkney Islands Council** who is responsible for processing and determining your application. If you need to contact the authority directly, please use the contact details below.

Please note that if this **submission relates to an appeal**, and you have selected this in your application, it will be forwarded to both the **Planning and Environmental Appeals Division (DPEA)** and your planning authority.

In this instance the **DPEA** will be responsible for processing and determining your appeal. You will be contacted in due course by either your planning authority or the

DPEA regarding your application.

Submission Details

Online Reference **100603950-001**

Title **Proposed development at Stove Farmhouse, Deerness, Orkney**

Authority Name **Orkney Islands Council**

Authority Address **Council Offices School Place Kirkwall KW15 1NY**

Authority Telephone **01856 873 535 (ex [redacted])**

Authority Fax

Authority Email Address **planning@orkney.gov.uk**

Agent Name **Cindy Mackenzie**

Applicant Name **Mark Wick**

Location **Easting: 358138- Northing: 1007062 Description: Former Farmhouse at Stove, Stove Road Deerness Orkney KW17 2QT**

Date Submitted **23/11/2022**

Location Plan

Name Type Size

Location Plan	Attached	247.7 Kb

Attachments

Name Type Size

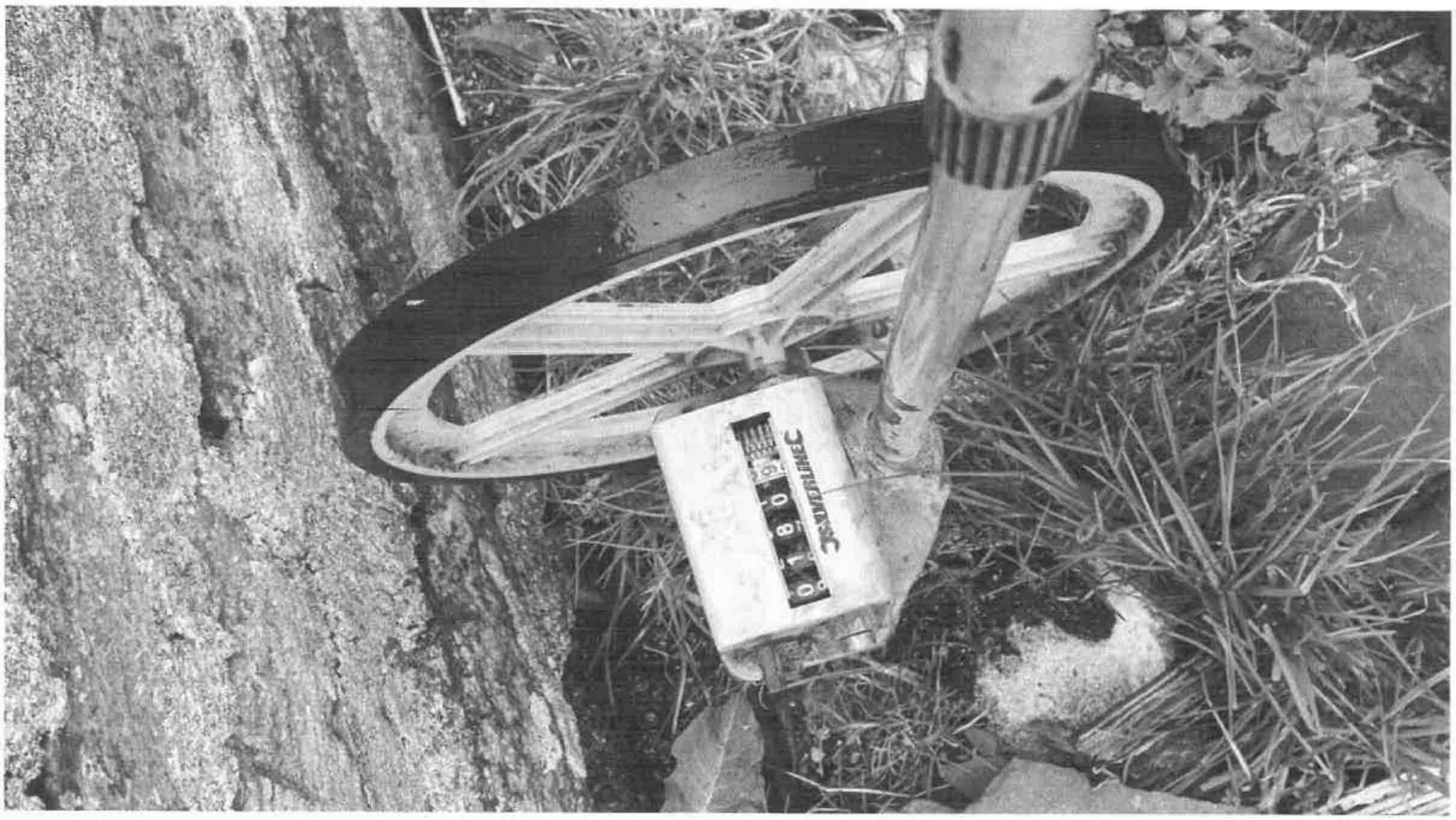
Stove 002	Attached	189.2 Kb
Stove 003	Attached	78.5 Kb

Stove 004	Attached	263.4 Kb
Stove 005	Attached	144.7 Kb
Stove 006	Attached	265.6 Kb
Design Statement	Attached	1.9 Mb

Fees

Cost - 2400.00

General Data Protection Regulation states in Article 5(1)(e) that "Personal data shall be kept in a form which permits identification of data subjects for no longer than is necessary for the purposes for which the personal data are processed; personal data may be stored for longer periods insofar as the personal data will be processed solely for archiving purposes in the public interest, scientific or historical research purposes or statistical purposes in accordance with Article 89(1) subject to implementation of the appropriate technical and organisational measures required by this Regulation in order to safeguard the rights and freedoms of the data subject ('storage limitation')".


SMITHERS

DESIGN STATEMENT

Upper Stove, Deerness, Orkney

Context

Introduction

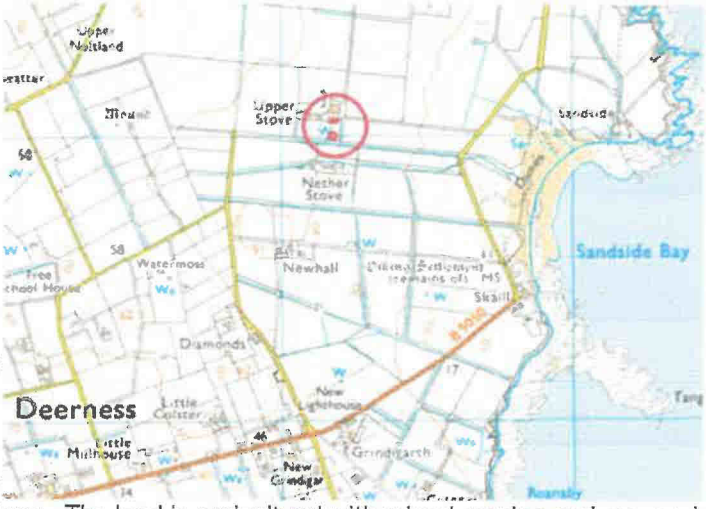
This statement is intended to explain and assist this application and provides a number of annotated photographs.

The application is for a two for one proposal for the original Farmhouse and a two for one proposal for the Bothy house at Upper Stove, Deerness. The proposal is to renovate the original farmhouse and demolish and construct a new dwelling with two new building plots. The application is for a full planning application for the farmhouse and bothy and planning in principle for the two building plots.

The applicant is Mr Mark Wick.

The farmhouse is intended to provide a dedicated living accommodation for the applicant. With the building site to

Site Description



The site is on a gently undulating east facing slope towards the coast on the east side of Deerness, with scattered houses and farm steadings of varied style, scale and age. The land is agricultural with mixed grazing and cropped fields. The rural surrounding buildings are of various styles of houses and farm buildings. The land is agricultural with mixed grazing and cropped fields.

The site is not close to a conservation area, National Scenic or Local Landscape area. The development should have no impact on any habitat corridors and is not close to any natural heritage sites.

The proposed sites sizes are

Farmhouse area = 1271m2 (existing building doesn't have a defined curtilage as part of field)

Bothy = 1485m2 (existing bothy doesn't have a defined curtilage as part of steading)

Site 1 = 1482m2

Site 2 = 1463m2

No previous planning applications have been made for the redundant cottage, farmhouse or proposed building plots.

There is no known contamination within or near the site and the development should not affect any listed buildings, Scheduled Ancient Monuments or their settings.

Site Access & Services

A single track public road runs north from the site, which is accessed by the existing track to Upper Stove. The building plot would also branch off from the track. The development should have no effect on any rights of way, paths or access routes other than sharing the private access to the farm steading.

All service to the proposed building plots and existing farmhouse are nearby and all sites are easily serviced.

An 11kV overhead line crosses the site from south west to north east. Telecomms cables and a public water main are nearby and the sites can be serviced.

Private sewage treatment will be required for the renovated cottage & farmhouse and the new build plots within each site with either soakaways of treated effluent disposal to the adjacent open drains.

The surrounding buildings to the proposed redevelopment areas are:

The interconnected group of buildings forming the farm steading of Upper Stove, orientated north south with gable doorways and relatively high sidewalls and low roof pitches.

The original farm house of Upper Stove has a south facing with gable chimneys built with local masonry and been redundant since a newer farm house was built in the 1960's.

The 1960's farm house is now in different ownership and separated from the steading by a fenced paddock with a separate access off the shared access to the steading.

Downhill from the redundant cottage a small wind farm substation building with monopitch roof sits in a fenced area cut into the slope. Rendered blockwork walls and dark green profiled cladding.

The local settlement pattern is of scattered farms, former farms and newer houses set back to the east from the north-south public road, each with independent access roads.

The development should have no effect on any rights of way, core paths or access routes other than sharing the private access to the farm steading and the house of Upper Stove.

Proposals

None of the buildings within the self contained group forming the farm steading are suitable for conversion to a house. The former Bothy which is part of the second two for one proposal has been altered over the years for farm use. The gable wall to the bothy has also been damaged due to its close location to the steading and large farm machinery going past. It is proposed to demolish the exist bothy and move the replacement dwelling further away from the steading. Stone from the demolition works would be incorporated into newer, larger building. The existing bothy is also very small and would be difficult renovate into a suitable modern home.

The existing farmhouse is also a traditional stone built house and remains structurally sound and can be extended to the south to provide adequate floor area for modern home.

The renovation and extension of the redundant farmhouse and the proposed replacement bothy will create a modern energy efficient home. To provide two adjacent new build sites and a domestic curtilage for the existing houses will create a small cluster of buildings at Upper Stove and to be in keeping with the scale and form of existing buildings. Both sites will take advantage of the views towards the coast and open sea.

The plan is designed to be simple and practical in order to help reduce heating costs and maximise useable space. The external features and form reflect the simplicity of the plan, utilising dark grey slates, dry dash render walls with an off white finish and the original stonework picked and pointed. Fenestration is also designed using traditional proportions, using existing openings and creating new opening to gain from natural lighting and create an exciting and welcoming home. Doors, windows, fascias and rainwater goods are all to be uPVC dark grey finish.

Notwithstanding the traditional forms and massing, the construction of the dwelling will utilise a well-insulated construction methods. In addition to this, sustainable energy measures include all heating and hot water to be provided by an air source heat pump. A Bio-disc treatment system will be fitted to treat the foul water with discharge into a soakaway and final discharge into the existing open drain.

Photo 1

View of existing access track leading to farmhouse, cottage and development site.

Site orientation and slope lends itself to aligning elevations to the east, south and west to maximise passive solar gain and minimise north facing glazing.

Photo 2
South elevation of redundant bothy.

Photo 3 Damaged West gable wall to

Photo 4 Damaged West gable wall

Photo 5 Damaged door to bothy

Photo 6 Damaged East gable v

Photo 7 & 8 Gable ends of redundant farmhouse

Photo 9 Former farmhouse

Photo 10 North elevation to farmhouse.

Photo 11 South elevation of former farmhouse

Photo 12 South elevation of former farmhouse

Photo 13 View towards site 1

Photo 14 View towards Site 1.

Photo 15 Main access track from public road.

Photo 16 Wind turbine sub-station

1

Background to Planning Application – Upper Stove, Deerness

To the Planning Committee,

This letter provides background information to the long-running planning process in relation to my attempts to obtain planning consent to reinstate the redundant houses at Upper Stove, Deerness.

Back in December 2021, while staying with [redacted] due to having to sell my house as [redacted] and I at the time were going through a divorce, I had looked at a few houses. However, nothing really suited my needs or was within my preferred area, which is my birth parish and where I spent most of my childhood—Deerness.

It was at that point that it was suggested why not look at building, so that you get what you want where you want. I agreed, as I knew deep down that Deerness is where my heart is and where my family all live. [redacted] run the farm of Upper Stove alongside their home farm of Diamonds, and there were two redundant houses there.

I employed the assistance of architect Cindy McKenzie. Cindy came out in early January 2022 and we began to get the ball rolling. Cindy advised me that under Orkney Islands Council planning policy you can obtain a "two for one" on any redundant dwelling, so it was decided that this was the route we would go down. Although there were no immediate plans to reinstate the old bothy, we decided that it would be best to submit outline planning for that and the two new sites at the same time as full planning for the farmhouse, which I had dreamed of living in.

The farmhouse and bothy at Stove date back to pre-1900, as shown on the attached map, and although not lived in since around 1960, the farmhouse in particular has solid stone walls and is definitely worthy of saving.

Cindy set about drawing plans for the farmhouse and came up with what I believed was an excellent design that combined modern living and natural light, while retaining as much of the character of the old house as possible. Plans were submitted in June 2022 and the long saga began.

First of all, the two new plots were deemed too far away and did not share a common boundary with the old houses. Reluctantly, the sites were moved to the south of the bothy and we decided to use the bottom road as the access road so that all four sites could be serviced from that point.

Planning then insisted that they wished to see architectural drawings for both the bothy and the two "two for one" houses, which we did not see the need for, as by the time they were to be developed building standards would have moved on and the drawings would no longer be relevant. However, in order to progress matters, these were completed.

At this stage, the question was raised with planning that, as the bothy walls would need to be taken down and rebuilt to meet modern building regulations, would it be permissible to move the site forward by approximately five metres, as it was extremely close to the working farm, and to allow a rear door to be used safely. The answer was no.

A request was then made suggesting that it might be beneficial for the planning officer to carry out a site visit in order to better understand what was being proposed. This invitation was declined, as it was stated there was "no point".

Months passed with little correspondence and then, in March 2023, I was advised that due to site one being within 250 metres of an existing turbine, this presented a further issue.

A desktop noise assessment was required and subsequently carried out. Although the turbine is approximately 180 metres from the closest proposed site, the noise levels were deemed acceptable. The other three sites were also considered acceptable. Clearly, there are no known health issues associated with this distance, particularly given that the turbine is only approximately 130 metres from the house to which it supplies power.

I would also add that it seems unreasonable that a turbine with an expected lifespan of approximately 20 years can supersede any future development of an existing house which has stood on its current site for in excess of 120 years and, under the "two for one" policy, cannot be relocated to achieve a safer distance. I would further note that on mainland Scotland this distance requirement is only 100 metres.

Despite this, the situation we are now faced with is that all four sites have been rejected due to perceived health risks from the turbine—risks which we have demonstrated do not exist. Furthermore, after three years of engagement with the proposed designs, it now appears that the rejection is based on a subjective view of the design itself. This clearly demonstrates why policy does not always fit each application and why each proposal should be judged on its own merits.

This entire experience has left me deeply disappointed and disheartened. Having now settled with a new partner and being the proud father of a three-month-old baby, my long-held dream of returning home to settle in my home parish now feels increasingly out of reach. This is without even mentioning the many thousands of pounds already spent out of my own pocket in pursuing this proposal.

I sincerely hope that the Committee will look upon this application sympathetically and work towards a common-sense solution.

Thank you for your time and consideration.

Yours faithfully,

Mark Wick

Planning Handling Report.

Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps at Former Farmhouse, Stove, Stove Road, Deerness.

Determination under delegated powers

1. Summary

Application Number:	24/439/PP
Application Type:	Planning Permission
Applicant:	Mr Mark Wick, 3 Royal Oak Court, Kirkwall, KW15 1US.
Agent:	Cindy Mackenzie, Braeside, Ontoft Road, St. Margaret's Hope, KW17 2TL.

1.2.

All application documents (including plans, consultation responses and representations) are available for members to view at the following website address: https://www.orkney.gov.uk/our-services/planning-and-building/planning/application-search-and-submission/ (then enter the application number given above).

2. Consultations

2.1. Roads Services

Roads Services has not responded.

2.2. Scottish Water

Scottish Water has no objection to this planning application.

2.3. Development & Marine Planning - Environment

No adverse comment, subject to the conditions.

2.4. Environmental Health

Environmental Health has objected to the development on noise grounds.

The noise impact assessment submitted confirms that the proposed development would cause an existing turbine to be in breach of its noise condition, which is attached to protect the residential amenity of the area from an unacceptable noise impact.

3. Representations

No valid representations received.

4. Relevant Planning History

No relevant planning history.

5. Pre-application Advice

No pre-application advice was sought by the agent or applicant in advance of a formal planning application.

6. Relevant Planning Policy and Guidance

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and supplementary guidance can be read on the Council website at:

https://www.orkney.gov.uk/Service-Directory/D/Planning-Policies-and-Guidance.htm

The policies listed below are relevant to this application:

- National Planning Framework 4
  - Policy 14. Design, quality and place.
  - Policy 16. Quality homes.
  - Policy 23. Health and safety.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
- Development Management Guidance
  - Wind Energy: Definitions Associated with Noise Assessments (2023).

7. Legal Aspects

7.1.

Section 25 of the Town and Country Planning (Scotland Act 1997 (the Act) states that in making determinations under the Planning Acts the determination should be in accordance with the development plan unless material considerations determine otherwise.

7.2. Status of the Local Development Plan

Although the Orkney Local Development Plan 2017 is “out-of-date” and has been since April 2022, it is still significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to Plan will be diminished where policies within the plan are subsequently superseded.

7.3. Status of National Planning Framework 4

National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13 February 2023, following approval by the Scottish Parliament in January 2023. The statutory development plan for Orkney consists of the National Planning Framework

and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of NPF4 and a provision of the Orkney Local Development Plan 2017, NPF4 is to prevail as it was adopted later. It is important to note that NPF4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in NPF4 and can be used to guide decision-making.

8. Assessment

8.1. Proposal and Site

The application seeks planning permission for the reinstatement and extension of two redundant buildings, the erection of two replacement dwellings (resulting in a two-for-one approach for each, resulting in four dwellings), and the installation of four air source heat pumps. The proposal is considered under Policy 5E of the Orkney Local Development Plan 2017, and Supplementary Guidance: ‘Housing in the Countryside’ (2021). Specifically, criterion (ii) which relates to the reinstatement of former dwellings, and criterion (iii) in relation to the replacement of existing buildings.

8.2.

The application relates to the former farmhouse and associated land at Stove, located off Stove Road in Deerness. The site comprises the remains of two redundant buildings, referred to as the 'Farmhouse' and the 'Bothy', which are situated within a rural setting, surrounded by agricultural land and in proximity to an operational wind turbine approved under planning reference 12/363/TPP. The area is otherwise characterised by rural properties, traditional built form, and open landscape features typical of Deerness.

8.3. Principle

The basic principle of reinstating/converting the ‘Farmhouse’ and ‘Bothy’ is accepted under Policy 5E (ii), with the erection of two additional dwellings as ‘replacements’ supported under Policy 5E (iii), as the replacement of existing buildings or structures on a two-for-one basis.

8.4.

Support in principle is conditional on development complying with wider policy requirements of the Orkney Local Development Plan 2017 and National Planning Framework 4 (NPF4) which should be read as a whole. In this case, the development is subject to formal objection from Environmental Health on grounds of unacceptable noise impact, resulting from an existing operational wind turbine, approved under planning reference 12/363/TPP.

8.5. Noise Impact

A Noise Impact Assessment was commissioned and submitted by the applicant, and confirms that the proposed residential use, i.e. the development proposed, would cause the existing turbine to be breach its planning conditions, specifically the requirement to limit noise within the curtilage of domestic properties. Consequently therefore, whilst there may be general policy support for the principle of reinstatement and replacement in isolation, the identified amenity issues and

associated breach of turbine conditions results in a proposal that conflicts with key policies of the Local Development Plan and NPF4. As such, the development cannot be supported in its current form.

8.6. Agent of Change

This requires consideration of the ‘agent of change’ principle, embedded in national planning policy and planning decisions, which encapsulates the position that a person (i.e. the agent) introducing a new land use (in this case, houses) is responsible for managing the impact of that change, and proposed development should not place additional burden on any existing land use (in this case, the turbine). [A high-profile recent example in Orkney of this principle was the proposed flats behind the nightclub on Burnmouth Road, Kirkwall – the nightclub is existing, and had the flats been approved, to protect the residents of those new flats, would have required additional noise control on the nightclub. The agent of change principle prevents that, and the flats were refused because the nightclub land use and noise is existing, and planning permission should not be approved for new development that could affect that existing noise situation. That is the same in this case – i.e. the noise from the turbine is existing.]

8.7.

In addition to formal documentation, further informal materials were submitted in attempt to justify or mitigate impacts. These failed to demonstrate compliance with policy or to provide an acceptable resolution to the noise impact. On assessment, Environmental Health has confirmed that the proposal would introduce new residential receptors into a location where the existing turbine cannot comply with noise conditions, thereby rendering the wider development unacceptable. The breach of condition 03 of the wind turbine consent remains unresolved, and this consequence and the agent of change principle are a significant material considerations.

8.8. Amenity

The proposed development therefore raises significant amenity concerns due to the above-described proximity to an existing wind turbine, reference 12/363/TPP. The referenced planning condition attached to that permission specifies that noise levels must not exceed 35dB LA90 at a wind speed of 10m/s at a height of 10 metres, within the curtilage of any residential property within 250 metres. However, the lowest noise level recorded in the applicant’s submission is LA90 = 41.3dB, which would clearly breach this planning condition.

8.9.

Environmental Health has formally objected to the proposal, citing unacceptable noise impacts, on the basis occupants would be exposed to noise levels that exceed acceptable thresholds, thereby not safeguarding their amenity or quality of life, as required. On this basis, the proposal is contrary to Policy 1 ‘Criteria for All Development’ of the Orkney Local Development Plan 2017, Policies 14 ‘Design, quality and place’, 16 ‘Quality homes’, and 23 ‘Health and safety’ of National Planning Framework 4, and Development Management Guidance ‘Wind Energy: Definitions Associated with Noise Assessments’ (2023).

8.10. Design and Appearance

It is common for a range of design options to be pursued for new housing in the countryside, with general considerations of impact on setting and the wider area. In cases of a one-for-one replacement house, the original house is (1) demolished or (2) retained as an ancillary outbuilding to the new house. And in both scenarios, the original building forming the basis of delivering a new house.

8.11.

When the ‘two-for-one’ option is pursued, and therefore the option to deliver two ‘additional’ new houses based on the conversion (and extension) of an existing traditional building, additional design requirements apply.

8.12.

Taking the ‘Bothy’ for example, as above, an extension to the original building is acceptable in principle, but with the requirement that the extension *“must be sympathetic to and protect the character of the original house and buildings; ensuring that any original features and materials are retained, wherever practicable. Any proposed extension must be sympathetic to and not dominate the original house or buildings.”* The question is therefore whether the extension is sympathetic to the scale and design of the original building, and whether it is subservient in scale to ensure that it does not dominate the original building. In this case, it is concluded that the development simply has the character of a new build which happens to include a smaller, original building attached. Bearing in mind the original building is the single basis for any separate new build, the historic original part must remain the dominant part of the development, in terms of the design and layout, and within any such approach the materials proposed on both original and new parts of the building must be sympathetic. An extension that is of a similar height, with natural slates on the roof, and where the envelope of the original building is the dominant feature, would be considered differently to the design submitted.

8.13.

A fallback remains that a design such as that submitted could be pursued for reinstatement and extension to the original building, if willing to forego the additional new house. This is on the basis, as noted above, the provision and design requirements are different if pursued as a one-for-one, rather than a two-for-one; in the latter, provision for the new house is only because of a high quality and sympathetic restoration of the original. There is no scenario of seeking the additional house as provided by the two-for-one approach, whilst abandoning the design requirement that accompanies that.

8.14.

The proposed designs for the ‘Farmhouse’ and ‘Bothy’ are therefore not considered sympathetic to the original buildings. The scale of the proposed developments is dominant and overbearing in relation to the existing structures. This approach does not appropriately respect the original architectural style or the rural setting and is contrary to Policy 2 ‘Design’ of the Local Development Plan, and Supplementary Guidance ‘Housing in the Countryside’ (2021).

8.15.

Due to the significant amenity concerns raised regarding noise impacts from the nearby wind turbine, the design amendments required were not pursued with the agent, particularly when it was clear the amenity impacts were not resolvable. To be clear, the design is sufficient reason for the development to be refused but was not addressed as the site itself is not suitable.

9. Conclusion

9.1.

While there is basic policy support for a dual two-for-one approach as set out in the provisions of Supplementary Guidance ‘Housing in the Countryside’ (2021), the development fails in terms of the design detail of how that is proposed and fails on the critical matter of protecting residential amenity, contrary to Development Management Guidance ‘Wind Energy: Definitions Associated with Noise Assessments’ (2023). Both matters, individually, are reason for refusal. The development would result in an existing wind turbine, approved under application 12/363/TPP, being in breach of its noise condition. The agent of change principle applies in this case, to noise sensitive development.

9.2. Options Presented

Multiple options were presented to the applicant to address these concerns. Option (1) involved commissioning an in-person Noise Impact Assessment, with the planning application withdrawn and resubmitted after completion of the Assessment, to accommodate the necessary timescales. Option (2) presented was to amend the application, and resubmit a revised proposal limited to the parts of the development with no unacceptable noise levels, as advised by Environmental Health, and design amendments as required. Option (3) was to proceed with the application in its current form, on the advice that the development would not be supported. The applicant confirmed option (3), notwithstanding the outstanding amenity objection.

The application must therefore be determined as submitted, confirmed as unacceptable by Environmental Health.

9.3.

The proposal is contrary to the Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023), Policies 1 'Criteria for All Development' and 2 'Design' of the Orkney Local Development Plan 2017, and Policies 14 'Design, quality and place', 16 'Quality homes', and 23 'Health and safety' of National Planning Framework 4. The agent of change principle applies, and the development is subject to unresolved objection from Environmental Health and cannot be supported. There are no material considerations in favour of the development that outweigh this conclusion.

14. Reason for Refusal

01. The development is contrary to Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023) as the proposed houses, as 'uses where persons will sleep over night', would be subject to disturbance of excessive noise from a neighboring user, being the existing wind turbine approved under planning application 12/363/TPP. That turbine would be in breach of its planning conditions if this development was implemented.

02. The development is contrary to Policy 1 'Criteria for All Development' of the Orkney Local Development Plan 2017 as the development could result in an unacceptable level of risk to public health (from nuisance). A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.

03. The development is contrary to Policy 23 'Health and safety' of National Planning Framework 4 which confirms that development which is likely to raise unacceptable noise issues will not be supported. The agent of change principle applies in this case, as included in Policy 23, as the proposed development is 'noise sensitive development'. A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.

04. The development is contrary to Policy 14 'Design, quality and place' and Policy 16 'Quality homes' of National Planning Framework 4, Policy 2 'Design' of the Orkney Local Development Plan 2017, by virtue of the proposed design. The development does not reinforce the distinctive identity of Orkney's built environment and is not sympathetic to the character of its local area.

05. The development is contrary to Supplementary Guidance 'Housing in the Countryside' (2021) on the basis the design, including the extensions to the existing traditional buildings, as development must be "sympathetic to and protect the character of the original house and buildings…" and extensions must be "sympathetic to and not dominate the original house or buildings." The development is considered to dominate, not be sympathetic to, and be detrimental the character of the original historic buildings.

Isla McLeod. Graduate Planner

Date: 8 May 2025

Wind Turbine Noise Assessment (Desktop)

Land Near Upper Stove Building, Deerness, Orkney

Report presented to: Lisa Foubister

05/11/2024
Document number: LFO-101-v3

Xi Engineering Consultants, CodeBase, Argyle House, 3 Lady Lawson Street, Edinburgh, EH3 9DR, United Kingdom.
T: +44 (0)131 290 2250, xiengineering.com, Company no. SC386913

Document Summary

Xi Engineering Consultants have calculated the noise levels due to an existing Evance Wind 5kW wind turbine at four Noise Sensitive Receptors (NSR) within a 250m radius of the turbine. Two of these NSRs relate to two new property development sites, and the other two relate to property renovation sites.

The planning condition is that the noise due to the wind turbine should not exceed LA90 35 dB at 10 m/s wind speed at height of 10 m, within the curtilage of any domestic property within 250 m of the wind turbine.

The analysis shows that all four NSRs are in exceedance of the above planning condition. The highest and lowest predicted results are LA90 = 41.3 dB (closest NSR) and 35.8 dB (furthest NSR), respectively. with wind speed 10 m/s at a height of 10 m, within the curtilage of the Noise Sensitive Receptor, which has been assumed to be at 10 m from the façade of the building. These exceed the planning conditions by 6.3 dB for the closest NSR and 0.8 dB for the furthest NSR. For there to be no exceedance of the planning condition, the minimum horizontal distance between the turbine and the NSR façade will need to be at least 261.1 m.

Action	Name	Date	Version	Amendment
Originator	Josh Walton	04/11/2024	v1	Document created
Review	Guy Favill	05/11/2024	v2	Review
Checked by	Josh Walton	05/11/2024	v3	Issue

Matters relating to this document should be directed to:	
Xi Engineering Consultants	
Josh Walton, Project Engineer	E: joshwalton@xiengineering.com
Client	
Lisa Foubsiter	E: l.c.foubister@btinternet.com

Contents

1. Introduction

Lisa Foubister has requested a desktop Noise Impact Assessment (NIA) to support the planning application for four sites to the east of an existing 5kW wind turbine to ensure protection of local residential amenity. The existing wind turbine is situated to the North of the Upper Stove Building, Deerness, Scotland, and received planning permission approval in 2012 by Orkney Islands Council under application number 12/363/TPP.

Xi Engineering Consultants (Xi) have been appointed by the applicant, Lisa Foubister, to undertake a desktop NIA. Noise levels at nearby residential properties (Noise Sensitive Receptors or 'NSRs'), are required to be calculated.

The proposed wind turbine is a Evance Wind 5kW, of hub height 15 m, 5.5 m blade diameter and tip height 17.8 m.

2. Brief

The following brief has been supplied by Lisa Foubister:

Noise Impact Assessment

A wind turbine (and/or wind turbine approval) is located within 250 meters of the application site area. As proposed development for a noise sensitive use it must be confirmed that this wind turbine (and/or approval) would not cause any unacceptable amenity impacts to the occupants of the proposed development. Submit a desk-based Noise Impact Assessment to evidence that noise emissions from the wind turbine (including the application of any tonal penalty) would not exceed a sound pressure level not exceeding 35dB LA90, 10 mins, within the curtilage of the proposed development, at wind speeds up to an including 10m/s, standardised/measured to a height of 10m or as otherwise specified within the noise emission conditions within the relevant permission. This shall assess each proposed house site individually. Noise emissions should be calculated having regard to BWEA/Renewable UK guidelines and that the assessment undertaken should be carried out independent of manufacturer's specifications by an appropriately qualified person and detailed in full. Note the requirements provided within Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023) available here: https://www.orkney.gov.uk/media/4i4de2yh/wind-energy-noise-assessment-definitions.pdf

Please note that the application cannot be made valid until all the above listed information is provided in accordance with statutory requirements.

3. Scope

Xi used the following information/standards to predict the noise due to the wind turbine

- British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008
- IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise
- Wind Turbine Noise Emission Level: Evance R9000 Planning Support Document, Certification Number MCS WT0039, Evance Wind Turbines Ltd
- Wind Turbine Dimensions: 15M HUTCHISON RAM TOWER OUTLINE, DWG No. 0140-AD-00281
- Distance between Noise Sensitive Receptor and proposed wind turbine measured using Google Maps

Figure 1 shows a 250m radius around the wind turbine site with each of the four NSRs identified. The horizontal distances between the wind turbine site and the façade of each of the NSR buildings is shown in

Table 1. All buildings are located within the 250m radius of interest specified by Orkney Islands Council.

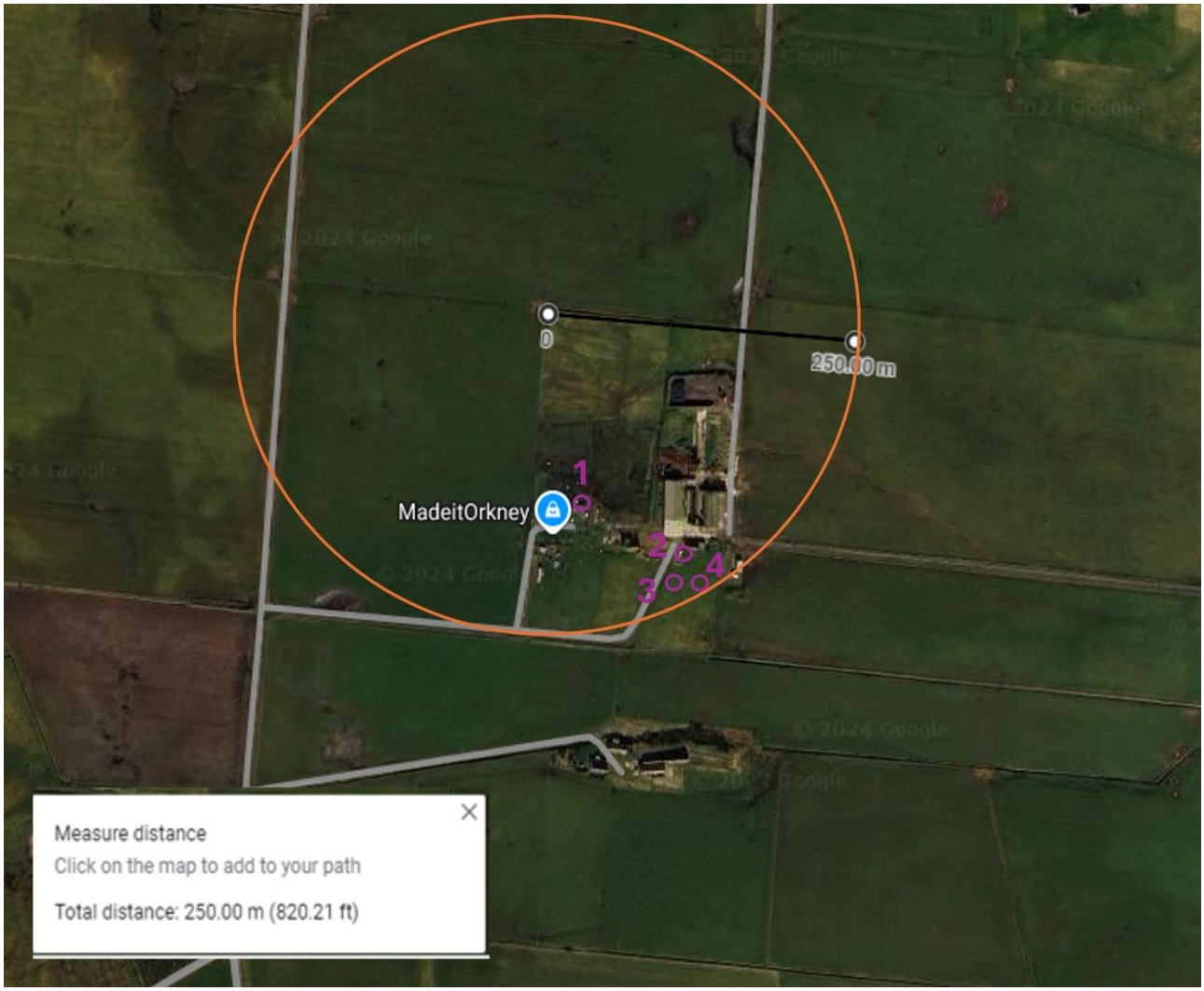


Figure 1 – 250m radius around the wind turbine site (orange). Noise Sensitive Receptors (identified in purple rings) (Google maps accessed 2024)

Table 1 – Horizontal distance between the wind turbine and the façade of the NSR buildings

NSR Number	Horizontal Distance Between Turbine and the nearest Façade of the NSR Building (m)
1	136
2	212
3	232
4	249

4. Methodology

The noise level due to the wind turbine in unit dB(A) L90, within the curtilage of domestic properties within 250m, at a wind speed of 10 m/s at a measured/standardised height of 10 m, is required to be calculated. The planning condition is that this measurement shall not exceed L90 35 dB(A). It has been assumed that the curtilage of each property extends to 10m from the façade.

4.1. Sound Power Level

The Sound Power Level of the Evance Wind 5kW turbine is 88.8 dB(A), at wind speed 8 m/s at the hub height, 15 m (See Appendix 8.3.3):

LWd,8m/s@15m = 88.8 dB(A)

The noise level of the wind turbine at the NSRs are required to be calculated for a wind speed of 10 m/s at a height of 10 m, so it must be determined what the wind speed at a height of 10 m would be for the stated Sound Power Level of the WTG. This is done using Equation 1, taken from *IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise*.

Equation 1

$$U_{1=}U_2 * \frac{\ln(^{H_1}/_z)}{\ln(^{H_2}/_z)}$$

Where U_1 is the wind speed to be calculated, U_2 is the measured wind speed, H_1 is the height of the wind speed to be calculated, H_2 is the height of the measured wind speed, and z is the roughness length, which is taken as 0.05 m.

Using Equation 1, the equivalent wind speed at a height of 10 m is 7.43 m/s, so:

LWd,7.43m/s@10m = 88.8 dB(A)

4.2. Geometry

The slant distance, X, of the NSRs to the turbine has been determined in Table 2, which is the distance from the hub of the turbine to a receiver point, which has been assumed to be 1.5 m above the ground (i.e., head height).

The horizontal distance between the façade of the NSRs and the turbine has been measured using google maps, then 10 m has been subtracted to represent the curtilage of the property.

Table 2 – Slant distance calculations at each NSR

NSR	NSR1	NSR2	NSR3	NSR4
NSR Receiver Height (m)	1.5	1.5	1.5	1.5
Turbine Hub Height (m)	15.0	15.0	15.0	15.0
Vertical Distance between NSR and Turbine (m)	13.5	13.5	13.5	13.5
Horizontal Distance between Turbine and NSR Façade (m)	136.0	212.0	232.0	249.0
Horizontal Distance between Turbine and NSR Curtilage (assume 10 m) (m)	126.0	202.0	222.0	239.0
Slant Distance at Curtilage (m)	126.7	202.5	222.4	239.4
Slant Distance at Façade (m)	136.7	212.4	232.4	249.4

4.3. Sound Pressure Level

The Noise Slope of the Evance R9000 5kW wind turbine is 1.771 dB/m/s.

SdB = 1.76 dB/m/s

The Noise Penalty of the Evance R9000 5kW wind turbine is 0.

P = 0

The Sound Pressure Level of noise due to the WTG alone at wind speed V at height H is as follows, extrapolated from *British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008*. U is the wind speed at height H at which the Sound Power Level is stated.

Equation 2

$$L_{p,\left(V\frac{m}{s}@Hm\right)} = L_{Wd,(W\frac{m}{s}@Hm)} + SdB * (V - U) + P - 8 - 20 * \log_{10}(X)$$

4.4. LAeq to LA90

In order to approximate the difference between the equivalent A-weighted sound pressure level given by Equation 2 and the A-weighted sound pressure level which is exceeded 90% of the time, which is a statistical measure, a correction of -2 dB is applied to the calculated sound pressure level, according to *IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise*, so that the calculated level and the planning condition may be compared.

5. Results

Table 3 presents the noise emission of the wind turbine at wind speed of 10 m/s at 10 m above ground level, at a distance which is 10 m from the façade of the NSR at a height of 1.5 m (i.e. within the curtilage of the NSR). This is compared to the planning condition.

Table 3 – Noise Assessment Results – within NSR façade

	NSR1 Curtilage	NSR2 Curtilage	NSR3 Curtilage	NSR4 Curtilage
Calculated LA90 at 10 m/s wind speed at 10 m height (dB)	41.3	37.2	36.4	35.8
Planning Condition LA90 at 10 m/s wind speed at 10 m height (dB)	35.0	35.0	35.0	35.0
Exceedance (dB)	6.3	2.2	1.4	0.8

The results have also been calculated at the façade of the NSRs (Table 4)

Table 4 – Noise Assessment Results – at NSR façades

	NSR1 Façade	NSR2 Façade	NSR3 Façade	NSR4 Façade
Calculated LA90 at 10 m/s wind speed at 10 m height (dB)	40.6	36.8	36.0	35.4
Planning Condition LA90 at 10 m/s wind speed at 10 m height (dB)	35.0	35.0	35.0	35.0
Exceedance (dB)	5.6	1.8	1.0	0.4

6. Discussion

A back calculation has been performed to calculate the minimum horizontal distance between an NSR Façade and the existing turbine to ensure that there is no exceedance between the calculated LA90 dB level at 10 m/s wind speed at 10 m height and the planning condition value of 35 dB. The analysis shows that the NSR facade must be at least 261.1 m from the turbine, excluding turbine curtilage. With turbine curtilage included, the minimum horizontal distance to the NSR façade is 271.1 m.

7. Conclusion

Xi Engineering Consultants have calculated the noise level due to an existing Evance Wind 5kW wind turbine at four Noise Sensitive Receptors (NSR) within a 250m radius of the turbine. Two of these NSRs relate to two new property development sites, and the other two relate to property renovation sites.

The planning condition is that the noise due to the wind turbine should not exceed LA90 35 dB at 10 m/s wind speed at height of 10 m, within the curtilage of any domestic property within 250 m of the wind turbine.

The analysis shows that all four NSRs are in exceedance of the above planning condition. The highest and lowest predicted results are LA90 = 41.3 dB (closest NSR) and 35.8 dB (furthest NSR), respectively. with wind speed 10 m/s at a height of 10 m, within the curtilage of the Noise Sensitive Receptor, which has been assumed to be at 10 m from the façade of the building. These exceed the planning conditions by 6.3 dB for the closest NSR and 0.8 dB for the furthest NSR. For there to be no exceedance of the planning condition, the minimum horizontal distance between the turbine and the NSR façade will need to be at least 261.1 m

8. Appendices

8.1. Acoustic Terminology

Sound Pressure – deviation of pressure from local ambient atmospheric pressure caused by sound.

Sound Pressure Level – 20 times the base 10 logarithm of the ratio of Sound Pressure to a Reference Pressure of 20×10^{-6} Pa.

Sound Power – the rate at which sound energy is emitted from a source per unit time. Sound Power is a property of a sound source independent of where the sound source is placed, whereas the Sound Pressure at some position due to that source depends on various factors such as distance to the source, nearby reflective surfaces, etc.

Sound Power Level – 10 times the base 10 logarithm of the ratio of Sound Power to a Reference Power of 10^{-12} W.

A-weighted – weighting applied to Sound Pressure Level in order to account for the dependence of loudness perceived by humans on frequency. Humans are less sensitive to low and high frequencies, so those frequencies are reduced. A-weighted Sound Pressure Level or Sound Power Level is given in the unit 'dB(A)'.

F-weighted – weighting applied to Sound Pressure Level in order to account for the dependence of loudness perceived by humans on intermittency of sound. Humans are less sensitive to instantaneous charges in sound pressure level, so a 'smoothing' is applied to reduce the impact of sudden changes in sound pressure level.

Equivalent Continuous A-weighted Sound Pressure Level ($L_{Aeq,T}$) – the A-weighted Sound Pressure Level of continuous sound that has the equivalent A-weighted Sound Pressure level of a sound that varies in time, T.

A-weighted, F-weighted, Sound Pressure Level Exceeded 90% of the time ($L_{AF90,T}$) – the A-weighted, F-weighted Sound pressure level which is exceeded for 90% of a given measurement period, T.

8.2. Qualifications of contributing personnel

Josh Walton, Project Engineer – Xi Engineering Consultants

Qualifications:

- BSc Mathematics and Physics (University of Strathclyde, Glasgow, UK)
- PhD Mathematical Physics (University of Strathclyde, Glasgow, UK)

Experience:

- 3 years' experience in acoustic consultancy work at Xi Engineering Consultants

8.3. References

8.3.1. British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008

No longer available on Renewables UK website but available on other commercial websites through internet search, for example:

https://www.solarcollect.co.uk/downloads/bwestandard2008.pdf

8.3.2. IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise

https://www.ioa.org.uk/publications/wind-turbine-noise

8.3.3. Wind turbine noise emission level

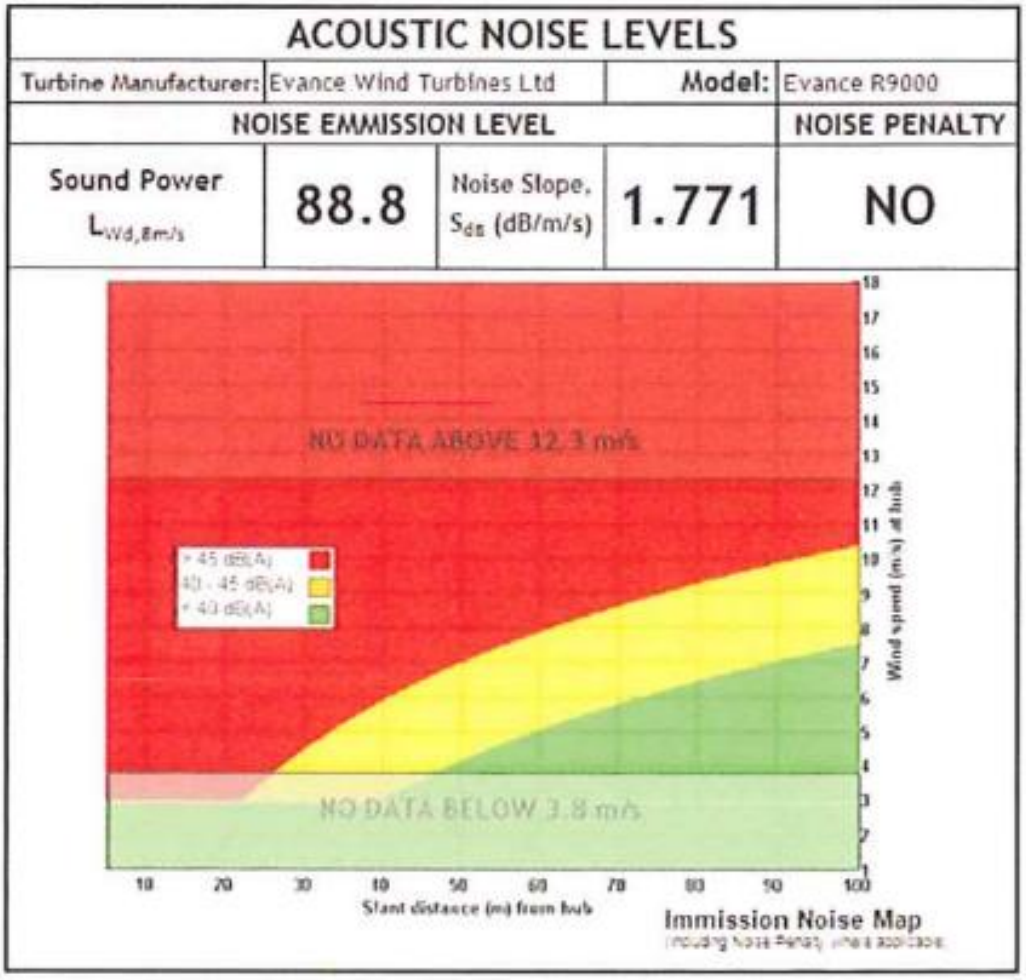


Figure 2 – Wind turbine noise emission level – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.4. Wind turbine specifications

Specification

Architecture	Upwind, 3 bladed rotor, self regulating
Rated Power	5kW @ 12m/s (26.9mph), continuous to 60m/s (134mph)
BWEA Reference Power	4711W (power output at 11m/s (24.6 mph))
Annual Energy Yield	9167kWh with Annual Mean Wind Speed (AMWS) of 5m/s (11.2mph) (to IEC & BWEA Standards)
Cut-In Wind Speed	3m/s (6.7mph)
Cut-Out Wind Speed	None - continuous generation to survival wind speed
Survival Wind Speed	60m/s (134mph)
IEC Turbine Class	Conforms to IEC 61400 to Class II - AMWS up to 8.5m/s (19mph)
Control System	Patented Reactive Pitch™ control
Rotor	Diameter: 5.5m (18') Speed: 200rpm nominal
Blade	Fully optimised aerofoil ensuring max yield & min noise. Low reflection, UV & anti-erosion coatings
Generator	Patented brushless direct drive, air-cored high efficiency Permanent Magnet Alternator
Gearbox	None required (see generator)
Emergency Braking	Patented automatic ElectroBrake™ (with manual control for servicing). No moving parts
Yaw Control	Passive tail vane and rotor
Tower	Free-standing monopole, hydraulic RAM or Gin pole tilt Heights: 10m, 12m, 15m & 18m (33', 40', 50' & 60')
Tower Foundation	Root, pad & rock options
Design Longevity	20 years minimum with regular service inspection
Noise	Lp, 25m = 52.8dB(A). BWEA Reference Sound Level at 8m/s (17.9mph) & 25m (82') distance Lp,60m = 45.3dB(A). BWEA Reference Sound Level at 8m/s (17.9mph) & 60m (197') distance
Operating Temperature Range	-20˚C - +50˚C
Warranty	5 years (see Evance Terms & Conditions for details)

Figure 3 – Wind turbine specifications – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.5. Wind turbine average wind power vs wind speed

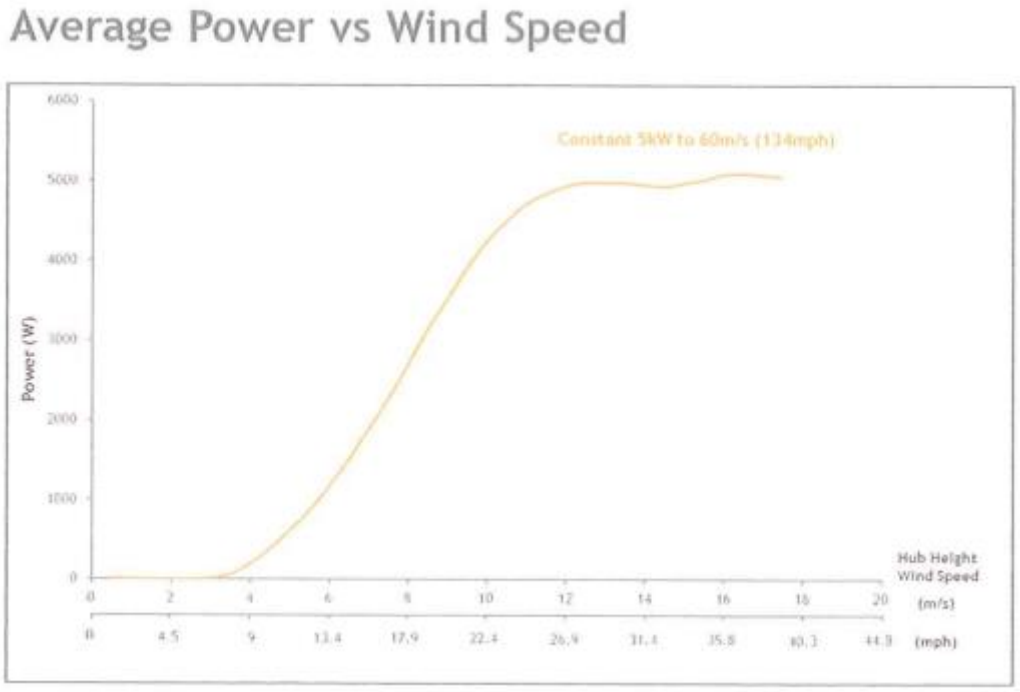


Figure 4 – Wind turbine average power level vs wind speed – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.6. Wind turbine dimensions

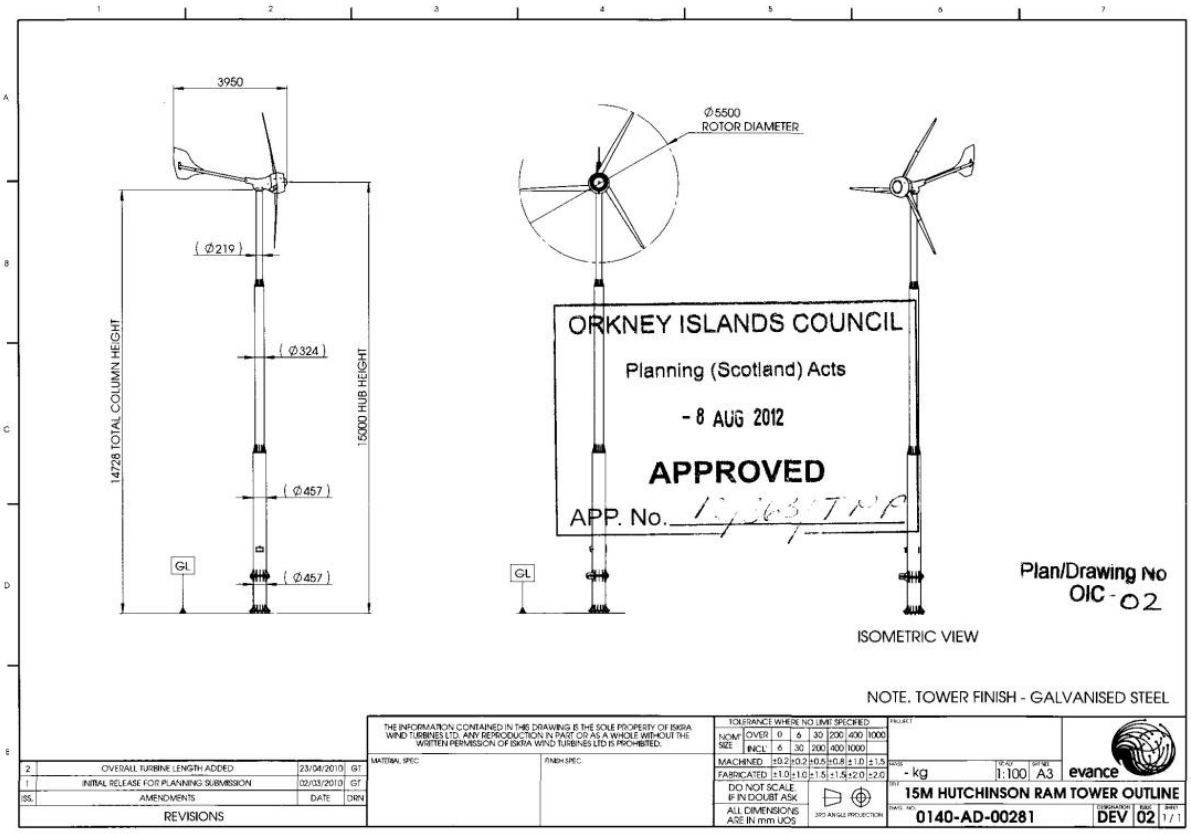
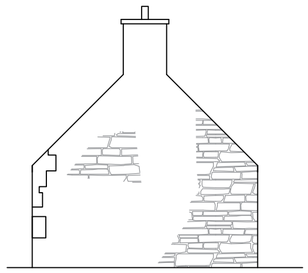
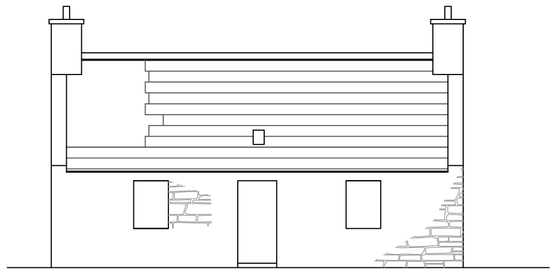


Figure 5 – Wind Turbine Dimensions – Evance Wind R9000 5kW wind turbine, DWG No. 0140-AD-00281



WEST ELEVATION



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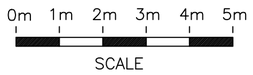
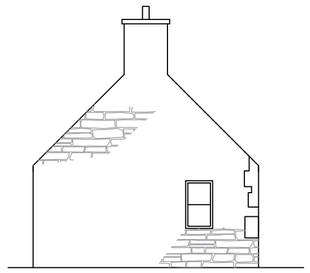
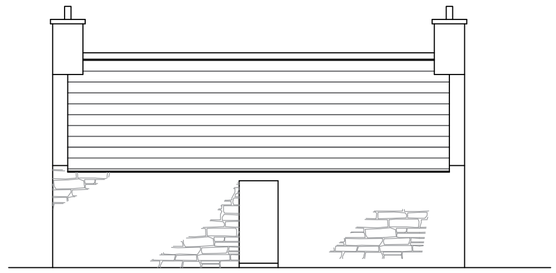


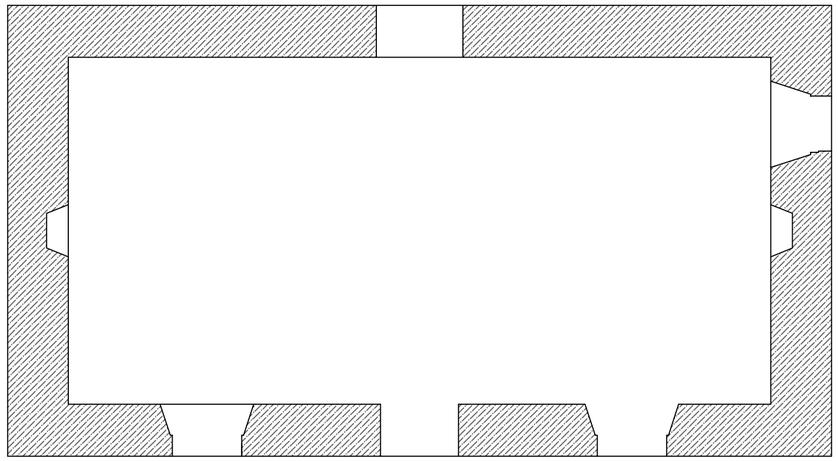
SCALE



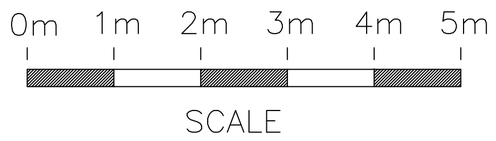
EAST ELEVATION



NORTH ELEVATION



BOTHY PLAN



SCALE

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KW17 2TL

Tel: 01856 831717
Mob: 07719864957
email: cindy.mackenzie@talktalk.net

CLIENT : MR MARK WICK

PROJECT:
PROPOSED RENOVATION OF STOVE COTTAGE & REPLACEMENT OF STOVE BOTHY AND FORM OF TWO NEW SITES (2 X 2 FOR 1 SITES)
STOVE, DEERNESS, ORKNEY

DRAWING: EXISTING BOTHY
PLAN AND ELEVATIONS

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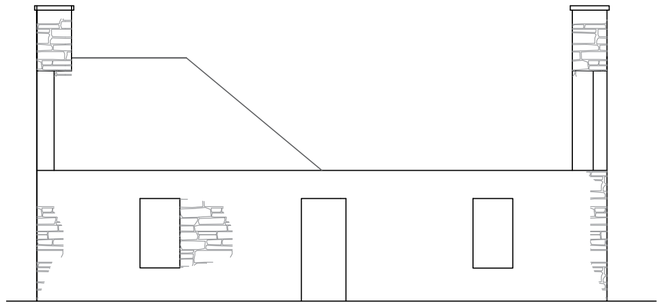
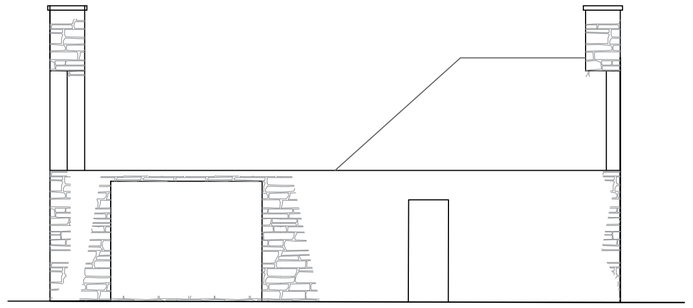
JULY 2024	008	rev -

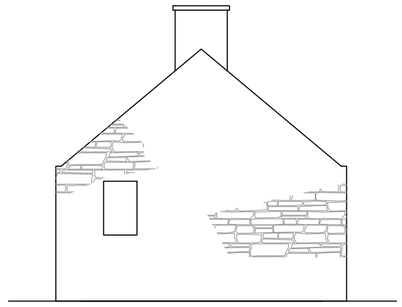


SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

0m 1m 2m 3m 4m 5m

SCALE

EXISTING FLOOR PLAN

0m 1m 2m 3m 4m 5m

SCALE

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CLIENT : MR MARK WICK

PROJECT:
PROPOSED RENOVATION OF STOVE COTTAGE & REPLACEMENT OF STOVE BOTHY AND FORM OF TWO NEW SITES (2 X 2 FOR 1 SITES)
STOVE, DEERNESS, ORKNEY

DRAWING: EXISTING FARMHOUSE
PLAN & ELEVATIONS

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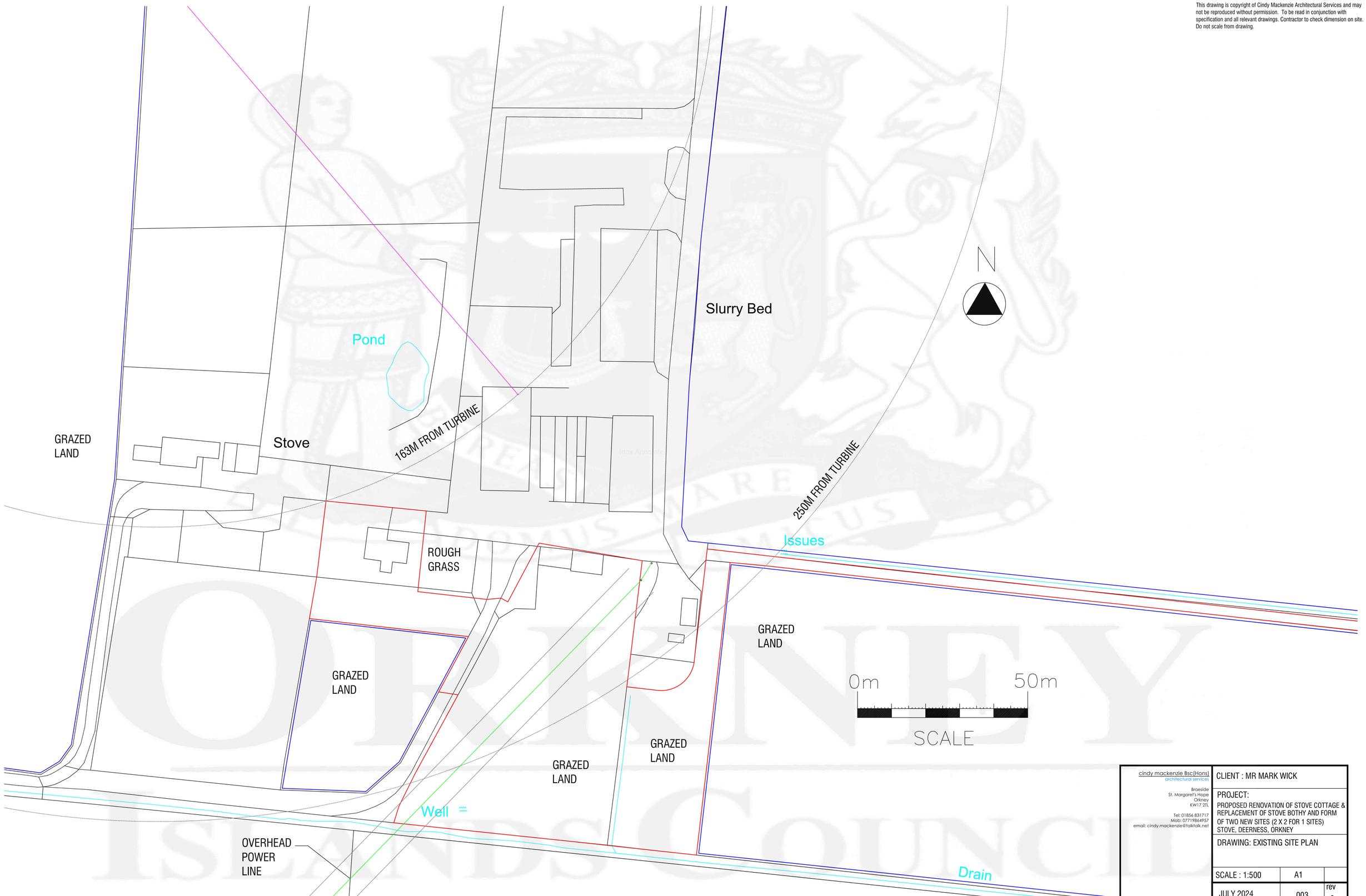
JULY 2024	005	rev -



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CLIENT : MR MARK WICK		
PROJECT: PROPOSED RENOVATION OF STOVE COTTAGE & REPLACEMENT OF STOVE BOTHY AND FORM OF TWO NEW SITES (2 X 2 FOR 1 SITES) STOVE, DEERNESS, ORKNEY		
DRAWING: EXISTING SITE PLAN		
SCALE : 1:500	A1	
JULY 2024	003	rev -

Council Offices School Place Kirkwall KW15 1NY Tel: 01856 873 535 (ex 2504) Email: planning@orkney.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100603950-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

T Application for planning permission (including changes of use and surface mineral working).

≤ Application for planning permission in principle.

≤ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

≤ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed reinstatement former farmhouse, reinstatement and extension to bothy building and the creation of two building sites (two for one)

Is this a temporary permission? * ≤ Yes T No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ≤ Yes T No

Has the work already been started and/or completed? *

T No ≤ Yes – Started ≤ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ≤ Applicant T Agent

Agent Details

Please enter Agent details

Company/Organisation:	Cindy Mackenzie Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Cindy	Building Name:	Braeside
Last Name: *	Mackenzie	Building Number:	
Telephone Number: *	01856831717	Address 1 (Street): *	Ontoft Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	St. Margaret's Hope
Fax Number:		Country: *	Orkney
		Postcode: *	KW17 2TL
Email Address: *	cindy.mackenzie@talktalk.net		

Is the applicant an individual or an organisation/corporate entity? *

T Individual ≤ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Mark	Building Number:	3
Last Name: *	Wick	Address 1 (Street): *	Royal Oak Court
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Kirkwall
Extension Number:		Country: *	Orkney
Mobile Number:		Postcode: *	KW15 1US
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Orkney Islands Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Former Farmhouse at Stove, Stove Road Deerness Orkney KW17 2QT

Northing 1007062 Easting 358138

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * T Yes ≤ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

≤ Meeting ≤ Telephone ≤ Letter T Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

To discuss the options on the layouts.

Title: Mrs Other title:

First Name: Margaret Last Name: Gillon

Correspondence Reference Number: Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 8548.00

Please state the measurement type used: ≤ Hectares (ha) T Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Redundant farmhouse and bothy. Building plots are agricultural land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * T Yes ≤ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes T No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 8

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * T Yes ≤ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

≤ Yes – connecting to public drainage network

T No – proposing to make private drainage arrangements

≤ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

≤ New/Altered septic tank.

T Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

≤ Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Treatment tanks and soakaways.

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * T Yes ≤ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

T Yes

≤ No, using a private water supply

≤ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ≤ Yes T No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ≤ Yes T No ≤ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ≤ Yes T No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * T Yes ≤ No

If Yes or No, please provide further details: * (Max 500 characters)

Each site will have a bin store.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * T Yes ≤ No

How many units do you propose in total? * 4

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ≤ Yes T No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ≤ Yes ≤ No T Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ≤ Yes T No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ≤ Yes T No

Is any of the land part of an agricultural holding? * ≤ Yes T No

Are you able to identify and give appropriate notice to ALL the other owners? * T Yes ≤ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name: Mr & Mrs Steven Foubister

Address: Diamonds Farm, Deerness, Deerness, Orkney, KW17 2QJ

Date of Service of Notice: * 08/11/2024

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Cindy Mackenzie

On behalf of: Mr Mark Wick

Date: 07/11/2024

T Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

≤ Yes ≤ No T Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

≤ Yes ≤ No T Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

≤ Yes ≤ No T Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

≤ Yes ≤ No T Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

≤ Yes ≤ No T Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

≤ Yes ≤ No T Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

T Site Layout Plan or Block plan.
T Elevations.
T Floor plans.
≤ Cross sections.
T Roof plan.
≤ Master Plan/Framework Plan.
≤ Landscape plan.
T Photographs and/or photomontages.
≤ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	≤ Yes	T N/A
A Design Statement or Design and Access Statement. *	T Yes	≤ N/A
A Flood Risk Assessment. *	≤ Yes	T N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤ Yes	T N/A
Drainage/SUDS layout. *	≤ Yes	T N/A
A Transport Assessment or Travel Plan	≤ Yes	T N/A
Contaminated Land Assessment. *	≤ Yes	T N/A
Habitat Survey. *	≤ Yes	T N/A
A Processing Agreement. *	≤ Yes	T N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Cindy Mackenzie

Declaration Date: 07/11/2024

Payment Details

Cheque: x, 1

Created: 07/11/2024 22:32

Photos

Reinstate existing farmhouse and bothy buildings to dwellings and create two new building plots (2 for 1), Upper Stove, Deerness, Orkne

East Gable of Farmhouse

North elevation of farmhouse

North elevation of farmhouse

West elevation of farmhouse.

View out to Copinsay

Neighbouring farm of Nether Stove.

South elevation of Bothy

Damaged corner to bothy.

Door on north of bothy

Damaged corner and lean-to-shed at bothy.

Bothy building with farmhouse in the background.

East elevation of Bothy

South elevation of bothy

Electric Substation and overhead cables

Xi Engineering Consultants

Wind Turbine Noise Assessment (Desktop)

Land Near Upper Stove Building, Deerness, Orkney

Report presented to: Lisa Foubister

05/11/2024
Document number: LFO-101-v3

Xi Engineering Consultants, CodeBase, Argyle House, 3 Lady Lawson Street, Edinburgh, EH3 9DR, United Kingdom.
T: +44 (0)131 290 2250, xiengineering.com, Company no. SC386913

Document Summary

Xi Engineering Consultants have calculated the noise levels due to an existing Evance Wind 5kW wind turbine at four Noise Sensitive Receptors (NSR) within a 250m radius of the turbine. Two of these NSRs relate to two new property development sites, and the other two relate to property renovation sites.

The planning condition is that the noise due to the wind turbine should not exceed LA90 35 dB at 10 m/s wind speed at height of 10 m, within the curtilage of any domestic property within 250 m of the wind turbine.

The analysis shows that all four NSRs are in exceedance of the above planning condition. The highest and lowest predicted results are LA90 = 41.3 dB (closest NSR) and 35.8 dB (furthest NSR), respectively. with wind speed 10 m/s at a height of 10 m, within the curtilage of the Noise Sensitive Receptor, which has been assumed to be at 10 m from the façade of the building. These exceed the planning conditions by 6.3 dB for the closest NSR and 0.8 dB for the furthest NSR. For there to be no exceedance of the planning condition, the minimum horizontal distance between the turbine and the NSR façade will need to be at least 261.1 m.

Action	Name	Date	Version	Amendment
Originator	Josh Walton	04/11/2024	v1	Document created
Review	Guy Favill	05/11/2024	v2	Review
Checked by	Josh Walton	05/11/2024	v3	Issue

Matters relating to this document should be directed to:	
Xi Engineering Consultants	
Josh Walton, Project Engineer	E: joshwalton@xiengineering.com
Client	
Lisa Foubsiter	E: l.c.foubister@btinternet.com

Contents

1. Introduction

Lisa Foubister has requested a desktop Noise Impact Assessment (NIA) to support the planning application for four sites to the east of an existing 5kW wind turbine to ensure protection of local residential amenity. The existing wind turbine is situated to the North of the Upper Stove Building, Deerness, Scotland, and received planning permission approval in 2012 by Orkney Islands Council under application number 12/363/TPP.

Xi Engineering Consultants (Xi) have been appointed by the applicant, Lisa Foubister, to undertake a desktop NIA. Noise levels at nearby residential properties (Noise Sensitive Receptors or 'NSRs'), are required to be calculated.

The proposed wind turbine is a Evance Wind 5kW, of hub height 15 m, 5.5 m blade diameter and tip height 17.8 m.

2. Brief

The following brief has been supplied by Lisa Foubister:

Noise Impact Assessment

A wind turbine (and/or wind turbine approval) is located within 250 meters of the application site area. As proposed development for a noise sensitive use it must be confirmed that this wind turbine (and/or approval) would not cause any unacceptable amenity impacts to the occupants of the proposed development. Submit a desk-based Noise Impact Assessment to evidence that noise emissions from the wind turbine (including the application of any tonal penalty) would not exceed a sound pressure level not exceeding 35dB LA90, 10 mins, within the curtilage of the proposed development, at wind speeds up to an including 10m/s, standardised/measured to a height of 10m or as otherwise specified within the noise emission conditions within the relevant permission. This shall assess each proposed house site individually. Noise emissions should be calculated having regard to BWEA/Renewable UK guidelines and that the assessment undertaken should be carried out independent of manufacturer's specifications by an appropriately qualified person and detailed in full. Note the requirements provided within Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023) available here: https://www.orkney.gov.uk/media/4i4de2yh/wind-energy-noise-assessment-definitions.pdf

Please note that the application cannot be made valid until all the above listed information is provided in accordance with statutory requirements.

3. Scope

Xi used the following information/standards to predict the noise due to the wind turbine

- British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008
- IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise
- Wind Turbine Noise Emission Level: Evance R9000 Planning Support Document, Certification Number MCS WT0039, Evance Wind Turbines Ltd
- Wind Turbine Dimensions: 15M HUTCHISON RAM TOWER OUTLINE, DWG No. 0140-AD-00281
- Distance between Noise Sensitive Receptor and proposed wind turbine measured using Google Maps

Figure 1 shows a 250m radius around the wind turbine site with each of the four NSRs identified. The horizontal distances between the wind turbine site and the façade of each of the NSR buildings is shown in

Table 1. All buildings are located within the 250m radius of interest specified by Orkney Islands Council.

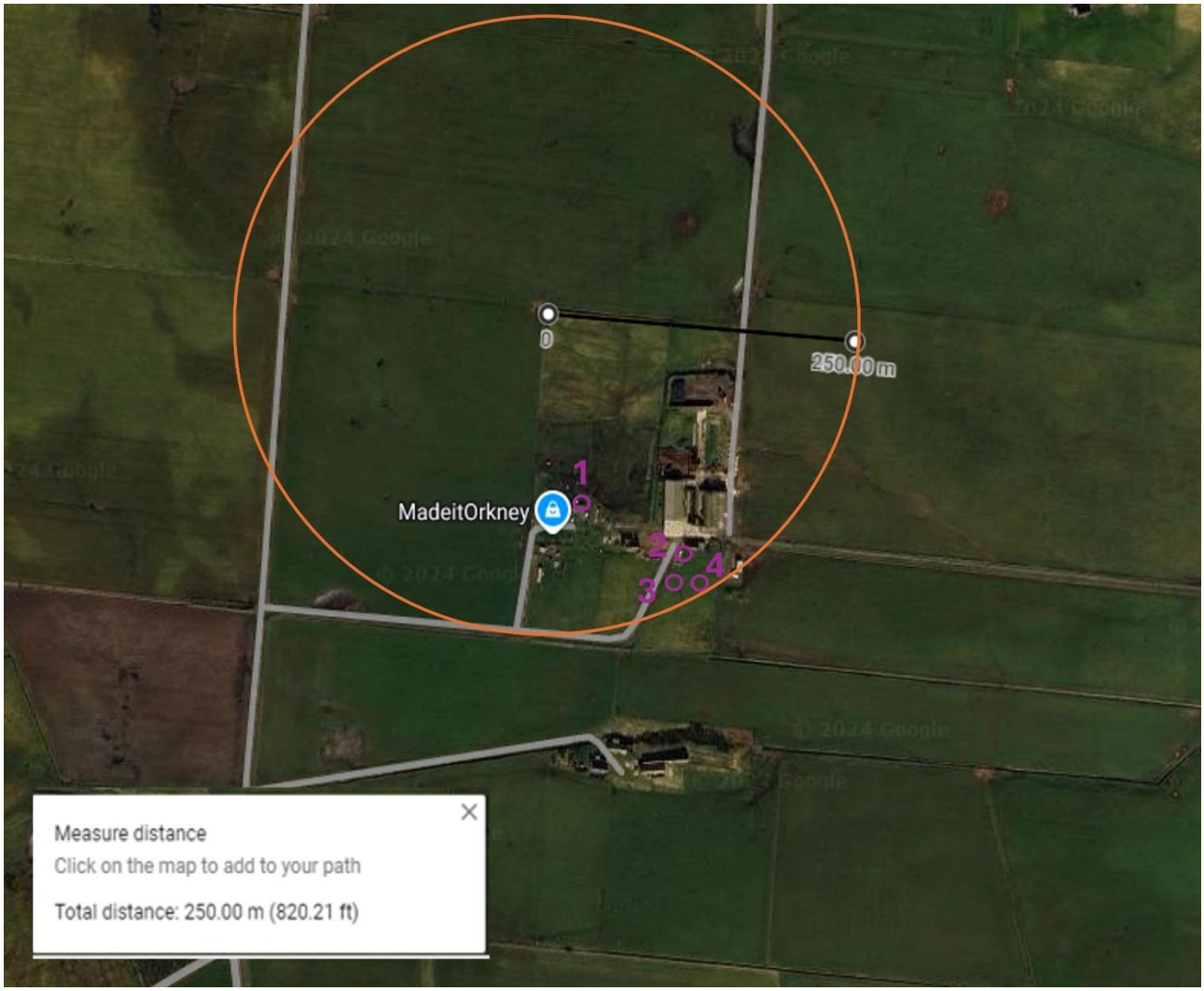

Figure 1 – 250m radius around the wind turbine site (orange). Noise Sensitive Receptors (identified in purple rings) (Google maps accessed 2024)

Table 1 – Horizontal distance between the wind turbine and the façade of the NSR buildings

NSR Number	Horizontal Distance Between Turbine and the nearest Façade of the NSR Building (m)
1	136
2	212
3	232
4	249

4. Methodology

The noise level due to the wind turbine in unit dB(A) L90, within the curtilage of domestic properties within 250m, at a wind speed of 10 m/s at a measured/standardised height of 10 m, is required to be calculated. The planning condition is that this measurement shall not exceed L90 35 dB(A). It has been assumed that the curtilage of each property extends to 10m from the façade.

4.1. Sound Power Level

The Sound Power Level of the Evance Wind 5kW turbine is 88.8 dB(A), at wind speed 8 m/s at the hub height, 15 m (See Appendix 8.3.3):

LWd,8m/s@15m = 88.8 dB(A)

The noise level of the wind turbine at the NSRs are required to be calculated for a wind speed of 10 m/s at a height of 10 m, so it must be determined what the wind speed at a height of 10 m would be for the stated Sound Power Level of the WTG. This is done using Equation 1, taken from *IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise*.

Equation 1

$$U_{1=}U_2 * \frac{\ln(^{H_1}/_z)}{\ln(^{H_2}/_z)}$$

Where U_1 is the wind speed to be calculated, U_2 is the measured wind speed, H_1 is the height of the wind speed to be calculated, H_2 is the height of the measured wind speed, and z is the roughness length, which is taken as 0.05 m.

Using Equation 1, the equivalent wind speed at a height of 10 m is 7.43 m/s, so:

LWd,7.43m/s@10m = 88.8 dB(A)

4.2. Geometry

The slant distance, X, of the NSRs to the turbine has been determined in Table 2, which is the distance from the hub of the turbine to a receiver point, which has been assumed to be 1.5 m above the ground (i.e., head height).

The horizontal distance between the façade of the NSRs and the turbine has been measured using google maps, then 10 m has been subtracted to represent the curtilage of the property.

Table 2 – Slant distance calculations at each NSR

NSR	NSR1	NSR2	NSR3	NSR4
NSR Receiver Height (m)	1.5	1.5	1.5	1.5
Turbine Hub Height (m)	15.0	15.0	15.0	15.0
Vertical Distance between NSR and Turbine (m)	13.5	13.5	13.5	13.5
Horizontal Distance between Turbine and NSR Façade (m)	136.0	212.0	232.0	249.0
Horizontal Distance between Turbine and NSR Curtilage (assume 10 m) (m)	126.0	202.0	222.0	239.0
Slant Distance at Curtilage (m)	126.7	202.5	222.4	239.4
Slant Distance at Façade (m)	136.7	212.4	232.4	249.4

4.3. Sound Pressure Level

The Noise Slope of the Evance R9000 5kW wind turbine is 1.771 dB/m/s.

SdB = 1.76 dB/m/s

The Noise Penalty of the Evance R9000 5kW wind turbine is 0.

P = 0

The Sound Pressure Level of noise due to the WTG alone at wind speed V at height H is as follows, extrapolated from *British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008*. U is the wind speed at height H at which the Sound Power Level is stated.

Equation 2

$$L_{p,\left(V\frac{m}{s}@Hm\right)} = L_{Wd,(W\frac{m}{s}@Hm)} + SdB * (V - U) + P - 8 - 20 * \log_{10}(X)$$

4.4. LAeq to LA90

In order to approximate the difference between the equivalent A-weighted sound pressure level given by Equation 2 and the A-weighted sound pressure level which is exceeded 90% of the time, which is a statistical measure, a correction of -2 dB is applied to the calculated sound pressure level, according to *IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise*, so that the calculated level and the planning condition may be compared.

5. Results

Table 3 presents the noise emission of the wind turbine at wind speed of 10 m/s at 10 m above ground level, at a distance which is 10 m from the façade of the NSR at a height of 1.5 m (i.e. within the curtilage of the NSR). This is compared to the planning condition.

Table 3 – Noise Assessment Results – within NSR façade

	NSR1 Curtilage	NSR2 Curtilage	NSR3 Curtilage	NSR4 Curtilage
Calculated LA90 at 10 m/s wind speed at 10 m height (dB)	41.3	37.2	36.4	35.8
Planning Condition LA90 at 10 m/s wind speed at 10 m height (dB)	35.0	35.0	35.0	35.0
Exceedance (dB)	6.3	2.2	1.4	0.8

The results have also been calculated at the façade of the NSRs (Table 4)

Table 4 – Noise Assessment Results – at NSR façades

	NSR1 Façade	NSR2 Façade	NSR3 Façade	NSR4 Façade
Calculated LA90 at 10 m/s wind speed at 10 m height (dB)	40.6	36.8	36.0	35.4
Planning Condition LA90 at 10 m/s wind speed at 10 m height (dB)	35.0	35.0	35.0	35.0
Exceedance (dB)	5.6	1.8	1.0	0.4

6. Discussion

A back calculation has been performed to calculate the minimum horizontal distance between an NSR Façade and the existing turbine to ensure that there is no exceedance between the calculated LA90 dB level at 10 m/s wind speed at 10 m height and the planning condition value of 35 dB. The analysis shows that the NSR facade must be at least 261.1 m from the turbine, excluding turbine curtilage. With turbine curtilage included, the minimum horizontal distance to the NSR façade is 271.1 m.

7. Conclusion

Xi Engineering Consultants have calculated the noise level due to an existing Evance Wind 5kW wind turbine at four Noise Sensitive Receptors (NSR) within a 250m radius of the turbine. Two of these NSRs relate to two new property development sites, and the other two relate to property renovation sites.

The planning condition is that the noise due to the wind turbine should not exceed LA90 35 dB at 10 m/s wind speed at height of 10 m, within the curtilage of any domestic property within 250 m of the wind turbine.

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8. Appendices

8.1. Acoustic Terminology

Sound Pressure – deviation of pressure from local ambient atmospheric pressure caused by sound.

Sound Pressure Level – 20 times the base 10 logarithm of the ratio of Sound Pressure to a Reference Pressure of 20×10^{-6} Pa.

Sound Power – the rate at which sound energy is emitted from a source per unit time. Sound Power is a property of a sound source independent of where the sound source is placed, whereas the Sound Pressure at some position due to that source depends on various factors such as distance to the source, nearby reflective surfaces, etc.

Sound Power Level – 10 times the base 10 logarithm of the ratio of Sound Power to a Reference Power of 10^{-12} W.

A-weighted – weighting applied to Sound Pressure Level in order to account for the dependence of loudness perceived by humans on frequency. Humans are less sensitive to low and high frequencies, so those frequencies are reduced. A-weighted Sound Pressure Level or Sound Power Level is given in the unit 'dB(A)'.

F-weighted – weighting applied to Sound Pressure Level in order to account for the dependence of loudness perceived by humans on intermittency of sound. Humans are less sensitive to instantaneous charges in sound pressure level, so a 'smoothing' is applied to reduce the impact of sudden changes in sound pressure level.

Equivalent Continuous A-weighted Sound Pressure Level ($L_{Aeq,T}$) – the A-weighted Sound Pressure Level of continuous sound that has the equivalent A-weighted Sound Pressure level of a sound that varies in time, T.

A-weighted, F-weighted, Sound Pressure Level Exceeded 90% of the time ($L_{AF90,T}$) – the A-weighted, F-weighted Sound pressure level which is exceeded for 90% of a given measurement period, T.

8.2. Qualifications of contributing personnel

Josh Walton, Project Engineer – Xi Engineering Consultants

Qualifications:

- BSc Mathematics and Physics (University of Strathclyde, Glasgow, UK)
- PhD Mathematical Physics (University of Strathclyde, Glasgow, UK)

Experience:

- 3 years' experience in acoustic consultancy work at Xi Engineering Consultants

8.3. References

8.3.1. British Wind Energy Association (now Renewables UK) Small Wind Turbine Performance and Safety Standard 29 Feb 2008

No longer available on Renewables UK website but available on other commercial websites through internet search, for example:

https://www.solarcollect.co.uk/downloads/bwestandard2008.pdf

8.3.2. IOA Good Practice Guide to the application of ETSU-R-97 for the assessment and rating of wind turbine noise

https://www.ioa.org.uk/publications/wind-turbine-noise

8.3.3. Wind turbine noise emission level

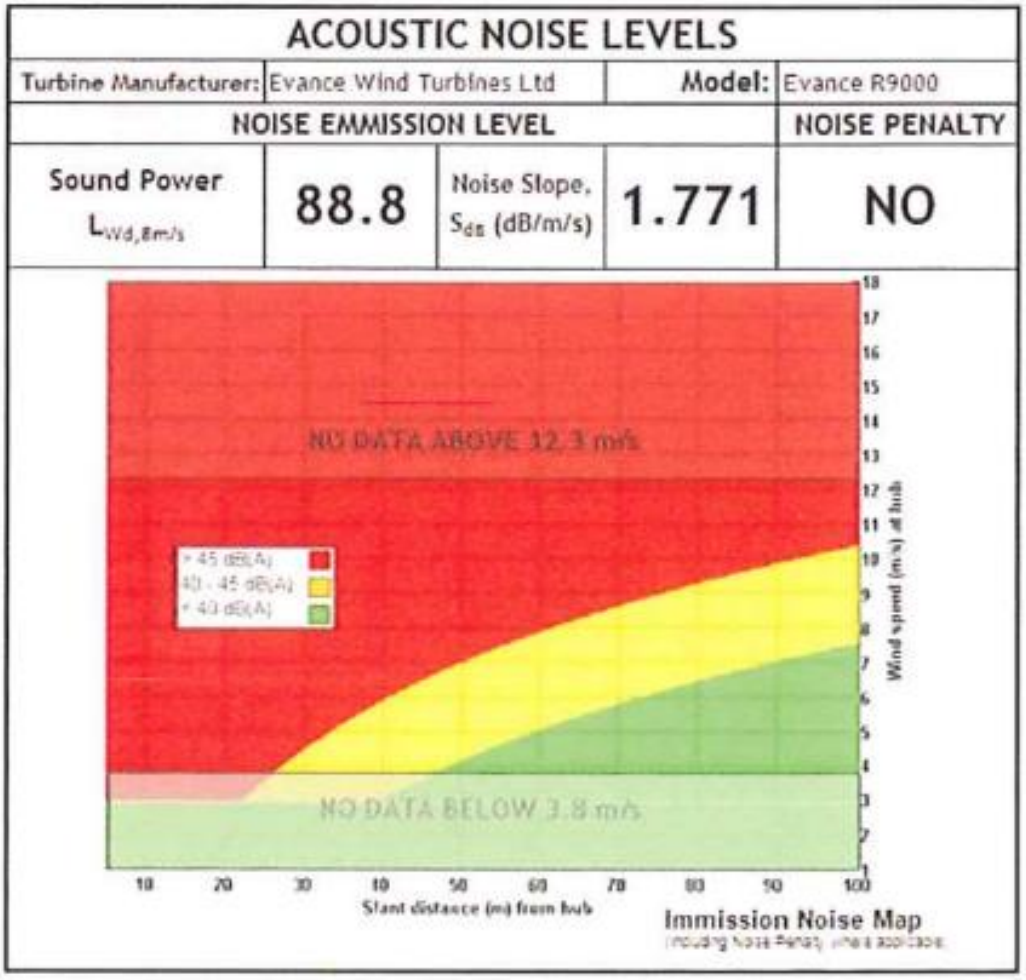

Figure 2 – Wind turbine noise emission level – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.4. Wind turbine specifications

Specification

Architecture	Upwind, 3 bladed rotor, self regulating
Rated Power	5kW @ 12m/s (26.9mph), continuous to 60m/s (134mph)
BWEA Reference Power	4711W (power output at 11m/s (24.6 mph))
Annual Energy Yield	9167kWh with Annual Mean Wind Speed (AMWS) of 5m/s (11.2mph) (to IEC & BWEA Standards)
Cut-In Wind Speed	3m/s (6.7mph)
Cut-Out Wind Speed	None - continuous generation to survival wind speed
Survival Wind Speed	60m/s (134mph)
IEC Turbine Class	Conforms to IEC 61400 to Class II - AMWS up to 8.5m/s (19mph)
Control System	Patented Reactive Pitch™ control
Rotor	Diameter: 5.5m (18') Speed: 200rpm nominal
Blade	Fully optimised aerofoil ensuring max yield & min noise. Low reflection, UV & anti-erosion coatings
Generator	Patented brushless direct drive, air-cored high efficiency Permanent Magnet Alternator
Gearbox	None required (see generator)
Emergency Braking	Patented automatic ElectroBrake™ (with manual control for servicing). No moving parts
Yaw Control	Passive tail vane and rotor
Tower	Free-standing monopole, hydraulic RAM or Gin pole tilt Heights: 10m, 12m, 15m & 18m (33', 40', 50' & 60')
Tower Foundation	Root, pad & rock options
Design Longevity	20 years minimum with regular service inspection
Noise	Lp, 25m = 52.8dB(A). BWEA Reference Sound Level at 8m/s (17.9mph) & 25m (82') distance Lp,60m = 45.3dB(A). BWEA Reference Sound Level at 8m/s (17.9mph) & 60m (197') distance
Operating Temperature Range	-20˚C - +50˚C
Warranty	5 years (see Evance Terms & Conditions for details)

Figure 3 – Wind turbine specifications – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.5. Wind turbine average wind power vs wind speed

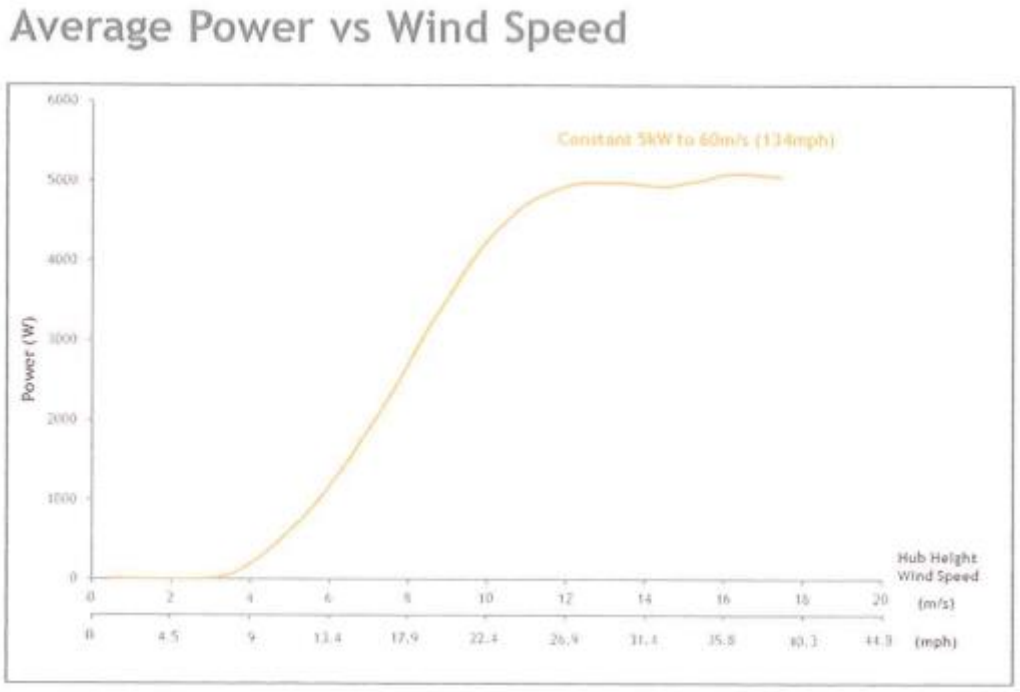

Figure 4 – Wind turbine average power level vs wind speed – Evance Wind R9000 5kW wind turbine, Certification Number MCS WT0039

8.3.6. Wind turbine dimensions

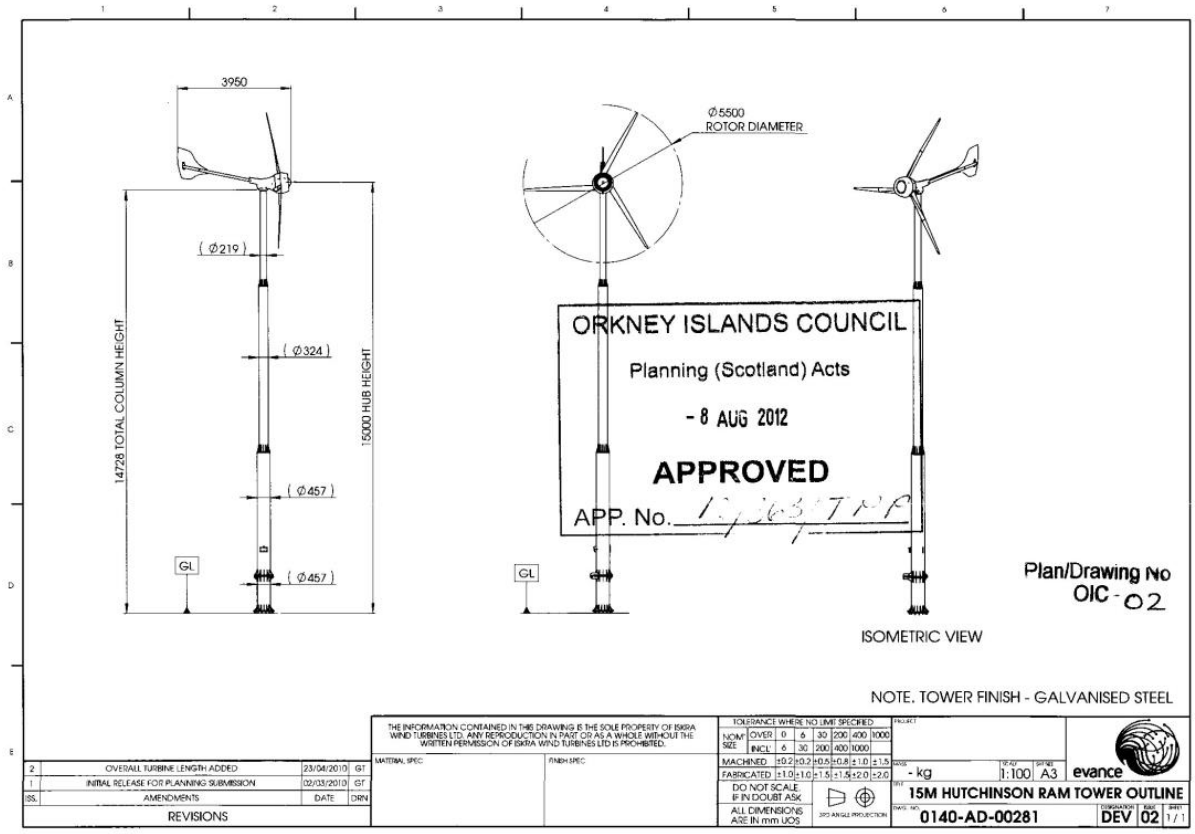

Figure 5 – Wind Turbine Dimensions – Evance Wind R9000 5kW wind turbine, DWG No. 0140-AD-00281

AQUAREA HIGH PERFORMANCE

BI-BLOC SINGLE PHASE
HEATING AND COOLING - SDC

The Aquarea SDC range adapts well in an existing installation with a boiler backup, and in a new application with underfloor heating, low temperature radiators or even fan-coil heaters

This range can also be connected to a solar kit in order to increase efficiency and minimise the impact on the ecosystem. Finally, it is possible to connect a thermostat for better heating and cooling control and management.

Technical focus

- New remote control functions
- Efficient control of room temperature based on the outdoor temperature, indoor temperature using the Aquarea Manager.
- Optional Smartphone control
- Range from 7 to 16kW
- Maximum hydraulic module output temperature: 55°C
- Works at temperatures as low as -20°C
- Maximum 30 m rise between the outdoor unit and the hydraulic module
- Cooling temperature range 5 ~ 20°C

			Single Phase (Power to indoor)			
Kit			**KIT-WC07F3E5**	**KIT-WC09F3E5**	**KIT-WC12F6E5**	**KIT-WC16F6E5**
Heating capacity at +7°C (heating water at 35°C)		kW	7.00	9.00	12.0	16.00
COP at +7°C (heating water at 35°C)		W/W	4.46	4.13	4.74	4.28
Heating capacity at +2°C (heating water at 35°C)		kW	6.55	6.70	11.40	13.00
COP at +2°C (heating water at 35°C)		W/W	3.34	3.13	3.44	3.28
Heating capacity at -7°C (heating water at 35°C)		kW	5.15	5.90	10.00	11.40
COP at -7°C (heating water at 35°C)		W/W	2.68	2.52	2.73	2.68
Cooling capacity at 35°C (cooling water at 7/12°C)		kW	6.00	7.00	10.00	12.20
EER at 35°C (cooling water at 7/12°C)		W/W	2.63	2.43	2.81	2.56
Energy Efficiency Class at 35°C			A++			
Energy Efficiency Class at 55°C			A++			
Indoor Unit			**WH-SDC07F3E5**	**WH-SDC09F3E5**	**WH-SDC12F6E5**	**WH-SDC16F6E5**
Sound pressure level	Heating / Cooling	dB(A)	33 / 33			
Dimensions / Weight	H x W x D	mm / kg	892 x 502 x 353 / 43		892 x 502 x 353 / 45	892 x 502 x 353 / 46
Water pipe connector			R 1 ¼			
Pump	Number of speeds		7			
	Input power (Min / Max)	W	34 / 114	40 / 120	34 / 110	30 / 105
Heating water flow (ΔT=5 K. 35°C)		l/min	20.1	25.8	34.4	45.9
Capacity of integrated electric heater		kW	3		6	
Recommended Fuse		A	30 / 30			
Recommended cable size, supply 1 & 2		mm²	3 x 4.0 or 6.0 / 3 x 4.0			
Outdoor Unit			**WH-UD07FE5**	**WH-UD09FE5**	**WH-UD12FE5**	**WH-UD16FE5**
Sound pressure level	Heating / Cooling	dB(A)	50 / 48	51 / 50	52 / 50	55 / 54
Dimensions / Weight	H x W x D	mm / kg	795 x 900 x 320 / 66		1,340 x 900 x 320 / 101	
Refrigerant (R410A)		kg	1.45		2.55	
Pipe diameter	Liquid / Gas	Inch	1/4 / 5/8		3/8 / 5/8	
Pipe length range / Elevation difference (in/out)		m	3 ~ 30 / 20		3 ~ 30 / 20	
Pipe length for additional gas / Additional gas amount		m / g/m	10 / 30		10 / 50	
Operation range	Outdoor ambient	°C	-20 ~ +35			
Water outlet	Heating / Cooling	°C	25 ~ 55 / 5 ~ 20			

Accessories	
PAW-TE18C2E3HI-UK	Tank 180L Slimline HP Tank
PAW-TE18E3STD-UK	Tank 180L Standard Heat Pump Tank
PAW-TE30E3STD-UK	Tank 300L Standard Heat Pump Tank
CZ-TK1	Temperature sensor for 3rd party tank
PAW-BTANK50L	Buffer tank 50L

Accessories	
PA-AW-WIFI-1TE	Wifi interface
PAW-A2W-BIV	Bivalent controller
PAW-FLWMTR-KIT	Connection kit with flow indicator, strain filter and isolation valves
PAW-A2W-RTWIRED	Wired Thermostat

COP classification is at 230 V only in accordance with EU directive 2003/32/EC. Sound pressure measured at 1m from the outdoor unit and at 1.5m height. Heating sound pressure measured at +7°C (heating water at 55°C). Performance in agreement with EN14511.

WH-UD07FE5
WH-UD09FE5

WH-UD12FE5
WH-UD16FE5

ErP 55°C | ErP 35°C | INVERTER+ | A CLASS WATER PUMP 7 SPEEDS | 4.84 COP HIGH PERFORMANCE | DHW | -20°C HEATING MODE | BOILER CONNECTION | SOLAR KIT | INTERNET CONTROL | BMS CONNECTIVITY | 5 YEARS COMPRESSOR WARRANTY | 7 YEAR WARRANTY | APPROVED PRODUCT MCS

INTERNET CONTROL: Optional. 5 YEARS COMPRESSOR WARRANTY and EXTENDED 7 YEARS COST OPTION: Exclusively for PRO Partners. MCS APPROVED PRODUCT: For full MCS approved product list please go to www.microgenerationcertification.org/consumers or www.aircon.panasonic.co.uk/GB_en/downloads/others.

Planning and Design Statement

Reinstate existing farmhouse and bothy buildings to dwellings and create two new building plot (2 for 1), Upper Stove, Deerness, Orkney

Introduction

This application is to reinstate the farmhouse and bothy buildings to dwelling houses and create to building plots (2 for 1) at Stove Farm, Deerness, Orkney.

Site Appraisal

The farmhouse and bothy are both close to the working farm at Stove and have both fallen into poor condition. As part of the application the applicant would like to create two new build plots. The surrounding buildings are of various styles including houses and farm buildings. The land is agricultural and is used for both crops and grazing. The site is not close to a conservation area, National Scenic or Local Landscape area. The development should have no impact on any habitat corridors and is not close to any natural heritage sites. The original farmhouse and bothy both lie within a 250m zone of a wind turbine and the new build plots lies out with the 250m zone.

Farmhouse

The renovation to the existing redundant farmhouse would include extending out to the south to the create a new living area which will take advantage of the views over to Sandside Bay and beyond. The living room extension would be stone clad. A small utility room to the North Elevation clad in timber left to weather naturally would create additional space. The existing farmhouse windows will be used where possible and the new windows will use the traditional proportions. The farmhouse would have a water treatment tank and soakaways.

Bothy

The existing bothy would have been a butt and ben arrangement, but all internal partitions have been removed to create a store for the farm. The bothy has also fallen into poor condition, partially due to its close proximity to the working farm. To create a dwelling it is proposed to form a link corridor with an entrance and a new build to include the main rooms. The bothy extension will be very similar to the farmhouse and using the same external finishes.

New Build Plots

Both new build properties would have the same finishes as the farmhouse and bothy. The proposed layout would be very similar to the existing farmhouse and bothy proposals. The construction of the new builds would be highly insulated to reduce heating costs.

All four properties have been designed to be simple and practical in order to help reduce heating costs and maximise useable space. The external features and form reflect the simplicity of the plan, utilising dark grey tiles, dry dash render walls with an off white finish and the original stonework picked and pointed. The utility room extension will be clad with timber, which will be left to weather naturally. Fenestration is also designed using traditional proportions, using existing openings and creating new opening to gain from natural lighting and create an exciting and welcoming home. Doors, windows, fascias and rainwater goods are all to be grey.

Notwithstanding the traditional forms and massing, the construction of the dwelling will utilise a well-insulated construction methods. In addition to this all properties would have sustainable energy measures include all heating and hot water to be provided by an air source heat pump. A Bio-disc treatment system will be fitted to treat the foul water with discharge into a soakaway and final discharge into the existing open drain.

No previous planning applications have been made for the redundant cottage or the proposed building plot.

There is known contamination within or near the site.

Design Solution

The renovation of the redundant farmhouse and bothy back into use will create a modern energy efficient homes. To provide two new adjacent sites will create a small cluster of buildings at Upper Stove and to be in keeping with the scale and form of existing buildings. Both sites will take advantage of the views towards the coast and open sea.

Site Access & Services

Access to the dwellings would be from the existing farm track which connects to the public road which meets the B9050. The development should have no effect on any rights of way, paths or access routes other than sharing the private access to the farm steading.

All service to the proposed building plot and existing farmhouse are nearby and both sites are easily serviced.

East Gable of Farmhouse

North elevation of farmhouse

North elevation of farmhouse

West elevation of farmhouse.

View out to Copinsay

Neighbouring farm of Nether Stove.

South elevation of Bothy

Damaged corner to bothy.

Door on north of bothy

Damaged corner and lean-to-shed at bothy.

Bothy building with farmhouse in the background.

East elevation of Bothy

South elevation of bothy

Electric Substation and overhead cables

Orkney Islands Council
Biodiversity Form for Planning Applications
To be completed and submitted alongside planning applications

Planning reference or address of development:	Stove, Deerness, Orkney
Date of form completion:	8/11/24
Person/company completing form:	Cindy Mackenzie

Baseline - what's there

– Please provide photographs to give an overview of the habitats and features present on site, and, referring to the photographs, describe below the dominant habitat type and most recent land use. If the land use has recently changed please also describe the previous known land use. List any species of note that use the site.
(Example level of information: grass, grazed field, brown hare and curlew; coastal heath, rough grazing for sheep, Arctic skua; heather moorland, unmanaged, short eared owl; livestock fodder crops, agricultural field, geese; unmanaged meadow, previously livestock grazing field until farm changed hands last year, unknown; urban brownfield site previously with flats on it (demolished 5 years ago) within existing settlement, none as it's a concrete slab; etc).

– Please provide a site layout plan that shows the location of existing broad habitat types and biodiversity features such as wetter/drier areas, ditches, watercourses, trees and shrubs, stone walls, ditches, invasive plant species, etc, both within and adjoining the proposed development site. The biodiversity features should be marked on a site layout plan that shows all elements of the proposed development, including infrastructure such as roads, paths, services, drainage, electricity lines, etc. (This is to enable assessment of how the existing biodiversity features might be affected by the construction and use of the proposed development. It can also be helpful to include photographs of the biodiversity features and their context within the site.)

Please submit referenced files alongside this form

Baseline - what's there

The existing farmhouse has fallen into poor condition and the surrounding area is mainly rough grass and unkept. The bothy building backs onto the main farm steading the front of the bothy looks onto a paddock that it unsed for grazing. The proposed plots are in a field which is mainly used for grazing. There are no shrubs or trees on the site. There is an overhead power line cutting across the site.

Please see photos and existing site plan drawing 003

Minimising effects on existing biodiversity (conserving and restoring)

– Referring to the plan provided above, please describe below how you have minimised adverse effects on existing biodiversity through siting, design and layout that retains existing habitats and features of biodiversity value, and where this has not been possible, please explain why.

– Where relevant, please also describe how degraded existing biodiversity features are going to restored. (Restoration will not be applicable to all sites.)

To minimise effects on the existing area the access road will be from the existing farm track and only a short section of new road will be needed. Post and wire fencing is proposed around the sites which will allow for wildlife to move arounf the site freely.

Enhancement of biodiversity

- Please list below what enhancement measures have you intend to include and explain what they are seeking to achieve. Please include common and latin names of plant species and where the plants or seeds will be sourced from. (This is to check that species appropriate to the site and Orkney conditions are used.)
- Please provide a site layout plan that shows the location of enhancement measures. The enhancement measures should be marked on a site layout plan that shows all elements of the proposed development, including infrastructure such as roads, paths, services, drainage, electricity lines, etc. (This it to enable assessment of how the construction and use of the proposed development might interact with the proposed enhancement measures.)

Please see site plan 002.

To help enhance the biodiversity of the site all sites will have planting aorund the perimeters planting would include Creeping Willow (Salix Repens) Tea-leaved Willow (Salix Phylicifolia) and Hawthorn (Cratagus Monogyna). Along with this planting pockets of these plants will be outwith the building sites. Springflowers will also be planted within the building sites and roadsides. The springflowers would include daffodils,tulips crocus and snowdrops. All the serivces are on site and connections will be realativly easy.

Monitoring and maintenance of biodiversity retained and enhanced
– Please describe below how will the retained and enhanced biodiversity features and measures be monitored and maintained in the longer term to ensure they continue to benefit biodiversity, and who will be responsible for monitoring and maintenance. (Where detailed information on monitoring and maintenance will be provided in a landscaping or other site management plan to be submitted with the planning application, please provide the document title, author and date, and summarise the information below.)
No formal maintenance will be carried out. Any planting that dies out will be replaced.

Advice
– If you have sought or received advice about what is present on or makes use of the proposed development site and / or how to safeguard, restore and enhance biodiversity, please list below who has given you advice. (For example, an ecological consultant, others with relevant local knowledge, etc.) – Where advice has been received, please summarise it below and provide a copy if advice was given in writing.

– Please describe how have you incorporated any advice you received into the proposed development, and if not, please explain why not.

Consultee List

Application Number 24/439/PP

- Roads Services
- Scottish Water
- Development & Marine Planning - Environment
- Environmental Health

INTERNAL MEMORANDUM TO: Development & Marine Planning - Environment

Date of Consultation	14th November 2024
Response required by	5th December 2024
Planning Authority Reference	24/439/PP
Nature of Proposal (Description)	Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps
Site	Former Farmhouse at Stove, Stove Road Deerness Orkney KW17 2QT
Proposal Location Easting	358397
Proposal Location Northing	1007025
Area of application site (Metres)	9616
Supporting Documentation URL	http://planningandwarrant.orkney.gov.uk/online-applications/ Please enter - 24/439/PP
PA Office	Development Management
Case Officer	Isla McLeod
Case Officer Phone number	
Case Officer email address	
PA Response To	planningconsultation@orkney.gov.uk

Comments:

Advice provided by:	Nina Caudrey, Environmental Planner	**Date of assessment:**	15 November 2024
Is the advice final or interim? (if interim then further information is needed, see detailed advice)			final

SUMMARY ADVICE (must be read in conjunction with detailed advice)

Biodiversity enhancement measures proportionate to the nature and scale of the proposed development have been included and should be secured by condition. A condition is also required for breeding birds.

Are condition(s) required/ recommended in the detailed advice?	yes
Separate consideration of need for a Habitat Regulations Appraisal required? (9.A.1 / NPF4 4.b)	no

If yes, which European site(s) may need further consideration?

n/a

DETAILED ADVICE

Which natural heritage interests have the potential to be significantly affected by the proposed development? Is further information or survey work required before final advice can be given? Are conditions required?

– **SSSIs**

(9.A.2 / NPF4 4.c)

– **Local Nature Conservation Site, Local Nature Reserve,**
(9.A.3 / 4.d)

– **Protected species**
(9.B / NPF4 4.f)

Protected species – breeding birds
Birds are likely to use the existing derelict buildings for breeding. All wild birds are legally protected, making it an offense to damage or destroy nests while being used or built. Different species have different nesting periods. For this site and likely range of species, the breeding season is considered to run from March to August inclusive. As breeding birds are likely to use the existing buildings, the following condition should be applied:

Condition: Works on the existing derelict buildings should not start during March to August (inclusive) and once started, must run continuously until works are complete. If this is not possible, a pre-start inspection of the existing buildings by a suitably experienced ecologist will be required to identify signs of breeding birds and an appropriate breeding bird protection plan submitted for approval in writing by Orkney Islands Council before any demolition or works associated with the development commence.

Reason: To avoid adverse effects on breeding birds, to safeguard biodiversity and to comply with protected species legislation.

Without the inclusion of the above condition, the development would be unacceptable in relation to breeding birds.

– **Wider biodiversity**
(9.C / NPF4 3)

Wider biodiversity
Biodiversity measures proportionate to the nature and scale of the proposed development have been included. A condition is required to ensure the proposed biodiversity measures are carried out and therefore contribute to meeting the requirements of National Planning Framework 4 (NPF4) policy 3 on biodiversity:

Condition: That the biodiversity measures described in the submitted Biodiversity form (dated 8 November 2024) and shown as dark green oblongs and green circles (indicating native tree planting) and yellow oblongs (indicating bulb planting) on the 1:500 Site plan drawing (reference 002, dated July 2024) are implemented in full no later than the first planting season following commencement of development. Thereafter the biodiversity measures shall be permanently retained in accordance with the approved details, including replacement of any measures that do not survive, are removed, or are damaged, unless otherwise agreed in writing with the planning authority.

Reason: To ensure biodiversity measures are implemented as required by National Planning Framework 4 policy 3.

- **Water environment** (9.D / NPF4 20, 22.e, 3.d)
- **Peat and soils** (9.E / NPF4 5)
- **Trees or woodlands of significant ecological, landscape, shelter or recreational value** (9.F / NPF4 6, 3.d)
- **Natural coastal resources** (12.A.ii / NPF4 10)
- **Coastal and marine ecosystems, geomorphology** (12.A.iii / NPF4 10)
- **Aquaculture habitats and species, designated sites, biodiversity, PMFs** (12.D.i.a / NPF4 32.d)
- **SUDS in relation to ecology and habitat enhancement** (13.B.ii.e / NPF4 22.c, 22.e, 3.d)

- **Have any opportunities been included in the proposed development to enhance biodiversity and promote ecological interest?** (9.C.ii, 9.D.i.b / NPF4 3)

See advice for **Wider biodiversity**.

Wednesday, 20 November 2024

Local Planner
Development Management, Development and Infrastructure
Orkney Islands Council
Kirkwall
KW15 1NY

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Customer,

Former Farmhouse At Stove, Stove Road, Deerness, Orkney, KW17 2QT
Planning Ref: 24/439/PP
Our Ref: DSCAS-0121997-H7L
Proposal: Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps.

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

- This proposed development is within the Kirbister Water Treatment Works catchment. To allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal

connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Asset Impact Assessment

Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets.

- 2 inch Ac main within your site boundary.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals.

The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Written permission must be obtained before any works are started within the area of our apparatus

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Next Steps

Developments are required to submit a Pre-Development Enquiry (PDE) Form via our Customer Portal prior to any formal technical application being submitted, allowing us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr
Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
    - Site Investigation Services (UK) Ltd
    - Tel: 0333 123 1223
    - Email: sw@sisplan.co.uk
    - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.

- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.

- Please find information on how to submit application to Scottish Water at our Customer Portal.

From: Nick Blowfield <nick.blowfield@orkney.gov.uk>
Sent: Friday, December 6, 2024 11:46 AM
To: planningconsultation <planningconsultation@orkney.gov.uk>
Subject: RE: Planning Application Consultation 24/439/PP

Classification: OFFICIAL

Hi Isla,

24/439/PP | Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps | Former Farmhouse at Stove, Stove Road Deerness Orkney KW17 2QT

Please accept my apologies for the slight delay in getting this response to you. Having reviewed the documents that have been submitted in support of the application and with specific reference to the desk based noise impact assessment (NIA), Environmental Health offer the following comments:

Having read through the NIA, it is noted that the conclusion states that the proposed development would cause an already existing turbine to be in breach of its noise condition, which is attached to protect the residential amenity of the area from an unacceptable noise impact.

Therefore, Environmental Health have no option but to **object** to this application on noise grounds.

Kind regards

Nick

Nick Blowfield
Environmental Technical Officer
Environmental Health | Planning and Community Protection
Neighbourhood Services and Infrastructure,
Orkney Islands Council, School Place, Kirkwall, KW15 1NY
Tel: 01856 873535 Ext: 2803 email: nick.blowfield@orkney.gov.uk

Dear Planning

Planning application 24/439/PP

I am writing to appeal the constraint applied to planning reference 24/439/PP, which pertains to the reinstatement and extension of two former dwellings, the erection of two replacement houses, and the installation of four air source heat pumps at the Former Farmhouse, Stove, Stove Road, Deerness, Orkney KW17 2QT.

The constraint relates to a noise impact assessment (NIA) due to the presence of an existing turbine on a neighbouring property. We respectfully challenge this decision on the following grounds:

Lack of Consideration for Future Developments
While planning permission for the turbine (reference 12/363/TPP) included conditions to protect nearby residents from noise disturbance (Planning Handling Report, points 3, 4, and 5), no consideration appears to have been given to the possibility of future development at the Former Farmhouse and Bothy sites. At the time of the turbine's application and installation, the site was derelict, but its potential for redevelopment should have been acknowledged. Although there is no obligation for a neighbour notification due to the absence of planning status on the sites, had there been such a requirement, the site owner would have noted that redevelopment and new builds are part of the future plans for the surrounding area.

Historic Use of the Site
The Former Farmhouse and Bothy have existed for over 100 years and was therefore established as a dwelling prior to the turbine's installation. This historical context raises concerns about why the site was not taken into account, even though it was not in active use at the time. We can provide ordinance survey maps dated back to 1889 – 1903 with this information.

Impact on Proposed Dwelling Layout
The closest rooms to the turbine in our proposed development will be the farmhouse utility and bathroom spaces, while main living areas (kitchen, living room, and bedrooms) are located at the opposite side of the property, further from the turbine.

Deerness Distillery - https://planningandwarrant.orkney.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R3HPIQMDLCK00
Upon reviewing the application for the commercial site at Deerness Distillery, we have observed that the wind turbine located to the North-Northwest, at the rear of the property, is not depicted on the location plans. This turbine is situated at a similar distance, and we note that there are no Environmental Health restrictions associated with this application. Given that this is a premises where customers are present both indoors and outdoors, we question whether this does not constitute a potential noise impact.

Additionally, we would like to raise a concern regarding the two caravans at Newhall, Deerness, which serve as the Distillery owner's residential property. These caravans are occupied and used as homes. Therefore, we are left to wonder why the wind turbine in the aforementioned field was not considered a noise impact for these residents, yet we are unable to proceed with the redevelopment and construction of new sites.

Supporting statement
The neighbouring property owner and the owner of the wind turbine have no objections to our proposed works and are willing to provide a supporting statement confirming this.

Additionally, we must consider the ongoing housing crisis in Orkney, where the demand for properties significantly outstrips the supply. Denying this application would effectively block the redevelopment and construction of four homes for individuals in need. Our research indicates that, unless there is financial involvement or an agreement with the wind turbine owner, there appears to be little opportunity to redevelop or build new sites in areas that are increasingly being left vacant.

With this in mind, we respectfully ask you to reconsider your decision. We are a young couple looking to relocate to Deerness, an area where the population is dwindling. Our goal is to raise a family and contribute positively to the Deerness community. It is disheartening that the presence of a wind turbine, which is barely noticeable or audible in the area, is hindering this opportunity.

Yours sincerely

Mark B Wick
Applicant

Planning Application 24/439/PP
https://planningandwarrant.orkney.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

Date	Action	Notes
November 2024	Planning application submitted	
6 December 2024	Email from Environment Health to Planning	Objection – noise grounds from neighbouring wind turbine.
13 January 2025	Email from Donna Wilson, applicant's partner, to Nick Blowfield, Environmental Health	Requesting informal chat regarding objection.
13 January 2025	Email from Nick to Donna	Agreeing to informal chat
14 January 2025	Telephone call with Donna and Nick	Gathering information regarding the objection and asked if there is anything that would help us overturn the decision.
20 January 2025	Email to Nick from Donna	Asking for update regarding finding similar planning applications to compare. Also had further questions. Email attached.
21 January 2025	Email from Nick to Donna	Sent an application reference to look at. Also answered the questions but suggested we speak to Planning. Email attached.
24 January 2025	https://www.gov.scot/publications/scottish-government-review-permitted-development-rights-phase-3-consultation/pages/2/ Published: 31 May 2023	Point 2.4 Free-standing domestic wind turbines *"The turbine must be situated no less than 100m from the curtilage of another dwelling."* We pose the question of why does Orkney Islands Council apply a rule of 250m away from a turbine when the Scottish Government states 100m?

Analysis of TR087 MCS noise data for comparison with ETSU guidelines

Issue 04

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1. Introduction

Despite the introduction of the BWEA Performance and Safety standard[1], Evance Wind Turbines Ltd are receiving an increasing number of requests from planning authorities in the UK for noise data for the R9000 wind turbine that is analysed and reported according to the ETSU-R-97[2] standard.

This report uses the certified MCS noise data in the report titled 'Product Certification – Evance R9000 Acoustic Noise Assessment[3]' and applies two different methods of assessment. The first is a comparison of wind turbine noise against a reference background noise (ETSU-R-97[2] page 67) and the second is the simplified assessment method (ETSU-R-97[2] page 66).

The required minimum slant distances (distance from turbine hub to point of interest) for one, two and three wind turbines are reported for both methods.

2. Procedure

The analysis was based on the measured $L_{A,90}$ noise data and the wind speed measurements at 10m height, as provided in TR087[3].

The following steps have been taken:

- The $L_{A,90}$ values were plotted against 10m height wind speed and a 4th order regression analysis completed on both turbine running and turbine parked sets of data. This is shown in Figure 1.

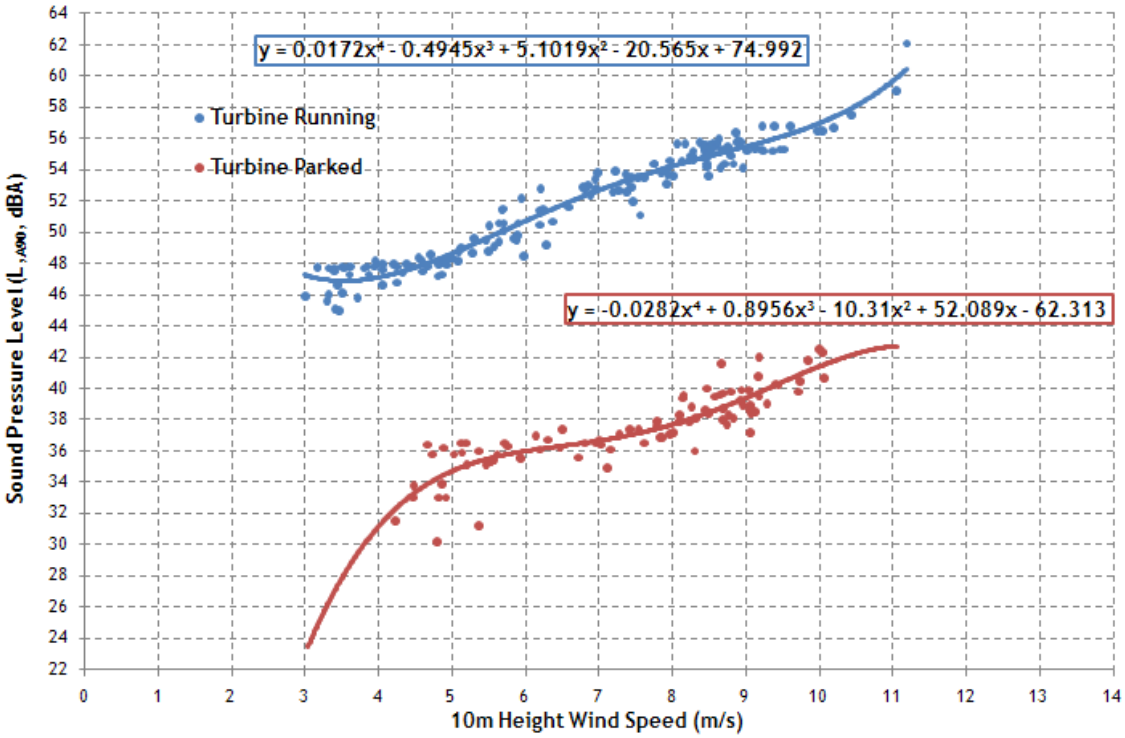

FIGURE 1 - SOUND PRESSURE LEVEL ON THE GROUND BOARD AT A SLANT DISTANCE OF 19.85M (1)

- The background corrected sound pressure levels (i.e. the wind turbine specific noise after the removal of the contribution from the background noise) were plotted at integer wind speed values between 3 m/s and 11m/s. These points were calculated from the turbine running and turbine parked 4th order regression lines. This is shown in Figure 2.

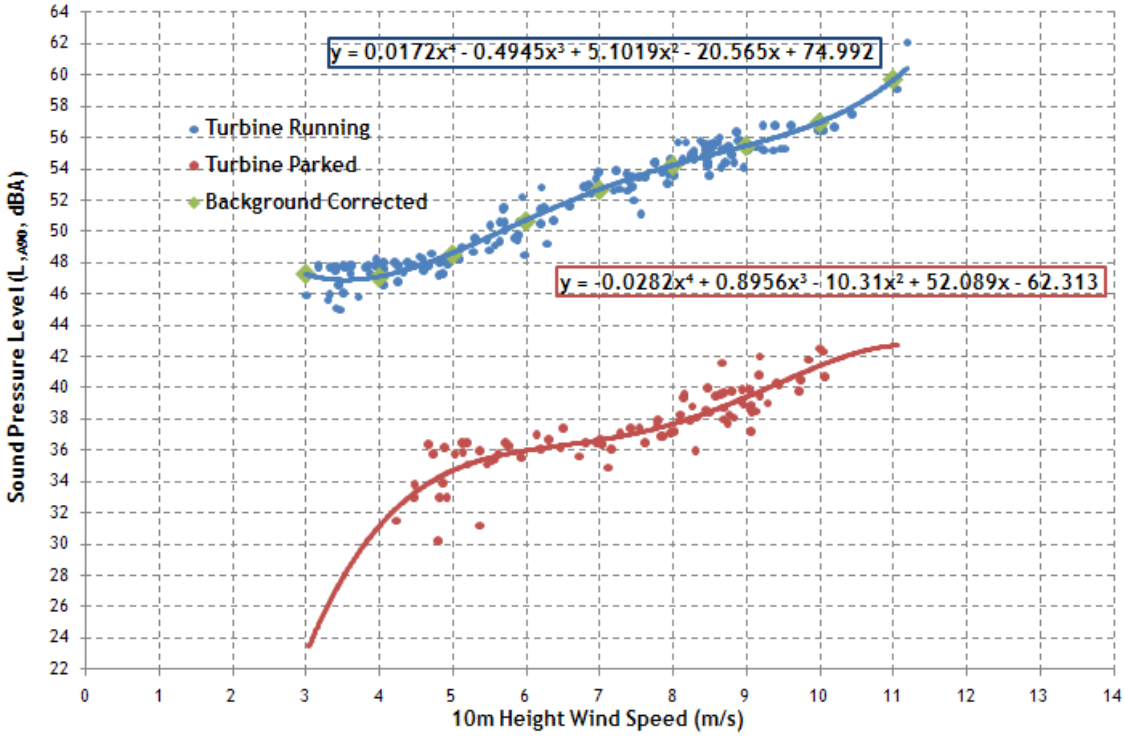

FIGURE 2 - SOUND PRESSURE LEVEL ON THE GROUND BOARD AT A SLANT DISTANCE OF 19.85M (2)

- The background corrected sound pressure levels were used to calculate the sound **power** levels at the corresponding integer wind speeds by applying a -6dB correction for the board reflection and adding +36.9dB to convert from sound pressure at 19.85m to sound power (equation 9 of 61400-11[4]).

- The calculated wind turbine noise levels are summarised in Table 1.

- Using the sound power levels the estimated sound pressure levels at various distances were calculated in accordance with ISO 9613-2[5].

The assumptions made when calculating the sound pressure levels were:

- 1.9dB/km atmospheric attenuation. This is the lowest coefficient listed in [5] and is stated at 10°C and 70% relative humidity.
- The ground between the wind turbine and the receiver is 70% porous, i.e. grass, vegetation, farming land etc, and 30% reflective (conservative in most locations)
- The receiver is located more than 3m above ground level (worst case in [5]).
- There is no screening that would attenuate the noise further. Attenuation due to dense foliage can result in approximately 1dB every 20m [5]).

3. Results

The calculated wind turbine noise levels are summarised in Table 1.

Wind Speed at 10m Height (m/s)	3	4	5	6	7	8	9	10	11
Measured Turbine Noise (L_{90}, dBA)	47.26	47.12	48.65	50.75	52.71	54.26	55.52	57.03	59.75
Measured Background Noise (L_{90}, dBA)	23.06	31.18	34.71	35.96	36.60	37.60	39.25	41.18	42.32
Turbine Noise Corrected for Background (L_{90}, dBA)	47.24	47.01	48.47	50.60	52.61	54.17	55.42	56.92	59.67
Calculated Turbine Sound Power Level (L_{AW90})	78.19	77.95	79.42	81.55	83.55	85.11	86.36	87.87	90.62

TABLE 1 – EVANCE R9000 NOISE LEVELS

Table 2 shows the estimated $L_{A,90}$ sound pressure levels at various slant distances. The values are based on the sound power levels shown in Table 1.

Wind speed at 10m height (m/s)	3	4	5	6	7	8	9	10	11
Slant distance (m)									
60	32.41	32.18	33.64	35.77	37.78	39.34	40.59	42.09	44.84
80	29.87	29.64	31.11	33.24	35.24	36.80	38.05	39.55	42.31
100	27.90	27.66	29.13	31.26	33.26	34.82	36.07	37.58	40.33
120	26.28	26.04	27.51	29.64	31.64	33.20	34.45	35.95	38.71
140	24.90	24.67	26.13	28.26	30.27	31.83	33.08	34.58	37.33
160	23.70	23.47	24.94	27.06	29.07	30.63	31.88	33.38	36.14
180	22.64	22.41	23.87	26.00	28.01	29.57	30.82	32.32	35.07
200	21.69	21.45	22.92	25.05	27.05	28.61	29.86	31.37	34.12
220	20.82	20.59	22.06	24.18	26.19	27.75	29.00	30.50	33.26
240	20.03	19.79	21.26	23.39	25.39	26.95	28.20	29.71	32.46
260	19.29	19.06	20.53	22.66	24.66	26.22	27.47	28.97	31.73
280	18.61	18.38	19.85	21.98	23.98	25.54	26.79	28.29	31.05
300	17.98	17.74	19.21	21.34	23.34	24.90	26.15	27.65	30.41

TABLE 2 - SOUND PRESSURE LEVELS AT VARIOUS DISTANCES FROM THE TURBINE HUB

3.1. Background Noise Comparison

ETSU-R-97[2] states that the noise from the wind turbine shall be limited to 5dB(A) above the background noise levels with an additional lower absolute limit in the range of $L_{A,90}$ = 35-40dB (day-time) and 43dB (night-time). For this report, the lower limit of 35dB(A) has been assumed.

ETSU-R-97[2] provides an illustration of this based on a representative rural background noise curve, as shown in Figure 3. The figure also shows how the Evance R9000 wind turbine noise level compares to the example curve. The ETSU-R-97[2] document employs this background survey because it provides a good representation of a typical quiet and reasonably sheltered rural location.

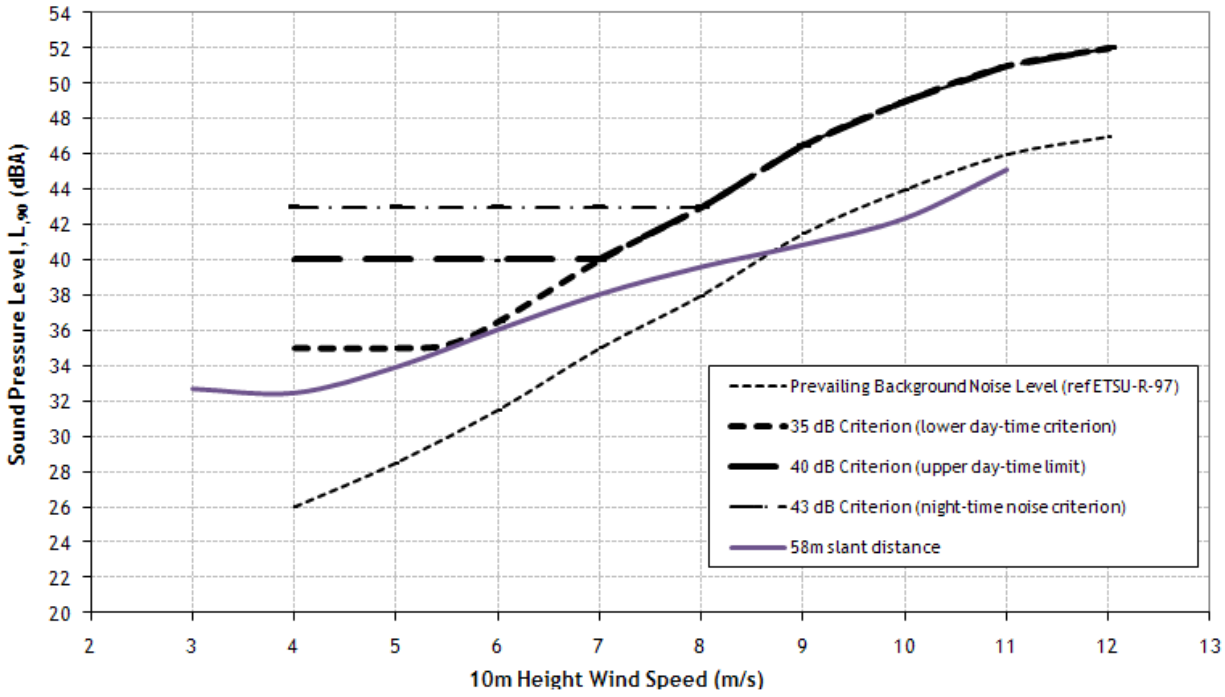

FIGURE 3 – WIND TURBINE AND BACKGROUND NOISE COMPARISON, BASED ON THE EXAMPLE FROM ETSU-R-97

Figure 3 shows that a minimum slant distance (distance from turbine hub to point of interest) of **58m** is required in order to achieve an acceptable noise level across all wind speeds, based on this example.

The normal process defined in ETSU-R-97[2] (which was developed with large utility sized wind farm projects in mind) is to measure the background noise near the proposed wind farm site, rather than use the illustrative background noise curve provided. This would be an onerous undertaking for a 5kW wind turbine. Since much of the background noise at a rural site is generated by the wind itself it is unlikely that the background noise at any rural site would be significantly lower than that in this example.

Table 3 shows a summary of minimum slant distances for one, two and three wind turbines. It has simply been assumed that the multiple turbines are at the same location. Although clearly this is not possible in practice, such an approach gives an initial indication of the impact of using multiple turbines and will be conservative if the results in the table are applied to the turbine closest to the noise sensitive property. Case by case calculations may be required where such an approach is too crude.

Number of turbines	Slant distance required to satisfy ETSU-R-97[2] 35dB (lower day-time) criterion
1	**58m**
2	**82m**
3	**100m**

TABLE 3 – SUMMARY OF RESULTS FOR 1, 2 AND 3 TURBINES WHEN COMPARED AGAINST THE ETSU-R-97 REFERENCE BACKGROUND NOISE LEVEL

3.2. Simplified Assessment Method

ETSU-R-97 does provide a simplified method of assessment. It states that If it can be demonstrated that the estimated wind turbine noise is limited to an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height then this condition alone would offer sufficient protection of amenity without considering the actual background noise at the site under consideration. It is plain that this method is grossly conservative based on real world background noise levels at 10m/s wind speed. However, such an analysis has been completed for illustrative purposes, as described below.

Figure 4 shows that a minimum slant distance (distance from turbine hub to point of interest) of **134m** is required in order for the noise levels to be below an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height.

A comparison of Figure 3 and Figure 4 reveals how conservative the simplified method is compared to typical real world background noise levels in a rural sheltered location.

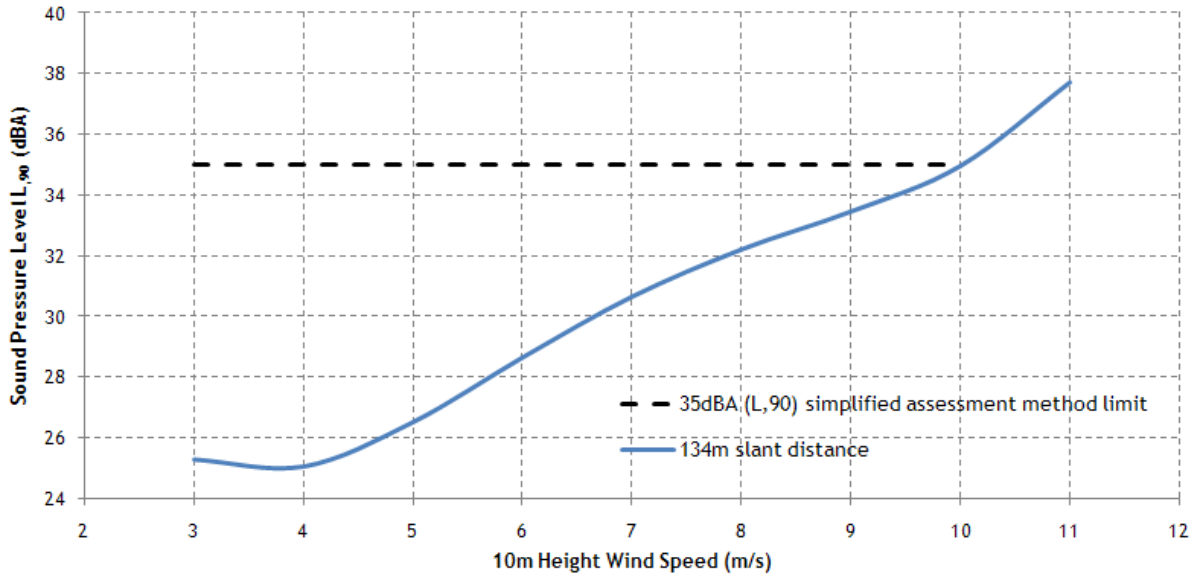

FIGURE 4 - SIMPLIFIED ASSESSMENT METHOD RESULTS

Table 4 shows a summary of the equivalent minimum slant distances for one, two and three wind turbines for noise limits of 35dB, 37dB and 40dB. It has simply been assumed that the multiple turbines are at the same location. Although clearly this is not possible in practice, such an approach gives an initial indication of the impact of using multiple turbines and will be conservative if the results in the table are applied to the turbine closest to the noise sensitive property. Case by case calculations may be required where such an approach is too crude.

Number of turbines	Slant distance required to achieve an $L_{A,90}$ of 35dB(A) up to wind speeds of 10m/s at 10m height	Slant distance required to achieve an $L_{A,90}$ of 37dB(A) up to wind speeds of 10m/s at 10m height	Slant distance required to achieve an $L_{A,90}$ of 40dB(A) up to wind speeds of 10m/s at 10m height
1	**134m**	**107m**	**77m**
2	**187m**	**150m**	**107m**
3	**227m**	**182m**	**131m**

TABLE 4 - SUMMARY OF RESULTS FOR 1, 2 AND 3 TURBINES

4. Conclusions

When the Evance R9000 noise levels are assessed using the ETSU-R-97[2] procedure based on the example background noise levels of a quiet rural location provided in the document the result is a required minimum slant distance of 58m.

The document also provides a simplified method of assessment. If the simplified assessment method is adopted the required minimum slant distance would have to be increased by more than double to 134m.

ETSU-R-97[2] was developed primarily for utility sized wind farms, where site specific noise and corresponding 10m height wind speed measurements are appropriate. For a 5kW turbine such an approach is prohibitive, since the costs of such a study would be a significant proportion of the cost of the turbine. This report illustrates that if site specific noise measurements were taken then it is likely that using the ETSU-R-97[2] method would result in required slant distance of the order of 58m. The simplified method of assessment is judged to be overly conservative because even a very open site with no trees is likely to experience background noise levels considerably above 30dB(A) at 10m/s wind speed (which is implied in a 35dB(A) criteria).

5. References

1. Small Wind Turbine Performance and Safety Standard. British Wind Energy Association. 29 Feb 2008
2. The Assessment and Rating of Noise from Wind Farms, ETSU-R-97
3. TR087 v4 Product Certification – Evance R9000 Acoustic Noise Assessment, Nov 2010
4. BS EN 61400-11:2003, Wind Turbine Generator Systems, Part11 – Acoustic Noise Measurement Techniques, 2003
5. ISO 9613-2, Acoustics – Attenuation of sound during propagation outdoors, 1996

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From: Nick Blowfield <nick.blowfield@orkney.gov.uk>
Sent: Wednesday, February 26, 2025 4:37 PM
To: planningconsultation <planningconsultation@orkney.gov.uk>
Cc: Isla McLeod <Isla.McLeod@orkney.gov.uk>
Subject: RE: Re-Consultation - Planning 24/439/PP

Classification: OFFICIAL

Hi Isla,

24/439/PP | Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps | Former Farmhouse At Stove, Stove Road, Deerness, Orkney

Noise (Turbine)
Having reviewed the recently submitted noise report authored by **'Evancewind'**, and titled *'Analysis of TR087 MCS noise data for comparison with ETSU guidelines Issue 04'*. It should be noted that the report is from the manufacturers of the turbine that is currently within 250m of the proposed development. Environmental Health offer the following comments on the report:

Information in Table 3, page 8, is rejected in full, this information is based on the assumption that the background noise data in ETSU-R-97 is valid for all sites. It was never intended that the background noise data used as an example in ETSU-R-97 should be used in such a way. If this where the case it is clear there would be no need for the simplified flat 35 dB(A) condition described in ETSU-R-97 as it would be immediately redundant. The background noise data in ETSU-R-97 was used as a worked example on how to apply site specific background noise data to a case.

Table 4, page 10 claims in order to achieve a predicted impact of 35dB LA90 (10 minute) at 10m/s wind speed 10m above ground level a separation distance of 134m is required (single turbine).

However, this appears to have been based on the use of the measured LA90 noise data (after correction for background noise), not a manufacturers warranted Sound Power Level. All MCS accredited turbines are required to have a BWEA acoustic report which includes the declared Sound Power Level (Lwd) at wind speed of 8 m/s at hub height and a noise slope. The declared sound Power Level at 10m/s wind speed (hub height) is therefore the Lwd plus two times noise slope (plus any tonal penalty if applicable). Although not stated in the additional report, the original NIA, by XI Engineering Consultants includes the BWEA report for the Evance R9000 in 8.3.3 of the Appendices.

From our understanding this would result in a declared Sound Power Level of 92.34 dB (88.8 plus 2 times 1.77, plus NO tonal penalty) at 10 m/s wind speed. This is the value that should be used for all sound calculations. This is considerably different to the calculated 87.87 dB at 10 m/s provided in Table 1 page, 6.

For clarity it is believed this difference has occurred because:

(a) the document has incorrectly used LA90 values not LAeq for Sound Power Levels, the correct procedure is to use LAeq for calculations and then correct the final calculation by deducting 2 dB(A) to convert from (total) LAeq to LA90 (as per ETSU-R-97) and;
(b) by using actual measured noise levels from the raw data rather than the BWEA calculated Sound Power Levels this document has left out the uncertainty penalties included in the BWEA calculated Sound Power Level.

It is clear that the applicant has not been able to demonstrate within the reports that the wind turbine will not affect the development. However, on the basis that Environmental Health has had to provide extensive scrutiny to the calculations, we can advise that we are satisfied the 3 plots furthest from the turbine would be acceptable, though we would have to **object** to the plot closest to the turbine.

Noise(ASHP)
With regards to the proposed ASHP's associated with the development, It is recommended that the standard condition for an ASHP below be applied so that the individual plots are covered:

Total noise from the Air Source Heat Pump(s) installed shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25, (noise measurements to be made with a window of any residential property outwith the development open no more than 50 mm.)

Reason: to protect any nearby residents from excessive noise disturbance from the air source heat pumps

Contaminated Land
Since our original response to this consultation Environmental Health have become aware of anecdotal evidence that indicates the possibility of hazardous materials i.e. asbestos having been buried on site at Stove, with this possibly affecting the area for development. This is consistent with records held within Environmental Health or previous, reports of this occurring in and around the agricultural holding of Stove, Deerness. Therefore, it is recommended that should permission be granted a condition is attached requiring an investigation and if proven that there is hazardous waste materials present, the material is to be removed and disposed of appropriately. This is required to protect the health of both construction personnel and future users of the site.

If you have any queries with regards to the above then please do not hesitate to contact me.

Kind regards

Nick

Nick Blowfield
Environmental Technical Officer
Environmental Health | Planning and Community Protection
Neighbourhood Services and Infrastructure,

Orkney Islands Council, School Place, Kirkwall, KW15 1NY
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Archived: 04 March 2025 13:17:51
From: Nick Blowfield
Sent: 04 March 2025 12:12:13
To: Isla McLeod
Subject: Re-Consultation - Planning 24/439/PP
Sensitivity: Normal

Classification: OFFICIAL

Hi Isla,

24/439/PP | Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps | Former Farmhouse At Stove, Stove Road, Deerness, Orkney

Further to Environmental Healths response to the re-consultation of the above planning application last week, we have a further representation to make that was unfortunately overlooked at the time due to the extensive correspondence regarding the adjacent wind turbine and its associated noise impact on the proposed development.

The proposed development is immediately adjacent and therefore in close proximity to the existing working farm at Stove and specifically within c.25 metres of existing slurry store. It is the view of Environmental Health that there is significant risk of adverse odour impacts at proposed development and for this reason we recommend the developer is required to provide the Planning Authority with an Odour Impact Assessment.

The Odour Impact Assessment should identify the following:

- All potential sources of odour and their estimated rates of emission from the tank/lagoon;
- The potential for fugitive emissions of odour together with the means to control these emissions;
- The location of sensitive receptors;
- Potential pathways to sensitive receptors;
- A description of the potential impacts;
- Details of any necessary odour abatement systems or other mitigation measures with justifications for the measures being proposed;

(Note: Given the close proximity to the development any assessment should be more detailed and include dispersion modelling)

And;

- Details of an Odour Management Plan (OMP) with contingency arrangements for responding to any unforeseen or unusual odour emission episodes.

If this information is unable to be provided then, Environmental Health are minded to recommend that this application is refused.

The developer may wish to seek specialist advice from an appropriate organisation (e.g. SRUC/SAC Consulting) in this matter. The developer should also be aware that if Environmental Health become satisfied that the risk of adverse odour impacts can be mitigated/controlled by the implementation of the Management Plan we will recommend to the Planning Officer that any approval of the development includes a planning condition requiring the management plan to be implemented at all times.

Kind regards

Nick Blowfield
Environmental Technical Officer
Environmental Health | Planning and Community Protection
Neighbourhood Services and Infrastructure,
Orkney Islands Council, School Place, Kirkwall, KW15 1NY
Tel: 01856 873535 Ext: 2803 email: nick.blowfield@orkney.gov.uk

Reinstate two former dwellings and extend, erect two replacement houses, Stove, Stove Road, Deerness

Odour Management Plan

SAC CONSULTING

Part of Scotland's Rural College (SRUC)

Prepared by:

SAC Consulting
Martside
Grainshore Road
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Contact:
Susan Pirie
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Email: susan.pirie@sac.co.uk

March 2025

Instruction

This report has been prepared exclusively for the use of S J & L Foubister on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if he does, then he relies upon it at his own risk.

No responsibility is accepted for any interpretation which may be made of the contents on the report.

Contents

Introduction

Mr Mark Wick is applying for planning permission for four houses near the working steading of Stove operated by S J & L Foubister. The location of the proposed houses is Ordnance Survey grid reference HY 35818 07062. The site location can be found in Appendix 1 and is as submitted to planning.

Currently there are three slatted feeding areas and a midden at Stove. Two of the slatted areas are 25m away from one of the proposed house sites.

The objective of this report is to produce an odour assessment and management plan as requested by Environmental Health, to ensure that the proposed domestic houses are not going to be negatively impacted by the nearby sensitive receptors and that relevant regulations and guidance is adhered to at all times.

A planning application has been submitted to Orkney Islands Council under reference 24/439/PP and Environmental Health on reviewing the application made the following comments:

The proposed development is immediately adjacent and therefore in close proximity to the existing working farm at Stove and specifically within c.25 metres of existing slurry store. It is the view of Environmental Health that there is significant risk of adverse odour impacts at proposed development and for this reason we recommend the developer is required to provide the Planning Authority with an Odour Impact Assessment.

The Odour Impact Assessment should identify the following:

- *All potential sources of odour and their estimated rates of emission from the tank/lagoon;*
- *The potential for fugitive emissions of odour together with the means to control these emissions;*
- *The location of sensitive receptors;*
- *Potential pathways to sensitive receptors;*

- *A description of the potential impacts;*
- *Details of any necessary odour abatement systems or other mitigation measures with justifications for the measures being proposed;*
- *And;*
- *Details of an Odour Management Plan (OMP) with contingency arrangements for responding to any unforeseen or unusual odour emission episodes.*
- *If this information is unable to be provided then, Environmental Health are minded to recommend that this application is refused. The developer may wish to seek specialist advice from an appropriate organisation (e.g. SRUC/SAC Consulting) in this matter. The developer should also be aware that if Environmental Health become satisfied that the risk of adverse odour impacts can be mitigated/controlled by the implementation of the Management Plan we will recommend to the Planning Officer that any approval of the development includes a planning condition requiring the management plan to be implemented at all times.*

Site overview

Stove Farm is a mixed grassland and arable farm in Deerness in the Orkney Islands. The surrounding land is agricultural and coastal with agricultural fields, there is a very small pond adjacent to the steading and the area is mostly sparsely populated. The business currently runs a suckler cow enterprise of 90 beef cows of which 45 cows are at the steading of Diamonds and 45 are housed on a slatted system at the second steading of Stove. Nearly everything is sold as finished and the business will run with between 280 to 320 head of cattle depending on the time of year. Approximately 30 cattle over 25 months will be on slats, this will be a mix of in-calf heifers and animals almost at slaughter. 80 animals between the ages of 13 to 25 months will be on slats and around 35 young cattle will also be on a slatted system.

There are two steadings used by the partnership, one is at Stove and the other is at Diamonds. The steading at Stove consists of a bedded court with calving pens where the cattle eat outside on slats, another straw bedded shed, two slatted feeding areas, a midden and a bale storage area. The slatted feeding areas are outside and exposed to rainwater. The dirty water from the midden goes into one of the slatted tanks.

Some of the fattening cattle are housed on a bedded system and fed on a bedded system at Stove. The other cattle are fed on a slurry system at Stove.

The steading at Diamonds consists of a bedded court, a sloping floor, two bale storage areas and two GP sheds. There is a dirty water tank for the midden and the dung from the bedded court and the sloping floor is cleaned out with a loadall and the muck stored in the midden. There are 45 cows and around 30 foster calves housed at Diamonds.

The proposed development sites are to the edge of the steading at Stove where there were former dwelling houses and two replacement houses which would be situated in an agricultural field, immediately south and adjacent to the steading that is currently used as grazing for beef cattle.

The business also has 120 ewes, however, they are rarely housed and as such are not discussed in this plan.

Regulations and guidance

Information on guidance and regulations can be found at the following:

- Prevention of environmental pollution from agricultural activity (PEPFAA) code of good practice, highlights pollution risks from routine agricultural practices, and provides practical ideas to reduce these risks whilst benefitting the farm business.
- Following a nutrient management plan will ensure efficient use of organic fertilisers such as slurry. A Farm Waste Management Plan has been produced for the business and this should be regularly reviewed and adhered to.
- Using the 4 Point Plan, this includes factors such as available land for spreading, the amount of manure produced and information on the systems in place.

Regulation for the safe storage of manures and slurry is covered by the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). The

Controlled Activities Regulations (CAR) have been updated to include the 2003 "SSAFO Regs", known as the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003, (as amended). This change has meant the majority of regulations about slurry and silage handling and storage are now in one place. The storage, transfer and application of slurry, manure and other fertilisers to land is covered by the General Binding Rules (GBRs).

Further information can be found at the following links:

- https://www.farmingandwaterscotland.org/pepfaa-code-of-good-practice/
- https://www.farmingandwaterscotland.org/know-the-rules/
- https://www.farmingandwaterscotland.org/managing-water/the-4-point-plan
- https://www.fas.scot/crops-soils/soils/nutrient-planning/

Sources of odour

Odour emissions

Quantification and prediction of odours in a rural environment can be an uncertain process due to the large number of variables, and the fact that it is biological processes that are involved. Odour emissions depend on factors including the slurry characteristics, environmental conditions and management practices.

Odour nuisance

No odour modelling has taken place for this proposal, as this was not deemed necessary given type and scale of development and the associated low risk. Odour from the slurry stores can be controlled through effective management and design.

An important factor with odours is determining at what concentrations odours will be regarded as objectionable. When determining criteria for assessing the likelihood of nuisance, consideration should be given to the nature of the odour in relation to the environment in which it will be found. It is reasonable to expect that higher strengths of agricultural odours would be tolerated in a rural environment than would be the case if they were encountered in an urban environment.

Whether or not odour emissions amount to serious pollution depends on a number of factors including personal perception. There is no single or easy method of reliably measuring or assessing odour pollution and any conclusion is best based on a number of, often subjective, factors.

The concept of '**FIDOR**'[1] is sometimes applied in an attempt to determine the main factors that affect the degree of odour pollution, these are:

- **F**requency of detection;
- **I**ntensity as perceived;
- **D**uration of exposure;
- **O**ffensiveness; and
- **R**eceptor sensitivity.

Sensitive receptors and pathways

Ordnance survey mapping and GIS was used to establish potential sensitive receptors around the proposed development and the existing slurry stores. The site is rural in nature with few potentially sensitive receptors located around the site.

The nearest dwellings with potential to be affected by the development and within 200 m are listed below in Table 1 and shown in the Appendix. These are not all of the properties in the area, however, are a representative sample of the nearest properties in all directions around the existing slurry stores at Stove with a 200 m buffer.

[1] FIDOR is sometimes also referred to as FIDOL, where the final letter of the acronym relates to location.

Table 1 Approximate distances nearest sensitive receptors to the slurry tanks at Stove

Receptor No	Name	Distance to tank (m)
1	Reinstated Bothy	25
2	Reinstated Farmhouse	45
3	Site 1 for New House	69
4	Site 2 for New House	64
5	Existing House at Upper Stove	113
6	Existing House at Nether Stove	187

The receptors are dwelling houses; therefore, receptor sensitivity will be high. The receptors are located in a rural area and will, it is expected, be used to some degree of farming odours.

With good management it is expected that the properties should not encounter odours emitted from the proposed development and it is therefore considered that complaints will be unlikely. It is, however, recognised that individual reactions to the presence of farming operations can vary significantly meaning odour complaints can be very subjective.

Odour and waste management plan

The purpose of this plan is to:

- Establish any likely sources of odour arising from the operation of the slurry stores.
- Set out the procedures to be followed at Stove Farm in order to prevent or minimise odour levels.
- Formalise the procedures for dealing with any odour complaints.
- Set out the likely sources of odour and the procedures to be followed to minimise odour levels (Table 2).

Odour Complaint Procedure

- Any odour complaint received will be dealt with by the operators of the farm.
- If a complaint is made, the complaint form included within this plan will be completed and will be available for inspection by Environmental Health.
- Information will normally be collected by visiting the complainant, although in some cases contact may be made by telephone.
- After details of the complaint have been compiled, the cause(s) will be investigated, with reference to:
    - The activities taking place on the farm at the time.
    - The timing of the complaint and whether weekday/ weekend etc.
    - The weather- conditions at the time.
    - The likely reasons for the complaint will be added to the form and the complainant will be contacted as appropriate.
    - The feasibility of making changes to the activities responsible for the complaint will be considered. If changes are made, the scheme of mitigation will be amended accordingly.

Review procedures

The plan shall be reviewed at least every three years or as soon as practicable after a complaint (whichever is the earlier) and changes recorded in the table included with this plan.

Odour sources and mitigation

Table 2 sets out the likely sources of odour and the procedures to be followed or suggested future intervention if needed to minimise odour levels.

Table 2 Typical odour sources and actions taken to minimise odours

Odour related issue	Potential risks and problems	Actions taken to minimise odour and odour risks at Stove
Slurry store operation	Odour release from surface	The slurry stores at Stove are used as feeding areas for the cattle during the winter months only. A natural crust will form on the tank if not disturbed that will help to cover it and minimise emissions. Covering the feeding areas which are above the slurry stores would help to minimise emissions including reducing odour. There is a significant cost but could be considered in the future if ever required.
Mixing of slurry prior to spreading	Release of odour during mixing process	Mixing will take place if required for a limited period only prior to spreading. Wind direction will be considered prior to slurry mixing to minimise risk of nuisance to neighbours.
Slurry storage emptying and spreading of slurry	Spillage of slurry on removal to spreader.	Slurry will flow by gravity or be drawn by vacuum via sealed pipe connections to a tractor drawn tanker or to umbilical spreading equipment.
	Spreading slurry on land.	Spreading will be carried out in compliance with a farm waste management plan and best practice including PEPFAA Code and GBRs and using the correct equipment. The additional storage provided by the slurry store will provide greater flexibility to the spreading schedule.

Incorrect use and upkeep	Odour issues cause by poor practice	Please refer to the Appendix of this report which details General Operation Management which should be followed in addition to the recommendations here. All operators to be familiar with specific parts of the PEPFAA Code and GBRs

Complaint form

Any complaints will be recorded using the form below.

Odour Complaint Report Form	
Stove Farm	**Date recorded:**
Name and address of caller:	
Tel no. of caller:	
Location of caller in relation to store or spreading:	
Time and date of complaint:	
Date, time and duration of odour:	
Callers' description of odour, e.g. strong/weak, continuous, fluctuating:	
Has the caller any other comments about the odour?	
Weather conditions:	
Wind strength and direction:	
Any other complaints relating to the odour?	
Any other relevant information:	
Potential odour sources at the time of complaint:	
Operating conditions and production stage at the time of complaint:	
Follow up: Date and time caller contacted:	

Action taken:	
Amendments required management plan:	
Form completed by:	Signed:

Review of historical odour incidents

A record of historical odour incidents will be kept and reviewed after any new comments or complaints.

Protocol for conducting odour monitoring

The farm manager or their appointed deputy will ensure that the following protocol for odour monitoring is undertaken during weather conditions or activities when monitoring may be required.

A 'walk round' subjective assessment of odours will be made at downwind points around the site boundary if any of the above conditions are likely or there are any concerns about odour emissions from the farm. This can also be done periodically to identify where odours are likely to come from and when they may increase e.g.

- Do odours increase when in hot or calm weather?
- Are there any areas, that may result in fugitive odour emissions?
- Are there any spillages?

It is useful to record the intensity and duration or extent of an odour in order to assist with odour management and help to quickly identify emerging problems or situations that differ from normal. A scale of increasing odour intensity will be used:

1. No detectable odour.
2. Faint odour (barely detectable, need to stand still and inhale facing into the wind).
3. Moderate odour (odour easily detected while walking and breathing normally).
4. Strong odour (strong but bearable).
5. Very strong odour (very offensive, possibly causing nausea, particularly if not accustomed to this odour).

The person undertaking the test should spend at least 3 minutes at the sampling points e.g. nearby housing or points on the site boundary. If odour is detectable, they should consider which of the following best describes the extent of the odour.

1. Local and transient (only detected within the farm or within the site boundary during brief periods when the wind drops or blows).
2. Transient as above but detected outside the boundary.
3. Persistent, but fairly localised.
4. Persistent and pervasive up to 50 metres from the farm.
5. Persistent and widespread.

The results (1-5 for intensity and 1-5 for extent) should be recorded against the location and date and time of assessment. Basic details of the weather at the time of the assessment, e.g. wind direction and speed, cloud cover, rain etc. must also be recorded.

Notes for staff undertaking walk-round odour assessments

In order to get meaningful results from 'walk-round' odour assessments staff undertaking such assessments must observe the following precautions.

- The odour assessor should not carry out the assessment if they have a cold, sore throat, sinus trouble, etc.
- The odour assessor should not smoke or consume strongly flavoured food or drink, including coffee, for at least half an hour before the field odour survey is carried out, or during the survey.
- To reduce the likelihood of odour fatigue, assessors should always carry out the field odour survey before making any visit to the premises.
- Staff working regularly in the vicinity of the slurry store should not undertake odour assessments as they may be de-sensitised to odours.
- There may be a need to conduct more than one set of sniff tests during each test day; the assessor should remove themselves to a place well away from the odour source for the period between sniff tests.

Potential abnormal conditions

Due to good site management, foreseeable abnormal conditions are considered unlikely. Potential conditions can include the following:

- severe adverse weather;
- acts of vandalism or other damage to structures.

It is considered that the control measures set out here and in the assessments that have been undertaken for the site, would be sufficient to manage odour emissions.

Triggers for additional checks

The following circumstances/events will trigger the need for additional controls and checks on odour emissions:

- Complaints substantiated using the complaints protocol;
- Activities noted to increase odour emissions;
- Adverse weather conditions;
- Spillage of any materials;
- Unusually intense activity in any of the processes.

Should any of the above circumstances/events occur the farm manager will be responsible for ensuring that the actions set out in the odour prevention and elimination programme have been implemented and if further controls are necessary decide on the best course of action in any given circumstances. The walk round assessment method detailed above shall be used to assess the effectiveness of control measures.

Roles and responsibilities

Day to day responsibility for odours will rest with the farm manager.

Staff training and competency

All staff who have responsibility for day to day running of the farm will receive training in management, abatement and assessment of odours, as described in Table 3.

Table 3 Managerial and operational responsibilities

Actions	**Responsibilities**
Implementing and maintaining the odour management plan	Farm Manager
Responding to odour related complaints/incidents; carrying out investigations; authorising remedial actions	Farm Manager
Planned maintenance and repair	Farm Manager (in conjunction with the inspection & maintenance schedule)
Regular review of the odour plan and farm waste management plan	Farm Manager
Community engagement	Farm Manager or staff working on farm as required
Keeping records associated with the plan	Farm Manager

Appendix

GENERAL OPERATIONAL MANAGEMENT

A responsible person(s) must be knowledgeable of the waste system, its characteristics and operational requirements. The person(s) should be fully aware of the systems operational and maintenance requirements to ensure effective operation and minimisation of pollution risk. The person(s) would be example monitor the operation of all drainage, any associated maintenance requirement and ensure that all tanks are monitored and emptied as appropriate. The person(s) would monitor main storage tank(s) content and with regards to the requirement for land application of slurries.

Basic guide requirements for system operation will include:

1. Full awareness by responsible person(s) of the entire waste system on the farm and with regard to its construction operation and maintenance.

2. Full awareness of all Health and Safety issues appropriate to construction, operation and maintenance (including tank agitation) of the waste system.

3. All operators to be familiar with specific parts of 'The Code of Good Agricultural Practice of Prevention of Environmental Pollution from Agricultural Activity (PEPFAA)' relative to their responsibility and/or operation of the system.

4. All operators to be familiar with relevant 'General Binding Rules (GBRs)' specifically GBR 18 which requires that land spreading operations are not carried out in conditions where land is or is likely to be saturated, frozen and/or snow covered.

5. Exercise a policy of waste minimisation with all processes carried out on site specifically ensuring cleaning processes are carried out with consideration to minimising the use of water and ten the production of contaminated water.

6. Handle all wastes with regard to the material characteristics of the waste and to prevent any risk of pollution.

7. Monitor and maintain all parts of the drainage system (contaminated and clean).

8. Monitor and maintain all storage and reception tanks.

9. Monitor all reception and storage tank levels and empty as appropriate.

10. Locate appropriate field heap positions for FYM and ensure heaps are temporary only with alternative sites used each year.

11. Ensure all handling and field application operations are carried out in accordance with the 'PEPFAA Code'.

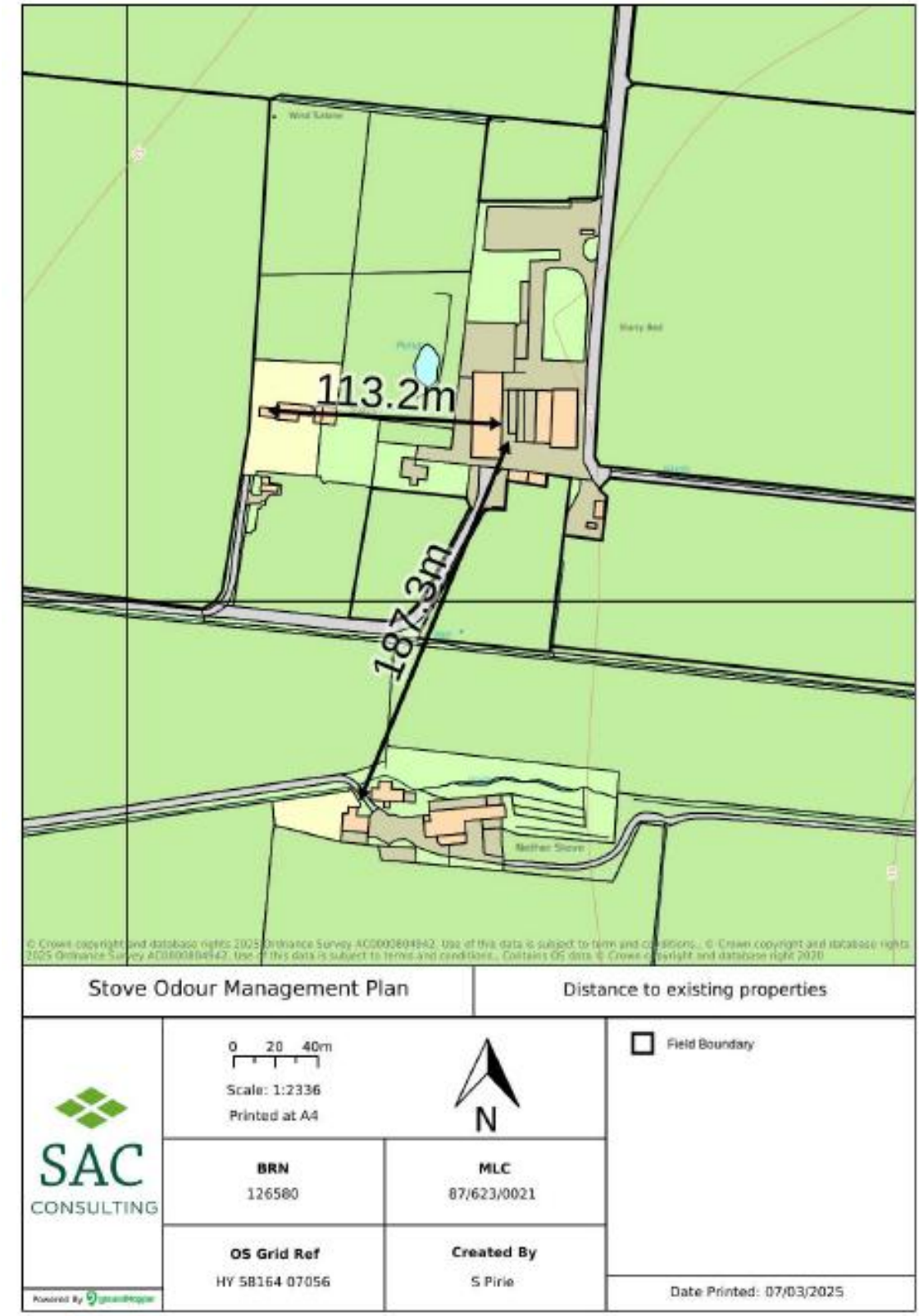
12. Record all operations and include:

    - volumes and locations of slurry transferred and land applied by tanker and/or umbilical

    - FYM applications – site location, time of application, area covered, and amount applied.

13. Have ready and available any appropriate incident procedures including local SEPA Office contact or contact SEPA Hotline: 0800 807060.


SAC
CONSULTING
Stove Odour Managment Plan
Aerial View
0 20 40m
Scale: 1:2500
Printed at A4
Date Printed: 07/03/2025
N


113.2m
187.3m
Stove Odour Management Plan
Distance to existing properties
0 20 40m
Scale: 1:2336
Printed at A4
N
Field Boundary
SAC
CONSULTING
BRN
126580
MLC
87/623/0021
OS Grid Ref
HY 58164 07056
Created By
S Pirie
Date Printed: 07/03/2025


45.0m
Stove
Nether Stove
SAC
CONSULTING
Stove Odour Management Plan
Distance to proposed properties
0 20 40m
Scale: 1:2500
Printed at A4
Date Printed: 07/03/2025
N

From: Nick Blowfield <nick.blowfield@orkney.gov.uk>
Sent: 06 May 2025 10:50
To: Isla McLeod <Isla.McLeod@orkney.gov.uk>
Subject: Re: 24/439/PP - Former Farmhouse at Stove, Deerness

Classification: NOT PROTECTIVELY MARKED

Hi Isla,

As discussed earlier, Environmental Health have no further comments and our earlier response still stands.

Kind regards

Nick

Nick Blowfield

Environmental Technical Officer

Environmental Health | Planning and Community Protection

Neighbourhood Services and Infrastructure,

Orkney Islands Council, School Place, Kirkwall, KW15 1NY

ORKNEY
ISLANDS COUNCIL

REFUSE PLANNING PERMISSION

DELEGATED DECISION

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997 (as amended) ("The Act")
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Ref: 24/439/PP

Mr Mark Wick
c/o Cindy Mackenzie
Braeside
Ontoft Road
St. Margaret's Hope
Orkney
KW17 2TL

With reference to your application registered on 13th November 2024 for planning permission for the following development:-

PROPOSAL: Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps

LOCATION: Former Farmhouse At Stove, Stove Road, Deerness, Orkney

Orkney Islands Council in exercise of its powers under the above Act and Regulations, hereby **REFUSE Planning Permission for the reason(s) outlined on the next page.**

The plans to which this decision relates are those identified in Schedule 1 attached.

The Council's reasoning for this decision is: The proposal is contrary to the Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023), Policies 1 'Criteria for All Development' and 2 'Design' of the Orkney Local Development Plan 2017, and Policies 14 'Design, quality and place', 16 'Quality homes', and 23 'Health and safety' of National Planning Framework 4. The agent of change principle applies, and the development is subject to unresolved objection from Environmental Health and cannot be supported. There are no material considerations in favour of the development that outweigh this conclusion.

(For further detail you may view the Planning Handling Report for this case by following the Application Search and Submission link on the Council's web page and entering the reference number for this application).

Decision date: 1st October 2025

Jamie Macvie MRTPI, Service Manager, Development Management, Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY

Ref: 24/439/PP

REASONS FOR REFUSAL

01. The development is contrary to Development Management Guidance 'Wind Energy: Definitions Associated with Noise Assessments' (2023) as the proposed houses, as 'uses where persons will sleep over night', would be subject to disturbance of excessive noise from a neighbouring user, being the existing wind turbine approved under planning application 12/363/TPP. That turbine would be in breach of its planning conditions if this development was implemented.

02. The development is contrary to Policy 1 'Criteria for All Development' of the Orkney Local Development Plan 2017 as the development could result in an unacceptable level of risk to public health (from nuisance). A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.

03. The development is contrary to Policy 23 'Health and safety' of National Planning Framework 4 which confirms that development which is likely to raise unacceptable noise issues will not be supported. The agent of change principle applies in this case, as included in Policy 23, as the proposed development is 'noise sensitive development'. A Noise Impact Assessment has been submitted which confirms that the development is not acceptable.

04. The development is contrary to Policy 14 'Design, quality and place' and Policy 16 'Quality homes' of National Planning Framework 4, Policy 2 'Design' of the Orkney Local Development Plan 2017, by virtue of the proposed design. The development does not reinforce the distinctive identity of Orkney's built environment and is not sympathetic to the character of its local area.

05. The development is contrary to Supplementary Guidance 'Housing in the Countryside' (2021) on the basis the design, including the extensions to the existing traditional buildings, as development must be "sympathetic to and protect the character of the original house and buildings…" and extensions must be "sympathetic to and not dominate the original house or buildings." The development is considered to dominate, not be sympathetic to, and be detrimental the character of the original historic buildings.

Ref: 24/439/PP

SCHEDULE 1 – PLANS, VARIATIONS AND ANY OBLIGATION

1. Plans and Drawings

The plans and drawings to which this decision relates are those identified below:

Elevations	OIC-09	1
Location Plan	OIC-01	1
Site Plan	OIC-03	1
Site Plan	OIC-04	1
Floor & Elevation Plans	OIC-06	1
Site Plan	OIC-07	1
Floor Plan	OIC-10	1
Site Plan	OIC-11	1
Floor & Elevation Plans	OIC-12	1
Site Plan	OIC-13	1
Floor & Elevation Plans	OIC-14	1

2. Variations

If there have been any variations made to the application in accordance with section 32A of the Act these are specified below:

Date of Amendment:
Reasons

RIGHT TO SEEK A REVIEW

If you are unhappy with the terms of this decision you have a right to ask for a review of your planning decision by following the procedure specified below.

PROCEDURE FOR REQUESTING A REVIEW BY THE LOCAL REVIEW BODY

1. If the applicant is aggrieved by the decision of the Appointed Officer to:
   a. Refuse any application, or
   b. Grant permission subject to conditions.

   In accordance with the Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations, the applicant may apply to the Local Review Body within three months from the date of this notice for a review of that decision.

   Forms to request a review are available from either address below, or from Appeal a Decision

2. Completed forms to request a review should be submitted to the address below:

   Committee Services
   Orkney Islands Council
   Council Offices
   School Place
   KIRKWALL
   Orkney
   KW15 1NY

   and at the same time a copy of the notice for a review should be sent to:

   Service Manager (Development Management)
   Orkney Islands Council
   Council Offices
   School Place
   KIRKWALL
   Orkney
   KW15 1NY

   Email: planning@orkney.gov.uk

3. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Act.

INFRASTRUCTURE AND ORGANISATIONAL DEVELOPMENT

Director: Lorna Richardson
Council Offices, Kirkwall, Orkney, KW15 1NY

Tel: (01856) 873535 extension 2504 Website: www.orkney.gov.uk
Email: planning@orkney.gov.uk

ORKNEY ISLANDS COUNCIL

Planning Application:	24/439/PP
Applicant:	Mark Wick
Proposal:	Reinstate two former dwellings and extend, erect two replacement houses (2 x two for one), and install four air source heat pumps
Location:	Former Farmhouse at Stove, Stove Road, Deerness, Orkney

Notice of Review

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Procedure

On a procedural point, it is noted that under section '5. Reasons for seeking review' of the Notice of Review form, the applicant has selected 'Failure by appointed officer to determine the application within the period allowed for determination of the application'. This reason for seeking review should be dismissed, as the Notice of Review was not submitted in relation to non-determination of the application within the time allowed for that. It is suggested that this be placed on record, so that the review is considered in relation to the other selected reason only, which was for 'Refusal of application by appointed officer'.

Overview

This application involved assessment of the proposed reinstatement and extension of two redundant buildings comprising a two-for-one replacement approach, resulting in four dwellings in total (two conversions and two new builds), considered in the context that development must meet the basic test of principle as well as all relevant technical matters.

In this case, policy support was established for the principle of reinstatement of the redundant buildings on a two-for-one replacement approach under the Supplementary Guidance: Housing in the Countryside. However, the development was contrary to policies those that safeguard amenity, protect health and safety, and ensure appropriate design. In the context of considering development in relation to the development plan as a whole, and on the basis these technical matters cannot be overcome, the development was refused.

Noise

An existing wind turbine is located close to the application site area. In the case of a single application for residential development, the application must be assessed as a whole. Two Noise Impact Assessments submitted by the applicant confirm that the proposed development, if occupied as submitted as four units, would result in the wind turbine (approved under planning reference 12/363/TPP) breaching its noise conditions which exist to safeguard residential amenity. The anticipated noise levels within the application site area, as included in the applicant's reports, exceed acceptable limits and Environmental Health objected to the development.

The turbine must not be considered only in terms of acceptable noise levels, but also in terms of the Agent of Change principle in terms of the requirement to protect established and lawful development. This is a specific requirement of NPF4. Planning permission should not be approved for development that would place an additional burden on an existing lawful activity or noise emitting source, in this case the existing wind turbine, or render it non-compliant with its planning conditions. There are no planning conditions which could adequately address this issue, whilst the turbine remains present.

Odour

The proposed development raised significant concern in relation to odour. Environmental Health noted in its consultation response that the site is immediately adjacent to an active farm at Stove, including a slurry store located approximately 25 metres from proposed dwellings. Given this close proximity, there was concluded a significant risk of adverse odour impacts on occupants. Taking a precautionary approach, this cannot be concluded as acceptable.

Design

The design approach fails to satisfy the specific requirements associated with a two-for-one proposal, which is that the 'additional' dwelling opportunity is provided only where the original building is restored in a high-quality and sympathetic manner, and where it remains the dominant architectural element. In this case, the extensions and overall design result in development that had the appearance of predominantly new-build structures with incidental remnants of the original buildings attached, rather than sympathetic reinstatements. Planning conditions could not address design concerns.

Options provided

Options were clearly set out to the applicant to address the identified concerns, including withdrawal and resubmission following further assessment, or amendment to remove the unacceptable elements. The applicant chose to proceed with the application in its submitted form.

Odour remains an issue of concern. The refusal is based on two independent grounds:

- The unacceptable noise impact and that the development would place the existing turbine in breach of noise conditions, contrary to policy and the Agent of Change principle.
- The failure of the design to meet the requirements for a two-for-one development, to be sympathetic with and subordinate to the original buildings.

The assessment in the handling report comprehensively addresses these matters and confirms that the development is contrary to the development plan. No material considerations have been raised which would outweigh that conclusion.

Development Management
17 February 2026

Kate Russell-Duff

From: Mark Wick [redacted]
Sent: 16 March 2026 10:42
To: Kate Russell-Duff
Subject: Fwd: Planning Application – Supporting Statement

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 16 March 2026 at 10:18:36 am GMT
To: [redacted]
Subject: Planning Application – Supporting Statement

1. Design

The design proposed for the two-for-one development has, in our opinion, been carefully considered to remain sympathetic to the original buildings. Any extension added to the house is intended to incorporate natural light and utilise existing stone from the site so that the development blends in with the character of the original buildings.

We believe that the design considerations should have been addressed at the outset of the application process rather than raised at a much later stage.

2. Noise Impact

We were asked to carry out a desktop Noise Impact Assessment due to the fact that the nearest development is located approximately 180 metres from the turbine, which falls within the 250-metre guideline.

The assessment was carried out and submitted to Environmental Health. The results indicated that noise levels were satisfactory. We also confirmed that, if necessary, we would be willing to install triple glazing to further reduce any potential noise impact. Despite this, the proposal was still deemed unacceptable.

It is also important to note that the original application to reinstate and modernise the upper house at Stove was submitted in November 2022, prior to any local regulations being introduced regarding minimum distances from domestic turbines.

For comparison, on mainland Scotland a domestic turbine typically requires only a 100-metre separation distance from a dwelling. If this guideline were applied in Orkney, all of the proposed developments would comfortably pass any noise assessment.

We were advised to withdraw and resubmit the application, by which time Orkney Islands Council had produced new guidance for domestic turbines. A copy of the original application submitted in November 2022 can also be provided.

It should also be noted that when planning permission was applied for to erect the turbine, consideration should have been given to the presence of an existing dwelling adjacent to the property which may at some point be reinstated, as there is currently no farmhouse on the farm. A change of use has never been applied for in this case. The former farmhouse and bothy have existed for over one hundred years, and we can provide Ordnance Survey maps to confirm this.

3. Odour Management Plan

An Odour Management Plan was carried out by SAC and submitted to Environmental Health in March 2025.

There are many homes throughout Orkney that are located within or directly beside farm steadings, as is the case here. In relation to odour, the main source arises when slurry is mixed prior to spreading, which generally occurs for a very short period of time — typically around two hours during the summer months.

Living in rural areas inevitably means that agricultural activities such as slurry spreading may occasionally produce odours. This is a normal and unavoidable aspect of farming in the countryside.