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04/11/2026

Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of planning permission 25/00940/FUL

Dear Planning Officer,

This Supporting Statement sets out the application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 of planning permission 25/00940/FUL at Park House Farm, Leicester Lane, Desford, LE9 9JJ.

Hinckley and Bosworth Borough Council (HBBC) granted planning permission on 5 June 2026 for the "*removal of the existing wind turbines, installation of two new wind turbines and associated infrastructure*". The consented scheme replaces two Vergnet GEV MP 275kW turbines with two Vestas V52 turbines, each with a maximum tip height of 86m.

This S73 application seeks to increase the maximum tip height of each turbine from 86m to 96m; achieved solely by increasing the hub height from 60m to 70m. The Vestas V52 model and its 52m rotor diameter (26m blades) are unchanged, as are the turbine locations, the number of turbines and all associated infrastructure.

Permission does not state a tip height in its conditions. Turbine dimensions are fixed through the approved Turbine Elevation drawing detailed in Condition 2; this variation is therefore sought through a S73 to substitute the stamped drawing.

This statement sets out the proposed variation and provides the supporting planning justification. It is proportionate to a change limited to tower height and should be read with the original application documents, which remain relevant.

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The Proposed Variation

Table 1 Specifications of Approved and Proposed Turbines

Parameter	Approved (25/00940/FUL)	Proposed
Turbine model	Vestas V52	Vestas V52 (unchanged)
Number of turbines	2	2 (unchanged)
Hub height	60m	70m
Rotor diameter	52m	52m (unchanged)
Maximum tip height	86m	96m
Turbine locations, access, cabling, GRP unit and compound	As approved	As approved (unchanged)

It is requested that Condition 2 be varied, replacing "Turbine Elevations (proposed) COG849/APP/007/A" with "Turbine & GRP Unit Elevation COG849/APP/035/a" (see attached Appendix 1.1).

All other plans and documents listed in Condition 2 continue to apply without change. The description of development is unchanged and all other conditions remain valid.

Reasons for the Variation

- **Turbine availability and technical requirements:** The increase in hub height is required to allow the Applicant to procure and install an available turbine configuration. The 60m configuration shown on the approved elevation is unavailable and no longer meets the Applicant's technical requirements. The 70m tower however provides a deliverable alternative using the same V52 model.
- **Energy generation:** The approved 60m configuration was expected to generate around 2.0GWh per year after curtailment. The 70m hub height places the rotor in stronger, less turbulent wind and is expected to increase annual generation to around 2.5GWh per year under the same curtailment conditions; an uplift of approximately 25%.[1] There remains potential for higher output once the curtailment agreement concludes.
- **Viability and deliverability:** The change improves the efficiency and long-term viability of the repowering scheme. It makes more effective use of an established wind energy site and its existing grid connection and access, without additional land take.

Planning Policy Context

National Policy: The application is determined against the National Planning Policy Framework (August 2026), a material consideration since publication (Annex A, paragraph 1). Policy W3(1) requires substantial weight to be given to the benefits for energy security, economic development and the transition to net zero,

[1] Approximate figure after curtailment, based on a mean turbine output of 211.6kW for the Vestas V52 at a 70m hub height (mean wind speed of 6.87 m/s), compared with 171.4kW at 60m (mean wind speed of 6.5 m/s), applying the same curtailment assumptions as the original application.

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alongside the additional benefit of using an established site for repowering. The Council's original assessment afforded significant weight to the renewable energy benefits of the scheme (Officer's Report, paragraph 10.7). The current NPPF provides further policy support for the proposed variation. The taller tower enables a currently available turbine and increases expected output from around 2.0GWh to around 2.5GWh per year (see "Energy generation" under Reasons for the Variation), using the existing grid connection, access and land. The proposal is therefore supported by Policy W3(1)(a) and (b).

Local Policy: The Site Allocations and Development Management Policies DPD (2016) policies relied on in the decision notice remain relevant: DM1 (Presumption in Favour of Sustainable Development), DM2 (Delivering Renewable Energy and Low Carbon Development), DM4 (Safeguarding the Countryside and Settlement Separation), DM7 (Preventing Pollution and Flooding) and DM10 (Development and Design). In granting the original permission, the Council afforded full weight to Policy DM2 and significant weight to Policy DM4, finding no conflict with either policy (Officer's Report, paragraphs 10.2-10.3). The assessment below addresses each in relation to the change proposed.

Planning Considerations

Principle of development

The principle of repowering the turbines at Park House Farm is established by the permission 25/00940/FUL. The variation does not change the nature, purpose, location or footprint of the approved development. The only question is whether the additional 10m of tower height is acceptable, and national policy gives substantial weight to the benefits of repowering and of the additional generation it enables.

Landscape and visual effects (Policy DM4)

Landscape and visual effects were assessed in the Landscape and Visual Impact Assessment (LVIA) (Chapter 4 of Park House Farm Repowering Planning Statement) supporting the original application, and the Council accepted that the repowered scheme was acceptable under Policy DM4. The variation does not add turbines, move them, enlarge the rotor or change the pattern of development.

The proposed increase would result in taller structures as shown in Appendix 1.1, but would not alter their locations, rotor dimensions or overall arrangement. The turbines would remain within the same general landscape and visual context as the consented scheme, although the additional height may increase their visibility from certain locations and the characteristics of the effects identified in the LVIA would not change in kind.

Transport and access (Policy DM10 and Condition 2)

No change is proposed to the access, delivery route or construction traffic arrangements approved under Condition 2. The approved swept path analysis assessed a 27m trailer, selected to represent delivery of the 26m turbine blades, with vehicle tracking carried out at 15kph. The longest tower section (24.368m) is shorter than the 26m blades and well within the 27m trailer length assessed. The approved swept path drawings

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therefore remain a robust basis for tower delivery and no revision to the approved delivery arrangements is required.

Table 2 70m tower specifications

Tower section	Length
Bottom	19.810m
Intermediate	23.822m
Top	24.368m

Noise (Policy DM7, Conditions 7 to 12)

The turbine model is unchanged, so the sound power levels on which the Noise Impact Assessment (Chapter 6 of Park House Farm Repowering Planning Statement) was based are unchanged and Condition 12 (alternative turbine models) is not engaged. The noise limits in Conditions 7 and 8, the complaint investigation and mitigation procedure in Conditions 9 and 10, and the monitoring requirement in Condition 11 would continue to apply.

Aviation (Conditions 19 and 20)

The aviation lighting scheme required by Condition 19 will be prepared on the basis of the 96m tip height and approved by the Council in conjunction with the Ministry of Defence before construction. The Ministry of Defence will be notified of the final turbine heights and locations under Condition 20.

Ecology and Biodiversity

There is no change to turbine locations, hardstandings, cabling or the development footprint. Any foundation detail required for the 70m tower will be contained within the approved footprint, and the crane hardstanding is unchanged. The GRP unit shown on the revised elevation matches the approved unit. The ecological protection measures in Condition 4 and the Biodiversity Enhancement Strategy in Condition 5 remain applicable.

Heritage

The original application was assessed against eight Grade II listed buildings, Ratby Camp Scheduled Monument and Desford Conservation Area within 2km of the site. The Council concluded there would be no new intervisibility with the listed buildings and no significant new effects on the monument or conservation area, given the separation, local screening and established turbines. The variation does not change turbine locations, rotor diameter or layout, and increases tip height by 10m. The Applicant considers those conclusions remain valid at 96m.

Conclusion

This application seeks to vary Condition 2 of permission 25/00940/FUL to allow each turbine to be 10m taller, increasing the maximum tip height from 86m to 96m through a 70m hub height. The turbine model, rotor, locations, number, access and footprint are unchanged.

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The variation is needed to secure a deliverable turbine configuration and will increase generation from an established wind energy site. It benefits from the substantial weight that national policy gives to renewable energy and repowering. The landscape effects change in degree, not in kind, and transport, noise, aviation and ecological matters remain controlled by the conditions of the original permission.

The Applicant respectfully requests that planning permission be granted under Section 73, with Condition 2 varied to refer to the revised Turbine & GRP Unit Elevation drawing and all other conditions re-imposed.

However, should you require any further information, please don't hesitate to be in touch with Cogeo, who would be happy to assist.

Kind regards,

Dillon Park
Planning & Environmental Consultant