



Development Management Guidance

Wind Energy: Definitions Associated with Noise Assessments

This Development Management Guidance (DMG) has been put together to provide definitions for 2 phases that are used when assessing the possible effects that wind energy development will have on other users in a location. The methodology used is detailed in the Department of Trade and Industry’s publication of “The Assessment and Rating of Noise for Wind Farms.”

To assist in the local use of this document in the determination of planning applications and the discharge of planning conditions; this DMG has been written to provide definitions for two phases used. They are:

- Noise Sensitive Receptors; and Financial
- Involvement

National Planning Framework 4 (NPF4) was published in February 2023 and now forms part of the Local Development Plan for Orkney. The policy stance in NPF4 for wind energy has changed but it is considered that this DMG is required.

The Definitions

The definitions given below are without prejudice to the council’s powers and duties under the Environmental Protection Act 1990 (as amended) in relation to statutory nuisances and supports the function of the Council as the planning authority to protect the amenity of existing users.

Noise Sensitive Receptors

Noise Sensitive Receptors are considered to be the land and buildings that fall into Classes 7 – Hotels and hostels, Class 8 - Residential institutions, Class 9 – Houses and Class 10 – Non-residential institutions; of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and sui generis uses where persons will sleep over night and use as accommodation for a period of time such as a short term holiday let.

It is considered that users of these classes to be able to enjoy the amenity of these locations without the disturbance of excessive noise from a neighbouring user.

Financial Involvement

Financial involvement means that the developer has direct control of the existing wind turbine and benefits financially from it. The developer therefore has the ability to turn off the wind turbine and change how it operates. This is so they can protect the amenity at the noise sensitive receptor. This is evidenced by legal documentation.

For more information on this planning document, please contact Development Management by email at planning@orkney.gov.uk or by calling 01856 873535.