

Land at Palk Road

Planning Statement



Portsmouth Water

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Prepared on Behalf of Tetra Tech Environment Planning Transport Limited.

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1.0 INTRODUCTION

1.1 Purpose of this Statement

- 1.1.1 Tetra Tech Planning has been instructed by the applicant, Portsmouth Water, to prepare a Planning Statement in support of the submission of a Full Planning application made to Havant Borough Council (hereafter referred to as HBC). Permission is being sought for the installation of ground mounted solar panels on Land at Palk Road, Bedhampton, PO9 3JE (“the site”).
- 1.1.2 This planning statement analyses the application site, surrounding areas and locality. It sets out relevant planning history and key policy context, demonstrating why the proposed development is appropriate as well as detailing technical and environmental considerations.

1.2 Planning Application Submission

- 1.2.1 Having regard for the site context, site constraints, and local validation requirements, the application, along with this planning statement, is supported by the following documentation:
- Application Form
 - Ownership Certificate
 - Glint and Glare Assessment (Pager Power, August 2021)
 - Landscape Statement (to follow)
 - Preliminary Ecological Appraisal (Arbtech, September 2021)
 - The following drawings:
 - 90-02010-P01-RE01-Location Plan-Bedhampton
 - 90-02010-P02-RE01-Existing Plan-Bedhampton
 - 90-02010-P03-RE01-Proposed Plan-Bedhampton
 - 90-02010-P04-RE01-Flat Roof System Section
- 1.2.1 This Planning statement should be read in conjunction with the accompanying plans and technical reports.

1.3 Structure of this Statement

1.3.1 This Planning Statement includes the following:

- Section 2.0: Site Description and Proposed Development – describes the context of the application site and the application proposals.
- Section 3.0: Planning Policy Context – explains the relevant national and local planning policy context.
- Section 4.0: Planning Considerations – provides an analysis of the proposals' compliance with national and local planning policies and ensures that relevant material considerations are addressed.
- Section 5.0: Summary and Conclusions – provides an overview of the proposals and associated planning analysis.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 The Application Site

- 2.1.1 The site is 0.7ha in size and is located within the jurisdiction of HBC. The site constitutes existing solar installation of under 0.1 ha in size and is situated adjacent to the Portsmouth to Chichester railway line. The site boundaries are formed by existing hedgerows and trees with the majority of trees lining the northern boundary, south of the Portsmouth to Chichester railways line. Providing natural screening to the site from the north. The site is not subject to any statutory designations, however, despite the majority of the site being within Flood Zone 1, the southern boundary of the site is located within Flood Zone 2. There are no listed buildings on or adjacent to the site. An aerial of the site has been included below at **Figure 1**.



Figure 1: An aerial of the site showing the existing solar panels.

2.2 Site Location and Surroundings

- 2.2.1 The site is situated to the south of Bedhampton and within close proximity to Havant town centre. The site has strong defensible boundaries consisting of an existing field to the west and open grassland with an underground water pumping station. Existing residential development is located to the north, adjacent to the Portsmouth to Chichester railway line. South of the site is the Hermitage Stream running north east to south.

2.2.2 The surrounding area predominantly comprises of a mixture of residential properties ranging from 1 ½ to 2 ½ storeys in height and existing industrial usage to the west. The overall character of the immediate vicinity is one of urban fringe.

2.2.3 Whilst it is acknowledged that the site is situated on the edge of a visual ‘green gap’, the site is surrounded by existing development and a high-volume transport network with the A27 Havant-Emsworth Bypass located approximately 300m south of the site.

2.2.4 A section of the site location plan has been included below at **Figure 2** for ease of reference.



Figure 2: A section of the accompanying site location plan.

2.3 Planning History

2.3.1 There is no planning history associated with the site that is relevant for this application.

2.4 The Application Proposal

2.4.1 The site already benefits from solar panels amounting to 50kWp of power output. It is proposed to extend the existing installation with more modern and efficient panels to add a further 250kWp of energy output. A section of the proposed site layout plan is included below at **Figure 3** which

shows the proposed extent of the panels.

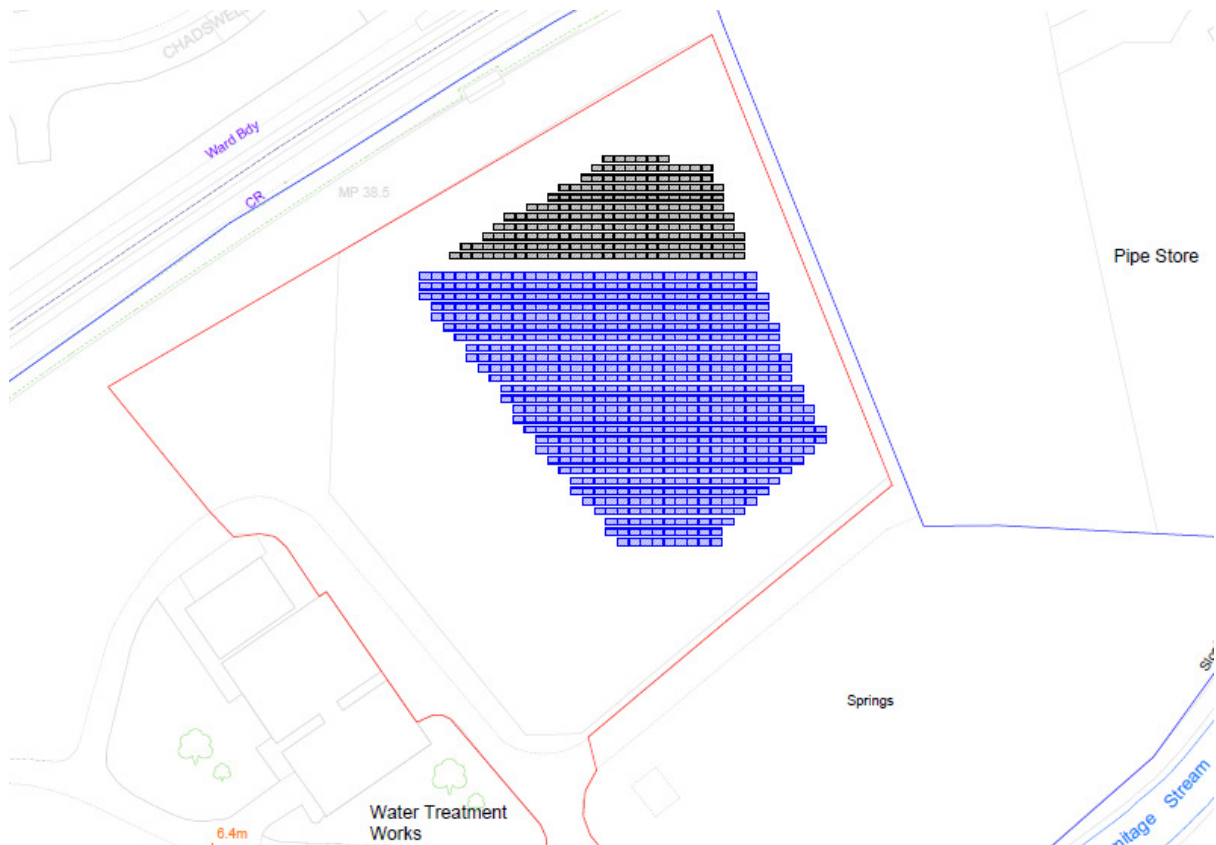


Figure 3: Section of proposed site layout plan

2.4.2 The proposed panels will be mounted to their frames at a 10-degree angle and be very low profile. A sectional view of the panels can be seen at **Figure 4** below which shows the highest point to be 280mm.

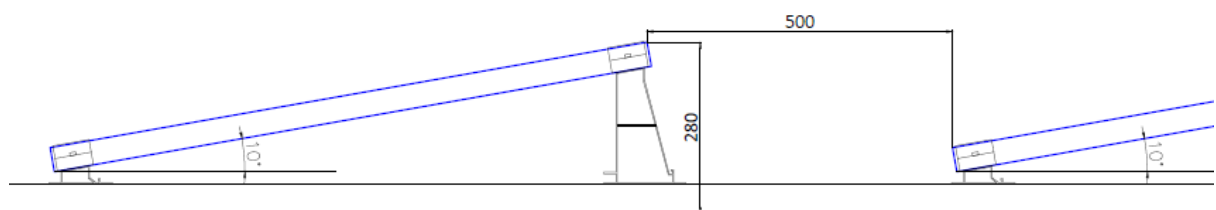


Figure 4: A sectional view of the proposed panels.

2.4.3 The panels are mounted on metal framework and are proposed to be installed facing south to maximise efficiency.

3.0 PLANNING POLICY CONTEXT

3.1 General Policy Context

- 3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.1.2 This application site lies within the jurisdiction of Havant Borough Council and as such, the application is subject to its statutory Development Plan which is discussed in more detail below. In addition, the NPPF and PPG are material considerations for the determination of the application.
- 3.1.3 This section will first note the local policies considered of most relevance to the consideration of the proposal for the site. Section 6 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable when taking account of the adopted plan, and material considerations.

3.2 Local Development Plan

- 3.2.1 The adopted HBC Development Plan consists of the Havant Borough Core Strategy and Havant Borough Local Plan (Allocations). The Development Plan is now more than 5 years old and therefore has reduced weight in decision making processes.
- 3.2.2 HBC have commenced work on a New Local Plan which has recently been submitted for examination. Once adopted, the plan and its policies will supersede the existing. According to the latest version of the Local Development Scheme (LDS), the new local plan is not forecast for adoption until at least the end of 2021.
- 3.2.3 Only the policies of relevance to the determination of this application have been identified below.

3.3 Havant Borough Core Strategy

- 3.3.1 The following local policies are considered most relevant to the proposed application:

- Policy CS14 - Efficient Use of Resources: emphasises HBC commitment to reducing greenhouse gas emissions. It outlines that HBC will take a positive approach towards developments that help achieve this.
- Policy CS19 - Effective Provision of Infrastructure: aims to ensure that developments positively contribute to the provision of sustainably constructed infrastructure to reduce the

need for energy and waste.

3.4 Emerging Havant Borough Local Plan (Submission Version)

3.4.1 The Emerging Local Plan does not include any specific policy in relation to renewable energy provision. However, the plan does support low carbon development and the overarching aim of sustainable development encompasses such schemes:

- Policy DR1 - Delivering Sustainable Development in Havant Borough: aims to ensure the provision of high-quality sustainable development. It states that HBC are committed to proactively working alongside applicants to support the development of sustainable development.
- Policy E12 - Efficient use of resources and low carbon design: states that HBC will positively support developments that provide low or zero carbon energy.

3.5 Other Planning Considerations

National Planning Policy Framework

3.5.1 The most recent National Planning Policy Framework (NPPF) was published in July 2021 and establishes a presumption in favour of sustainable development.

Paragraph 2 states that the NPPF is a material consideration in planning decisions.

3.5.2 **Paragraph 11** stresses that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan.

3.5.3 In terms of determining applications, **paragraph 38** states that it is a requirement for Local Planning Authorities to approach decisions in a positive and creative way. Planning Authorities should also work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.

3.5.4 **Paragraph 47** states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It encourages that decisions on applications should be made as quickly as possible.

3.5.5 **Paragraph 48** establishes that local authorities must give weight to relevant policies in emerging plans according to their stage of preparation. Unresolved issues and consistency of relevant

policies to the framework.

- 3.5.6 **Paragraph 55** of the NPPF states that conditions can be used to make a development acceptable, where it might otherwise be unacceptable, however, these should be kept to a minimum and only imposed if necessary.
- 3.5.7 **Paragraph 130** States that new development should be sympathetic to local character, history, surrounding built environment and landscape setting.
- 3.5.8 **Section 14** on meeting the challenge of climate change, flooding and coastal change sets out the government's commitments to the transition towards a low carbon future (paragraph 152). Paragraph 154 states that developments should be planned in ways to help increase the use and supply of renewable energy.
- 3.5.9 **Paragraph 174** requires decisions to protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside.

4.0 PLANNING CONSIDERATIONS

4.1 Introduction

4.1.1 The key considerations associated with the proposed development are:

- Principle of development
- Landscape impact
- Glint and glare
- Ecology

4.1.2 These are addressed in turn below.

4.2 Principle of Development

4.2.1 The application site is within an existing commercial site and the proposal is for the extension of an existing solar installation. The development is supported by local and national planning policy with overarching aims for sustainable development that reduces carbon emissions and reliance on non-renewable resources. For these reasons we consider the principle of development to be acceptable.

4.3 Landscape Impact

4.3.1 A Landscape Statement is currently being finalised and a planting mitigation plan is being produced that will follow. No landscape impacts have been identified that are unmitigable and proposed planting will provide an improvement on the existing situation in terms of landscape as the existing panels are unscreened.

4.3.2 For the reasons above, we consider the proposed development, along with mitigation planting, offers an overall improvement in terms of landscape impact. This will be confirmed by the Landscape Statement and Planting Plan that will follow.

4.4 Glint and Glare

4.4.1 This application is accompanied by a Glint and Glare Assessment that confirms no mitigation is required to manage any impacts from glint and glare.

4.5 Ecology

4.5.1 This application is accompanied by a Preliminary Ecological Appraisal which contains the findings of an Extended Phase 1 Habitat Survey. This survey identified only very minor impacts and the following recommendations have been made:

- Protection of the river during works.
- No tree removal is proposed so the recommendation relating to avoiding bird nesting season is not relevant.
- As a precautionary measure, the grassland where the array is to be fitted, will be fingertip searched by a suitably qualified person.
- Similarly to above, the tree felling recommendation is not relevant as the felling of trees is not proposed.
- During works, any trenches dug should be covered at night or a suitable ramp provided for wildlife to escape; Security lighting should be directed away from the undergrowth; and chemicals or pollutants should be stored and disposed of appropriately.

4.5.2 The above recommendations, where they are relevant, will be adhered to.

4.5.3 The PEA also listed habitat enhancement opportunities, one of which is to plant new hedgerow. The hedgerow planting proposed to manage landscape impacts will also offer habitat for wildlife and therefore provide an ecological benefit from the proposed development.

4.5.4 For the reasons above, the ecological impact of the proposed development will be negligible. None of the closely managed grassland is proposed to be removed and, with the planting of hedgerow, the development will achieve biodiversity net gain. We therefore consider the proposed development to be acceptable in terms of ecological impact.

5.0 CONCLUSION

- 5.1.1 This application seeks full planning permission for the installation of ground mounted solar panels on Land at Palk Road, Bedhampton, PO9 3JE ("the site").
- 5.1.2 The principle of the development is acceptable, and the proposals would not give rise to any significant adverse impacts in terms of the landscape impact, glint and glare, ecology or the wider environment. The development provides an extension to an existing solar installation, and as with the existing situation, would not cause any adverse impact on neighbouring properties.
- 5.1.3 In light of the above, the proposed development is considered to accord with all relevant national and local planning policies and we respectfully request that planning permission is granted without delay.