



Havant
BOROUGH COUNCIL

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Mr A Blaxland
Adam Hendry Consulting Ltd
7 St Peter Street
Winchester
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For: Mr S Walter

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/01164

Site Address: Manor Farm, Manor Road, Hayling Island

Proposal: Solar installation comprising ground-mounted solar panels, associated switch room building and landscaping.

Further to your application received on 04 November 2014 (which was valid from 04 November 2014) Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Unless otherwise approved in writing in advance by the Local Planning Authority, the external surfaces of all parts of the development hereby permitted shall be as stated in the current application for the duration of the development hereby approved, in particular the solar panels shall comprise a low-reflective surface and the support framework shall comprise a matt finish of galvanised steel (or similar material of unpainted matt appearance or dark painted matt finish).
Reason: To ensure the appearance of the development is satisfactory and minimises visual impact in the countryside having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).
Reason: To minimise the disturbance to Brent Geese and wading birds having due regard to policy DM23 of the Havant Borough Local Plan (Allocation Document)

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- 4 The solar panels, all supporting framework and cabling shall be removed as soon as they are no longer needed for the purposes of energy generation.
Reason: To safeguard the character of the countryside and use of agricultural land in the long-term, and because the development hereby approved has been allowed solely for the purposes of energy generation and would not otherwise be supported in this location, in accordance with policies CS14, CS17 & DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding any information contained in the current application, the development hereby permitted shall not be commenced until a detailed soft landscaping scheme for all open parts of the site, including the surrounding field (coloured blue in the application) has been submitted to and approved in writing by the Local Planning Authority, this shall include new planting to assist in minimising the visual impact of the array of solar panels and which is mindful of the recommendations in the report: Wader Habitat Enhancement Plan, Manor Farm, Haying Island Ecology 7270 Issue 01, which was prepared by Davog McCloskey and John Simper and dated November 2014. Planting shall also enhance the biodiversity value of the site, and a written explanation of the biodiversity benefits shall be submitted with the landscaping scheme. The scheme shall specify the distribution and species of new and existing planting and the planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: In the interests of landscape and neighbouring amenities and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the interests of Brent Geese and Waders having due regard to policy DM23 of the Havant Borough Local Plan (Allocations Document) 2014 and the National Planning Policy Framework 2012.
- 6 a) The development hereby permitted shall be carried out and maintained in full accordance with the recommendations in the report: Wader Habitat Enhancement Plan, Manor Farm, Haying Island Ecology 7270 Issue 01, which was prepared by Davog McCloskey and John Simper and dated November 2014.
- b) The ongoing timetable and schedule of works set out in table 3 of the report referred to in a) above, shall be fully adhered to, including the ongoing carrying out of the specified actions for each of the 25 years set out in the table. (NB the Year 1 - 28th February activity shall comprise: Remove electric fencing from the scrape)
- c) Prior to the commencement of the development hereby approved, an ecological watching brief shall be submitted to and approved in writing by the Local Planning Authority. The development works shall only be carried out in accordance with the watching brief thereby approved.
- Reason:** In the interests of biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM23 of the Havant Borough Local Plan (Allocations Document) 2014 and the National Planning Policy Framework 2012.
- 7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout the period of development works, (in

the form of an arboricultural method statement) has been submitted to and approved in writing by the Local Planning Authority. Development works shall adhere to any recommendations as approved by the local Planning Authority.

Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

SV/1250/SLP - Site Location Plan
SV/1250/PAA Revision A - Site Plan
SV/1250/PSL Revision A - Proposed Site Layout (NB Landscaping details are superseded by condition 5)
SV/MF/001 Rev 3 - Manor Farm Solar Array
SV/MF/002 Sheet 1 Rev 3 - Manor Farm Switch Room
SV/MF/002 Sheet 2 Rev 3 - Manor Farm Switch Room
SV/MF/002 Sheet 3 Rev 3 - Manor Farm Switch Room

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) You must consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Before any felling of trees, tree surgery, or ground clearance commences, a thorough external inspection of the tree should be undertaken. If any protected species are identified during the inspection, you should refer to Natural England's Protected Species Standing and seek the advice of a qualified ecologist in how to proceed. Details are available via the main enquiry line 0300 060 3900 or at:

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/stand>

Disturbance to nesting birds during the months between April and September should be avoided.

The following factors increase the probability of trees being used by roosting bats:

- Located in ancient woodland or parkland
- Large trees with complex growth form
- Species that typically form cavities, such as beech, willow or ash
- Visible damage caused by rot, wind, woodpeckers, lightning strike etc.
- Loose bark providing cavities

If nesting birds or bat roosts have been disturbed (and therefore a breach of the above-mentioned legislation has taken place), you should report the matter to the Police immediately, as a wildlife crime may have been committed.

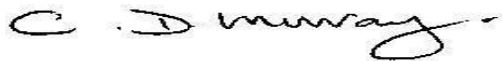
(2) Your attention is drawn to the provisions of the Conservation (Natural Habitats &c) Regulations 1994 which makes it an offence to deliberately capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal. It may be possible to obtain a licence from the Department for Environment Food and Rural Affairs (DEFRA) if the loss of a protected species cannot be avoided. For further advice about licences you can contact DEFRA European Wildlife Division on 08459 33 55 77.

(3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were advised and agreed to submit further information
- Your application was acceptable with conditions.



Mr Chris Murray
Service Manager (Planning Development)

24 December 2014