

Chichester Harbour Conservancy

www.conservancy.co.uk

Economy, Transport and Environment Department
FAO Stephen Cantwell
Havant Borough Council
Public Service Plaza Civic Centre Road
Havant Hants
PO9 2AX

1 May 2014

Dear Mr Cantwell,

SUBJECT –PLANNING Reference - APP/14/00364

Land north of Manor Farm buildings, Manor Road, Hayling Island

Screening Opinion in respect of proposed solar farm

PLANNING POLICY FRAMEWORK*

Town and Country Planning (Environmental Impact Assessment) Regulations 2011;
NPPF - 14, 17, 93, 97-99, 109-117, 113-115, 118; NPPG – ID 4-002-003/017-018/032 ;
ID 5-001/005/008/010/013; ID 6-001/00, ID 26-001-004/006-007, ID 31-002/005-006;
CHMP – LS1, LS2, LS4, LS5, FF1, WQ1; PG – B5c, B9; HBLP – CS11, CS12, CS14,
CS16, CS17, CS19, CS21, DM8, DM10, DM23; HBLPAS – AL1, AL2; EVIDENCE
BASE.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Further to your letter dated 8 April 2014, please note there it is the conservancy's opinion that an Environmental Impact Assessment ought to be sought from the developer.

DATE CONSIDERED

28/04/14



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HARBOUR**
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CONSIDERED BY

Chichester Harbour Conservancy Planning Committee.

The Planning Officer advised that the proposed development was outside but affecting setting of the AONB.

Regard was had to the Conservancy's Policies and guidance set out below:-

"LS5 – Ensure that renewable energy installations of any scale do not have a long-term detrimental impact on the AONB and its setting

B5c - The Conservancy is likely to raise an objection to large-scale renewable energy installations within and adjacent to the AONB due to their detrimental impacts on the landscape and its enjoyment, and conflict with the purposes of the AONB designation".

There are clear open views towards the AONB and whilst there would be intervening land and vegetation, the impact to the landscape and the setting of the AONB would be significant. Highways impact is not considered to be significant beyond Daw Lane being completely unsuitable for construction traffic, but it is accepted that matter could be controlled through a routing agreement forming a clause to a S.106 planning agreement if planning permission is ultimately to be granted. Reflected light from the arrays themselves does not seem to have been scoped/considered, albeit impact to humans is unlikely owing to the angle of repose, but impact to birds less certain. The agent has not considered loss of this field to Brent Geese usage under Local Plan Policy DM23, for which an appropriate assessment ought to be sought under the Habitats Regulations.

Adequate analysis of this visual effect to the setting of the AONB should be properly scoped through an EIA, informed by a Landscape Visual Impact Assessment with clear recommendations for mitigation through hedgerow and tree planting.

RECOMMENDATION

That Havant Borough Council, as local planning authority be advised that Chichester Harbour Conservancy consider that the proposals would have a significant environmental effect on the setting of the Chichester Harbour AONB, which ought to be mitigated through consideration of any planning application for this development which should be supported by an Environmental Impact Assessment (EIA).

Yours sincerely



Steve Lawrence MRTPI

Planning Officer
Chichester Harbour Conservancy

***Abbreviations used:**

NPPF – National Planning Policy Framework – (March 2012)

CHMP – Chichester Harbour AONB Management Plan (2014-2019)

PG – Planning Guidelines related to CHMP (as amended 2011-2013)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPAS – Havant Borough Local Plan Allocations Submission (December 2013)

EVIDENCE BASE – Planning guidance published by Havant Borough Council relating to:-

- Solent Waders and Brent Goose Strategy (2010)
- Chichester Harbour AONB Landscape Character Assessment (2005)
- Havant Borough Townscape, Landscape & Seascape Character Assessment (2007)
- Havant Borough Landscape Character Assessment: Sensitivity Report (2007)

