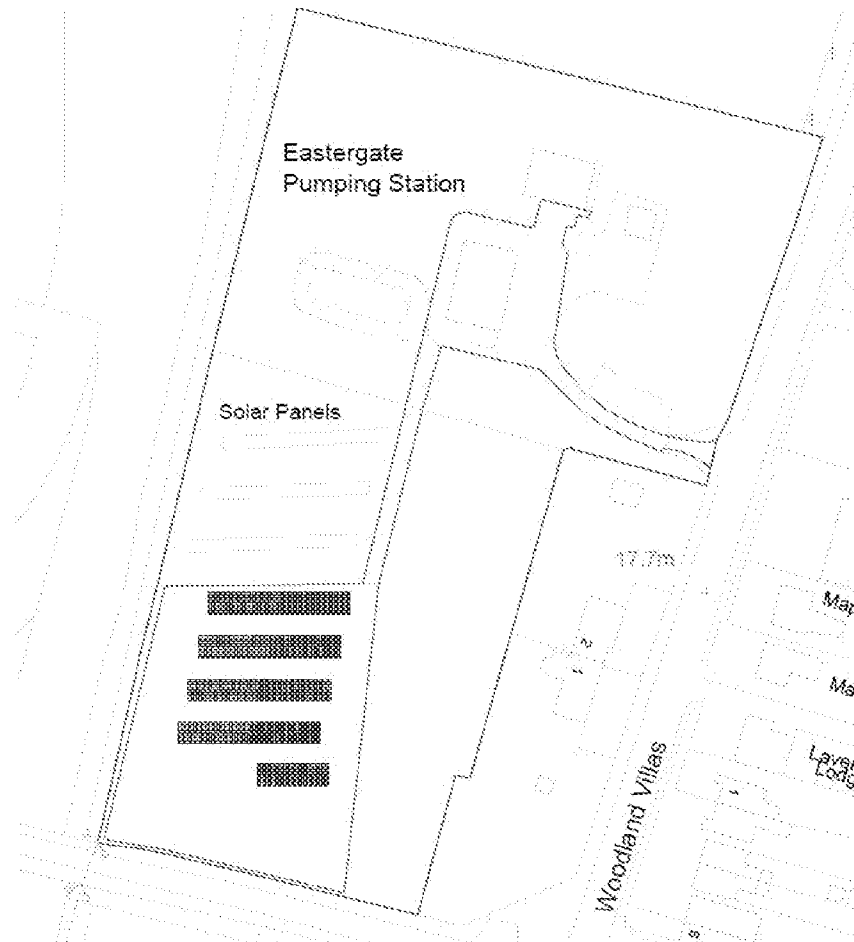


Eastergate

Planning Statement



Portsmouth Water

December 2021

Prepared on Behalf of Tetra Tech Environment Planning Transport Limited. Registered in England number: 03050297

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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 Arun District Council (hereafter referred to as ADC). Permission is being sought for the installation of ground mounted solar panels at Eastergate, 2 Fontwell Avenue, Eastergate, Chichester, PO20 3RZ ("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:
- Covering Letter
 - Application Form
 - Ownership Certificate
 - Glint and Glare Assessment
 - The following drawings:
 - Site Location Plan
 - Existing Site Plan
 - Proposed Site Plan
 - Typical Section
- 1.2.2 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 0.15 ha in size and is located within the jurisdiction of Arun District Council. The site constitutes of Eastergate Pumping Station, situated to the north of the site and existing Solar Array and Inverters. The site boundaries are formed by existing residential development to the east, Fontwell Park Racing course to the west and agricultural land to the south. North of the site is Waterwork Cottages. The site is not located within a flood Zone, nor does it comprise of any statutory designations. The site is also located outside of the South Downs National Park Area of Outstanding Natural Beauty (AONB).

2.2 Site Location and Surroundings

2.2.1. The site is situated to the north-east of Chichester, south-west of Fontwell village. The sites western boundary adjoins the Fontwell Park Racecourse. The site has strong defensible boundaries formed of existing hedgerows, trees and post & rail fencing. Providing natural screening to the site. The immediate vicinity of the site comprises semi-detached and detached residential dwellings set within generous size plots, creating a verdant edge to the area and a semi-rural feel. The surrounding properties to the east are predominantly 1-2 storeys in height

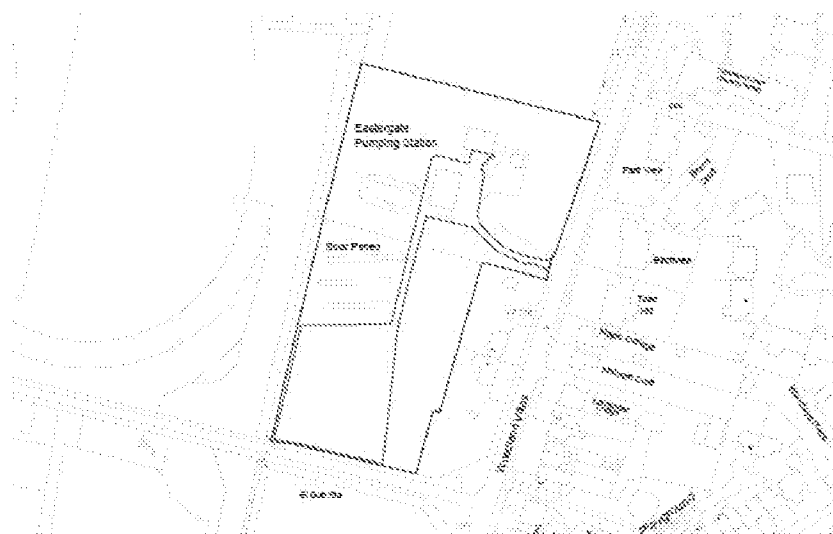


Figure 1: Location Plan

2.3 Planning History

2.3.1 The following planning history is considered of relevance to the site and application submission:

Reference	Address	Description	Decision	Decision Date
EG/22/15/PL	Eastergate Water Treatment Works Fontwell Avenue Eastergate PO20 3RZ	UV Treatment Building & associated upgrade facilities.	Approve Conditionally	05/06/2015

2.4 The Application Proposal

2.4.1 Full Planning Permission is being sought for the installation of ground mounted solar panels. The proposal makes efficient use of the site which currently has an existing output of 45kW and a potential output of 100kW by extending its current use to maximize the sites potential.

2.4.2 As shown in the accompanying drawings, the proposed installation of the additional solar panels has been located around a layout framework that responds positively to the surrounding locality through the careful consideration of scale and layout with consideration given towards the nearby residential properties, adjacent to the eastern boundary. The proposals respect the nearby residential properties by being significantly pulled back from the eastern boundary, which is naturally screened by existing planting. Access to the site is to be granted by the existing access and no trees or hedgerows are to be affected.

2.4.3 A full contextual analysis is provided within the accompanying Glint and Glare Assessment.

2.4.4 For ease of reference a section of the proposed site layout is included below:



Figure 2: A section of the proposed site plan

- 2.4.5 The proposed panels will be mounted to their frames at a 20-degreee angle on metal frames. A sectional view of the panels can be seen below which illustrates the highest point to be 2200mm.

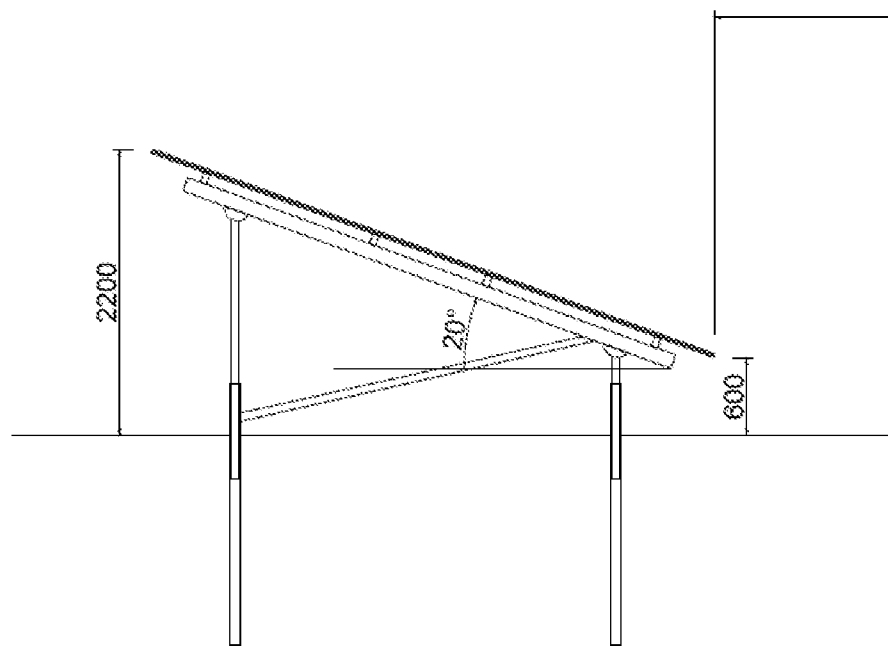


Figure 3: A Sectional drawing of the proposed solar panels

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 The site lies within the jurisdiction of Arun District 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 ADC Development Plan comprises The Arun Local Plan (2018), The West Sussex Waste Local Plan (2014), The Joint Minerals Local Plan (2018) and 'Made' Neighborhood Plans.
- 3.2.2 The policies of relevance to the determination of this application have been identified below.

3.3 The Arun Local Plan

- 3.3.1 The following local policies are considered most relevant to the proposed application:
- **Policy SD SP1 Sustainable Development** states that the council will take a positive approach that reflects the presumption in favor of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social,

economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

- **Policy SD SP1a Strategic Approach (g)** states that the effective use of previously developed land will be encouraged, provided that it is not of high environmental value, whilst development will be supported which protects, conserves and enhances built heritage.
- **Policy D DM1 Aspects of Form and Design Quality** outlines that when considering any application for development, the Council will have regard to making the best possible use of the available land. Proposed development will also have minimal impact to users and occupiers of nearby property and land. In addition, within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.
- **Policy ECC SP1 Adapting to climate change** emphasis the council's commitment to climate change mitigation. It states that developed which is appropriately located and designed to reduce the impacts of climate change will be supported. It should also be noted that The West Sussex Sustainable Energy Study has identified and assessed potential renewable energy resources in Arun, drawn from a range of sources, including wind turbines (mainly medium/small scale), solar photovoltaic, solar water heating, energy crops/biomass and gas/wood/waste fired Combined Heat and Power (CHP).
- **Policy ECC DM1 Renewable energy** outlines that the councils will support renewable energy development subject to the outlined criteriums set. The Council will support proposals for appropriately located renewable energy development, and their ancillary development and priority should be given to proposals that integrate with existing or new development where appropriate to do so.

3.4 Other Policy Considerations

National Planning Policy Framework

- 3.4.1 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.
- 3.4.2 **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.
- 3.4.3 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.
- 3.4.4 **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.
- 3.4.5 **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.
- 3.4.6 **Paragraph 130** States that new development should be sympathetic to local character, history, surrounding built environment and landscape setting.
- 3.4.7 **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.
- 3.4.8 **Paragraph 174** requires decisions to protect and enhance valued landscapes and recognises the intrinsic character and beauty of the countryside.

4.0 PLANNING CONSIDERATIONS

4.1 Planning Considerations

4.1.1 This section sets out the key planning considerations including the sustainability merits of the proposal of which the application will deliver, with regard given to the policies set out in the preceding section.

4.1.2 The key considerations associated with the proposed development are:

- Principle of development
- Landscape impact
- Glint and glare

4.1.3 These are addressed in turn below:

4.2 Principle of Development

4.1.4 The site is located within an existing commercial site containing existing solar panels. The proposed siting of the development is contiguous with the existing solar installations and forms a natural extension to the above. 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 The proposals deliver a high-quality design around a layout framework. Through the careful consideration of layout, the proposals maintain the southern boundary hedgerow and provide a softer landscape edge to the Fontwell Park Racecourse, adjacent to the western boundary.

4.3.2 It is proposed that some planting will be provided in order to mitigate any impacts of the development, this will include some tree planting and hedgerow improvements. Details of this planting are provided on the accompanying drawings.

- 4.3.3 Due to the wider activity on site and the existing solar installation that this application proposes to extend, it is considered that the visual impact arising from the development will be negligible and therefore acceptable. A full analysis is provided within the accompanying landscape Statement.

4.4 Glint and Glare

- 4.4.1 Pager Power have been retained to assess the possible effects of glint and glare from an existing and proposed ground-mounted solar photovoltaic (PV) development located at the Portsmouth Water Eastergate Site. The assessment accompanies this application and pertains to the possible impact upon surrounding road users and dwellings.
- 4.4.2 No significant impacts have been identified upon the surrounding road network and road users. No mitigation on this basis is therefore required.
- 4.4.3 Notwithstanding the above based on a conservative assessment, Mitigation requirements have been identified for two dwellings located directly east of the proposals as presented within section 6.3.1 and sections 6.4 of the accompanying Glint and Glare assessment. Dwelling receptor 12-13 have been identified with a predicted moderate impact. For ease of reference a section of the visible reflecting panel areas is copied below:



Figure 4: Dwellings where reflections are geometrically possible

4.4.4 It should be noted that Portsmouth Water are committed to the sustainable completion of this development and are therefore happy to accept a condition on this basis. It should also be known that a site survey or other detailed screening analysis could reveal that the reflecting areas are already significantly obscured. The mitigation recommended is as summarised below:

- Site survey to inform visibility more accurately
- Provision of screening (planting or opaque fence) at the site boundary
- Provision of screening elsewhere between the observer and reflecting area

4.4.5 In view of the above it is considered that, with mitigation applied, the proposals are acceptable in glint and glare terms. A full analysis is provided within the accompanying Glint and Glare Assessment.

5.0 SUMMARY

- 5.1 Tetra Tech have prepared this statement in support of a full planning application for the installation of ground mounted solar panels at Eastergate, 2 Fontwell Avenue, Eastergate, Chichester, PO20 3RZ, to ADC.
- 5.2 This planning application has been brought forwards within the context that the principle of development is acceptable within this location and the built and policy context. This statement and accompanying plans have demonstrated how the proposals would not give rise to any significant adverse impacts in terms of landscape, glint and glare and the wider environment.
- 5.3 In light of the above and the provisions of the development plan and other material considerations identified the council is respectfully asked to grant full planning permission for this application without delay.

