

**UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE  
– TUESDAY, 5 SEPTEMBER 2023**

- 2. 22/01793/FUL** Barnfield Solar Farm, East of Wilmingham Lane, West of Broad Lane, Yarmouth, and parts of Broad Lane, B3401 Thorley Street to Station Road, and Warlands Lane, and Shalfleet Substation, Warlands Lane, Shalfleet, Isle of Wight

**Nature of update**

Two additional comments received from residents, including occupiers of Dog Kennel Cottage (DKC), objecting, and raising concerns that can be summarised as follows:

- Wrong to cover a large area of farmland with solar panels in beautiful part of the Island
- Other council's rejected similar applications for solar farms on farmland
- Installation of solar panels on car parks and building roofs should be promoted
- Previous assurances existing solar farm would not be extended
- Glint and glare – significant and adverse impact on visual amenity of occupiers of DKC, no existing screening along west boundary of Dog Kennel Cottage, no screening would hide 3m structures
- Eastern boundary of zone 5 should include new tree as well as hedgerow planting
- Extent of shading of land proposed for solar farm

**Officer conclusion**

Comments received repeat concerns previously raised and already summarised and considered within the published report. Officer would however use this opportunity to provide further commentary on shade and proximity to trees and woodland, officers would comment that the submitted Arboricultural Implications Assessment has considered the layout of the proposed development in relation to surrounding trees/woodland and concludes under "The Future Impact of Retained Trees" (page 15) that no significant negative issues (such as shade, leaf falling or overhanging branches) is anticipated. As the published report explains, the solar arrays would be set away from surrounding trees/woodland to ensure this and the Council's Tree Officer has not objected but recommended a condition to ensure trees/woodland would be protected during construction.

Regarding previous planning decisions/assurances, including more recent decisions made by other council's, officers comment that this application must be determined on its own merits.

No change to recommendation.

3. **22/01585/FUL** Proposed renewable energy park - consisting of ground mounted solar arrays, battery energy storage system, substation building, ancillary infrastructure, means of access and associated landscaping on land to the Northwest of Whiterails Road/west of Park Road + Land to the southeast of Whiterails Road/west of Briddlesford Road, Wootton, Newport, Isle of Wight

### **Nature of update**

Two further letters of representation have been received supporting the application. The comments contained in the letters may be summarised as follows:

- It is likely that the project will exceed standard requirements for biodiversity net gain, given that the area is currently grassland. The wide boundaries provide ample space for a more diverse range of flora to thrive with a consequent uplift of vertebrates and species that thrive on them.
- Development would support the national grid and tackle dependence on fossil fuels.
- The proposal is exactly what the island needs and the location is suitable.

Two further letters of representation have been received objecting to the application. The comments contained in the letters may be summarised as follows:

- The development will block two access routes to Fattingspark Copse, preventing it from operating as usual
- The buffer zone between the panels and the woodland is insufficient and there is the risk of future pressure to fell or prune the trees.
- There is no mention in the report of decommissioning.
- The Battery Energy Storage System (BESS) would present a fire risk.
- The development will increase flood risk.
- The development will harm the quality of the soil.
- The stated benefits are not backed up by factual evidence.

The applicant has sent information to counter these concerns:

- Regarding the access to Fattingspark Copse, a legal agreement has been provided to show that there is a subsequent agreement with the landowner to allow access by way of the westernmost route.
- The buffer zone has been assessed by the tree officer and is sufficient.
- Decommissioning will be secured by condition.
- Compaction is addressed in the Flood Risk Assessment.
- BESS fire safety is addressed in the Planning Statement.

- Flood risk and surface water drainage are addressed by the planting proposals and the interception ditch
- The figures provided relating to energy produced are accurate
- Operational and maintenance procedures are set out in the supporting documents and would be secured by condition.

### **Officer conclusion**

Officers consider that these matters have been covered by the already published reports, as much as they are considered to be material to the decision.

No change to recommendation

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05/09/2023