



**ENVIRONMENT  
AGENCY**

**Our Ref :** HA/2006/011821-2/1  
**Your Ref :** P/01400/06 - TCP/27774

**Date :** 15 August 2006

Director Of Development  
Isle Of Wight Council  
Seaclose Offices  
Fairlee Road  
Newport  
Isle Of Wight  
PO30 2QS

Dear Sir/Madam

**PROPOSED WIND TURBINE GENERATING STATION COMPRISING 4 TURBINES 59M HUB HEIGHT AND 100M OVERALL HEIGHT (TIP HEIGHT) AND 2 TURBINES 68.5M HUB HEIGHT AND 109.5M OVERALL HEIGHT (TIP HEIGHT)(TOTAL OF 6 TURBINES), WITH ASSOCIATED INFRASTRUCTURE TO INCLUDE 59M HIGH (APPROX.) METEOROLOGICAL MAST, CRANE PADS, SWITCHING STATION, UNDERGROUND CABLES, TEMPORARY CONSTRUCTION COMPOUND, PARKING BAY AND NEW ACCESS OF BROAD LANE.**

**LAND SOUTH OF WELLOW/EAST OF HOLMFIELD AVENUE, WEST OF STONEOVERS AND OFF BROAD LANE, SHALCOMBE, YARMOUTH, PO41.**

I write further to my letter of 29 June 2006 where the Environment Agency objected to the above application. Having reviewed the desk study by Hydrock Consultants dated July 2006 (ref. R/06080/001 Rev A) the Environment Agency is now able to remove its objection. We would however wish the following to be taken into consideration;

Planning Condition(s):

The Environment Agency requests that the following condition(s) be attached to any planning permission granted, and that details in relation to these conditions (and on which the Environment Agency would wish to comment) be submitted to and approved in writing by the Local Planning Authority:

**No development shall be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority in respect of the following details:**

**The provision of a surface water regulation system is designed and implemented to the satisfaction of the planning authority and supported by detailed calculations. The runoff generated by the 1% probability storm must not exceed the runoff from the undeveloped site. The scheme shall include a maintenance programme and establish ownership of the drainage system.**

**Reason: To ensure that surface water runoff remains unchanged during both the construction and operational phase and therefore does not increase the risk of flooding further downstream of the development.**

**No development approved by this permission should commence until a management plan is drawn up and agreed by the Local Authority to secure and enhance the site's contribution to nature conservation and biodiversity. The residual impacts resulting from this development should be mitigated through appropriate positive management of the remaining habitat.**

**Reason: Habitats should be created or improved to compensate for habitat losses and to improve the landscape and ecological potential of the site.**

**Planting schemes should, where possible and certainly close to the watercourses, include native trees and shrubs appropriate to the area, ideally using seed or stock of local provenance.**

**Reason: To ensure that non native species are not introduced to this site.**

#### Planning Informative(s)

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Land Drainage Act 1991, Section 23 (1a) no person shall erect any culvert that would be likely to affect the flow of any ordinary watercourse or alter any culvert without the Consent of the Agency.

Full details of the watercourse crossing including site location plan, detailed plan with cross sections and method statement should be submitted to the Environment Agency.

#### Advice to Local Planning Authority/Applicant

##### ***Land Contamination***

Any visibly contaminated or odorous material encountered on the site during the development work must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present.

May we take this opportunity to remind you that the primary responsibility for safeguarding land and other property, including neighbouring land, against unacceptable risk from contamination rests with the owner and that where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended.

##### ***Biodiversity***

Whilst the environmental statement has sought to minimise significant adverse impacts, it does not seek to completely remove all negative residual impact or enhance the environment through this development opportunity. This does not meet the objectives of PPS 1 & 9, and UDP Policy C7 & 8. It is strongly recommended that conditions be attached to any permission to achieve compliance with planning policy and improve the information base on

##### **Environment Agency**

Colvedene Court, Wessex Business Park, Wessex Way, Colden Common, Winchester, Hampshire, SO21 1WP, Tel no:01962 764847, Fax no:01962 841573

which such applications are determined. Particularly relating to levels of uncertainty of certain impacts.

We remind you that under Section 74 of the Countryside and Rights of Way Act 2000 it is your statutory duty to have regard to the successful delivery of the UK BAP when determining this application.

If you are minded to agree to this proposal we expect you to deliver biodiversity gains by seeking wildlife enhancement and habitat creation as an integral part of the scheme, in line with PPS 1 & 9.

Please seek advice from you own ecologists, or other nature conservation and environmental bodies if you are unclear about how to contribute to the delivery of relevant UK BAP targets. You should also have regard for other statutory bodies advice with regard to UK BAP.

PPG9 highlights that statutory and non-statutory sites, together with countryside features which provide wildlife corridors, links or stepping stones from one habitat to another, all help to form a network necessary to ensure the maintenance of current range and diversity of our flora, fauna, geological and land form features and the survival of important species.

The agent for this application has been informed of our comments

A copy of the subsequent decision notice would be appreciated.

Yours faithfully



**LAURA SHORT**  
**Planning Liaison Officer**