



Pervin Farm

Caynham

Ludlow

Shropshire

SY8 3BP

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING REPORT

Green Energy International



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1.0 Introduction

1.1 Overview

Green Energy International have prepared this Environmental Impact Assessment (EIA) Scoping Report for Shropshire Council with regards to the development of a solar farm at Pervin Farm.

This request is made under Regulations 6 (1) and 15 (5) of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017.

Specifically, the proposal involves the following (“the Proposed Development”):

“Installation of renewable-led energy generating station comprising ground-mounted photovoltaic solar arrays together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.”

The generating station would have an export capacity of up to 23MW and would produce approximately 49358 MWh of clean renewable electricity per year for distribution to the national grid/private off-taker.

The generating station would operate for a temporary time period, approximately 40 years. The site, having been in agricultural use for many years, would benefit from a period of soil resting and has the potential to deliver significant biodiversity enhancements including via low intensity sheep grazing amongst the solar arrays. On decommissioning of the generating station the site would continue in agricultural use.

There is an urgent need reflected in national and local policies for reducing carbon emissions to limit the damaging impacts of climate change. Rapidly growing the use of renewable energy sources such as solar is strongly supported.

The Proposed Development does not fall within Schedule 1 of the EIA Regulations. In line with requirements within the regulations, this request contains the following information to assist the Local Planning Authority (LPA), in adopting an EIA Screening Opinion:

- A plan sufficient to identify the land;
- A description of the nature and purpose of the Proposed Development; and
- A description of the aspects of the environment likely to be affected by the Proposed Development and the likely significant effects, taking into account:



- Schedules 2 and 3 of the EIA Regulations
- The characteristics of the Proposed Development; and
- The location of the Proposed Development and its surroundings.

Based on the preliminary assessments undertaken, and consideration of the relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA Regulations, it is concluded that the Proposed Development is unlikely to have significant environmental impacts. As such it is recommended that the Proposed Development **is not** EIA Development and does **not** require an Environmental Statement to be submitted with the future planning application.

Without prejudice to a decision in respect of the requirement for an EIA, and in the event the Council determine that an EIA should be provided with any planning application, it is requested that the required scope of the Environmental Statement is identified as part of the EIA Screening Opinion.

This approach is covered in Regulation 15(5) of the EIA Regulations 2017 which states: *'Where a person has, at the same time as making a request for a screening opinion under regulation 6(1), asked the authority for an opinion under paragraph (1), and the authority has adopted a screening opinion to the effect that the development is EIA development, the authority must, within 5 weeks beginning with the date on which that screening opinion was adopted, or such longer period as may be agreed in writing with the person making the request, adopt a scoping opinion and must send a copy to the person who made the request'.*

The information provided is sufficient to meet the Scoping Request requirements as set out in Regulation 15(2)(a).

1.2 The Applicant

This report has been prepared by Green Energy International (GEI), who is known as 'The Applicant'. GEI was first incorporated in 2009, rebranding to International in 2016. The core management team have over 40 years combined experience in the industry having done everything from small domestic rooftops through to large scale ground-mounted solar projects. GEI has added more than 200MW of renewable energy into the grid with a carbon save in excess of 160,000 tonnes per annum. GEI have a target to develop a further 1GW over the next five years, aiding the security of energy supply to the UK during the transition from fossil fuels to a cleaner, more sustainable source. GEI has identified the proposed site as being ideal for such a project, satisfying, as it does, a number of key criteria for solar farm projects. The company draws on the experience of a group of dedicated engineers, environmental scientists and financiers with many years of experience in the renewable energy and conventional power generation sector.



2.0 Scheme Overview

This section of the report will provide a description of the nature and purpose of the Proposed Development, including a description of the existing site area and the surrounding area.

2.1 The Site

The site is at OS Grid Reference SO 54770 72425 (centre of the site). Its comprised of a number of fields totalling an area of approximately 33 hectares (see image below). The redline boundary indicates the likely extent of the Proposed Development area, which may not be the entire ownership area under the land ownership.



The site is located within the county of Shropshire, within the parish of Caynham. The town of Ludlow is a short distance to the west of the site, and the area of Clee Hill is located to the north-east of the site. The Shropshire Hills AONB are located a short distance to the north-east, and can be seen from the site, as the terrain changes. However, the site cannot be seen from the edge of the AONB. There are a select number of views to the east and south, as the terrain is varied and there are pockets of properties which can be visible. The site itself has a mix usage of crops and livestock, mainly sheep. The fields are separated by hedgerows and some fencing, along the ownership boundary and in parts where the elevation change could be dangerous.



The site is accessed from C roads, that navigate eastward from the A49 at Ludlow to the north-west of the site.

Based upon available GIS data, it can be assumed that the land grade of the site is a mix of grade 2 and 3, and as such, is not considered prime agricultural land. Therefore, the crop yield is not the maximum potential that the landowner would like, and elements of the land are best utilised for livestock grazing alongside energy generation.

As mentioned, the site is located entirely within the parish of Caynham, which also incorporates the area of Clee hill to the northeast. The parish is entirely within the boundary of Shropshire Council. The council boundaries of Shropshire, Herefordshire and Worcestershire are located a short distance to the south of the site, with a brook at the southern end of the site forming the boundary between Shropshire and Herefordshire.

A public permissive footpath (0529/12/1) traverses across the central belt of the site. It enters the site from the west where it meets other routes, before running eastward towards other paths that it meets in the parish of Creete.

Overhead cables are featured across the site, with two lines visible, a 132kv line and an 11kv line. There is also an underground line. All 3 run east to west and run into the substation at Ludlow. The overhead lines run through the central portion of the site.

2.2 The Surrounding Area

In the wider area, the site is surrounded by further agricultural land. The town of Ludlow is located approximately 3 kilometres to the north-west of the site, the largest town in the area. To the east is the village of Clee Hill, on the edge of the Shropshire Hills AONB, and is located approximately 5 kilometres to the north-east of the site.

To the south of the site , and forming the southern boundary is Ledwyche Brook, forming as a tributary of the River Teme, discharging at the Teme at Burford to the south. The river sits within a small valley which is a drastic change in elevation from the elevation of the site location, which sits upon a plateau.

Views of the proposed development are likely to be possible from the north and east. To the west and south is dense woodland, and varying elevation with plenty of undulation taking place. To the north is flatter ground before changing where the Shropshire Hills are met. There are some views towards Clee Hill but they are not vice versa. Views to the east are possible with a handful of properties visible at varying distances from the proposed site. Views to the south are fairly limited due to the woodland and elevation changes, a very small proportion of could be possible in varying season but it seems unlikely.



2.3 Designations

There are no statutory designations that the site sits within, but there are some that appear nearby. The Shropshire Hills AONB is located approximately 5 kilometres to the north-east. This is important to note due to the possibility of the views from within the AONB and how it can impact upon the condition of the AONB. Policy on AONB states that despite being outside of the boundary, views from within the AONB that may impact upon the state of the AONB have to be taken into consideration. However, it is not considered that the development would impact upon the AONB as views from the edge of the AONB could not identify the site location.

2.4 Principle of Development

National Context

There is a significant body of international and national energy policy support for renewable and low carbon development. This support is rooted in the Government’s policy of growing the economy in a decarbonising way and achieving its recently set legally binding target of net-zero greenhouse gas emissions by 2050. To help achieve this, the Government is rapidly seeking to transition from a traditionally fossil fuel dependent economy to increasing amounts of secure, resilient renewable and low carbon energy, including solar power.

National energy policy makes clear that energy is vital to our economic prosperity and social well-being and that it is important to ensure that the UK transitions to a low carbon economy and reduces greenhouse gas emissions to address:

- The predominant challenge of our time, climate change.
- Supports an increased supply from renewables.
- Continues to have secure, diverse and resilient supplies of power as we transition to low carbon energy sources and to replace closing electricity generating capacity.
- Increases electricity capacity within the system to stay ahead of growing demand at all times whilst seeking to reduce demand wherever possible.
- Delivers new low carbon and renewable energy infrastructure as soon as possible.

In May 2019 a national climate emergency was declared by the UK Parliament. MPs called on Government to make changes that included setting a new target of reaching net zero emissions before 2050. On 27 June 2019 the UK Parliament approved the net zero target in law, thereby changing the original target of 80% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050 to 100%. The aim is to meet the target through UK domestic effort, without relying on international carbon units (or ‘credits’).

The National Planning Policy Framework (February 2019) (NPPF) sets out the Government’s planning policies for England and how these should be applied. At its core is the need for the planning system to contribute to the achievement of sustainable development – meeting the needs of the present without compromising the ability of future generations to meet their own needs.



Renewable energy projects such as solar farms, are identified in the NPPF as an important form of sustainable development and benefit from the national policy presumption in favour of sustainable development (paragraph 11). There is no requirement to demonstrate the overall need for renewable energy and the expectation is that such planning applications will be approved where local impacts on landscape, residential amenity, flood risk, ecological and heritage assets are (or can be made) acceptable (paragraph 154).

The Proposed Development is temporary and fully reversible and would generate a very low level of activity over its operational lifetime due to its passive nature and approximately two maintenance visits a month.

Local Context

The Shropshire Local Plan is comprised of several documents, including the Core Strategy 2006-2036, which will be discussed below. The local plan is under review currently and has to be ratified before moving to the next step. The local plan is aimed to assist in decision-making on a local level and will be aligned with national planning policy.

The Core Strategy Development Plan Document (DPD) is the principal document of the Shropshire Local Development Framework (LDF). The LDF is a set of documents setting out policies relating to the use and development of land in Shropshire. The Core Strategy is the first of these documents that the Council has prepared, and the most important, setting out how Shropshire is expected to evolve over the period to 2026.

The development of the Core Strategy has also been informed by a comprehensive evidence base. This includes but is not limited to, the following key elements:

- Consultation responses;
- Shropshire Annual Monitoring Report;
- Shropshire 2008 Sustainable Community Strategy Evidence Base;
- Strategic Housing Land Availability Assessment;
- Housing Market Area Assessment;
- Affordable Housing Viability Study;
- Strategic Flood Risk Assessment (level 1);
- Shropshire Water Cycle Study;
- AONB Management Plan;
- Parish and Town Plans.

The Plan area covers approximately 320,000 hectares, 94% of which is classed as rural and 6% urban. Around one third of the County is upland, mostly to the south and west and almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB).



Climate Change:

Climate change is recognised as possibly the greatest threat facing the world today. Impacts that have been identified for Shropshire include: higher temperatures, with potentially a 4c increase by 2080; increased winter rainfall of up to 20% by 2080; and decreased summer rainfall of up to 30% by 2050. These changes are expected to result in building and infrastructure damage from landscape character, and impact on agricultural practices leading to increased water demand and increased health risks from higher summer temperatures.

This development would fall under Strategic Objective 9 - Promote a low carbon Shropshire, delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management.

Policy 6: Sustainable Design and Development Principles:

Renewable energy generation is specifically mentioned - *'Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible.'*

There is no specific mention of solar or wind development proposals within the core strategy.

Ludlow and Surrounding Area Place Plan

The aim of the Place Plans are to enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

There is a list of infrastructure projects ongoing in the area. The most relevant to this proposal is:

- Flooding issues – Bitterley Parish suffers from flash surface water and fluvial flooding from watercourses coming off Clee Hill. This requires provision of natural flood management, balancing areas and management of countryside, watercourses and road drainage infrastructure to reduce flooding and risk of life (Bitterley)

In terms of this place plan's position within the local plan, for Ludlow, it is as follows.

Policy CS3 recognises that:

- Development must respect historic character.
- Ludlow benefits from good transport links with both the A49 and a railway station.
- Ludlow is a major local employment centre having a very high level of employment self-containment.



- Ludlow is an important tourist destination, achieving international renown as a centre for quality food and drink.

Key points from the Local Plan Review include:

- Ludlow is a principal Market Town contributing towards the strategic growth objectives in the south of the County.
- The Local Plan Review will seek to achieve balanced housing and employment growth.
- Despite significant commitment, the rate of development in Ludlow has been lower than anticipated. The Council requires those landowners and developers to act swiftly to bring forward their land to consent for development and to commence construction and bring dwellings to the market to prove the demand for new homes in the town.

There is also a Parish plan for Caynham, the parish which the site is located within. However, that is only available as a hard copy from the parish clerk.

2.5 The Proposed Development

The Proposed Development relates to the process of the development stages taken, and the design of the site also. Listed below is all the main components that would make up the entire development.

The design and layout is at an early stage (Concept Design) and is being reviewed on the basis of the assessment work undertaken to inform this EIA Screening Report and potential mitigation measures, and will be further reviewed following pre-application consultation engagement and the ongoing detailed assessment work that will accompany the planning application.

The main components are likely to be set out below:

- Solar photovoltaic (PV) panels, ground mounted to a piled anti-reflective frame made of galvanized steel or aluminium.
- The solar panels would utilise a single axis tracking system and bifacial panels that increases continuous electrical productivity by 20-25% when compared to traditional fixed solar arrays thereby making the technology more productive.
- At their lower edge panels would be approximately 0.8m from the ground and up to approximately 3m at their higher edge depending on the position of the tracker.
- The panels utilise bifacial cells with double-glass structures. They have an anti-reflective coating to ensure maximum absorption of solar radiation and reduction of reflections.
- Inverter/transformer stations distributed evenly across the solar arrays housed within green metal containers measuring 12m x 2.4m and 2.6m high.
- Compacted internal crushed stone tracks, rolled in layers to allow vehicular access between fields.
- 2.2m high security deer type fencing type and gates to enclose the parameters of the Site and potentially allow sheep to graze securely. The boundary fencing would be located inside the existing hedgerows and tree belts in order to screen the Proposed Development.



- Security and monitoring CCTV/infra-red cameras mounted on fence posts 2.4m tall along the perimeter of the Site.
- Underground cabling to connect the panels, inverters/transformer stations and battery storage facility to the proposed on-site substation and control room.
- A security-fenced enclosed substation and switchgear compound with equipment housed within two green containers each measuring 12m x 4m and 4m high. The most appropriate location for this facility is presently being assessed.
- A substation access track.
- There would be no lighting within the Site.
- A site access point.
- Landscape planting, biodiversity enhancements and surface water attenuation measures (to be designed as part of a review of the Concept Design).
- No PROW will be stopped or diverted (temporarily or permanently) and they will remain open to public access throughout the construction, operational and decommissioning phases.

The overall extent of ground disturbance on Site would be minimal with, pending design fix, approximately just 4% of the overall site area excavated as a result of the underground cabling, internal access roads, inverter/transformer stations, panel frames and proposed on-site substation.



3.0 EIA Screening Process

3.1 Determining the need for an EIA

A requirement for Environmental Impact Assessment considers the scale, nature and location of the proposed development and the likelihood of significant environmental effects arising as a result.

Schedules 1 and 2 of the regulations describe those which could be EIA development. For a type included under Schedule 1, EIA is mandatory. Where development falls under Schedule 2, the need for EIA is determined based on set criteria, which are:

- Development falls within one of the classes of development stated in Schedule 2, AND
- EITHER exceeds the size threshold for that class of development, OR is in a sensitive area as defined by the EIA Regulations, AND
- It is likely to have significant environmental effects due to factors such as nature, size and location.

The exceedance of a Schedule 2 category threshold triggers the need to consider whether the proposed development is EIA Development with reference to the following criteria set out in Schedule 3 of the EIA Regulations:

- Characteristics of the proposed development (E.g: size, cumulative effects with existing/approved development, use of natural resources, production of waste, pollution, nuisance, risk of accidents, and risk to human health:
- Location of the proposed development (e.g: environmental sensitivity of the area)
- Types and characteristics of the potential effects of the proposed development (with particular regard to the extent, nature, magnitude and complexity, probability and duration, frequency and reversibility of the effect, including the likelihood of transboundary effects).

3.2 Review against EIA Regulations

The proposed development is not a Schedule 1 development and does not automatically require an EIA. However, it does constitute a project under category 3(a) of Schedule 2 of the Regulations as an industrial installation for the production of electricity whereby the applicable threshold to undertake screening is when the site area exceeds 0.5 hectares.

As the proposed development will cover an area c.33 hectares it is appropriate to seek an EIA screening opinion from Shropshire Council as the relevant local planning authority (LPA).

3.3 Planning Practice Guidance

Planning Practice Guidance (PPG) provides guidance on EIA Screening and how to assess whether a development is likely to give rise to significant environmental effects, such as to require an EIA. PPG 018 states 'only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment'.



In order to assist LPAs to determine whether a project is likely to require an assessment a set of indicative thresholds and criteria have been prepared and presented as a tabulated annex to the PPG.

Development Type	Schedule 2 criteria and threshold	Indicative criteria and threshold	Key issues to consider
3(a) Industrial installation for the production of electricity.	The area of the development exceeds 0.5 hectares.	Thermal output of more than 50MW. Small stations using novel forms of generation should be considered carefully.	Level of emissions to air, arrangements for the transport of fuel and any visual impact.



4.0 Potential Effects on the Environment

For this EIA Screening Report, the characteristics of the Proposed Development together with its location and potential effects have been assessed against the following considerations:

- Landscape and Visual Impacts
- Heritage Impacts
- Impacts of biodiversity
- Impacts of glint and glare and noise
- The use of agricultural land
- Flood risk Impacts
- Traffic Impacts
- Cumulative Impacts

4.1 Landscape and Visual Impacts

The impact of any proposed development needs to be assessed to ensure the landscape and visual effects upon the area are of acceptable levels and within the parameters of existing policy guidance. This section aims to provide an initial understanding of the likely visual impacts of any proposed development. This is using a “worst case scenario” where the tallest possible solar arrays have been installed, covering the entire ownership areas of the site. This will provide an understanding of what are unacceptable levels of impact upon the landscape that such a site would have.

The findings are based upon both desktop analysis and a site visit conducted on the 15th October 2020 during excellent weather conditions with very good visibility. The assessment has followed guidance from GLVIA3 but is not meant to replace a formal landscape and visual impact assessment which would form part of any future planning application but rather to help guide the proposed layout from the earliest stages of design conception.

The findings of this section of the report are therefore not to be relied upon as an indication of the final landscape and visual impact but rather to guide the design of the development in an attempt to ensure the development is not beyond acceptable levels.

The proposed site does not lie within any national or local landscape designation. The Shropshire Hills AONB, approximately 3 kilometres to the north-east. The nearest SSSI is also close to the AONB, north-east of the village of Knowbury. There are no listed buildings or Scheduled Monuments within the site. The nearest heritage features some listed buildings in the village of Caynham to the west of the site.

The proposed site has some viewpoints which could be contested, due to the close proximity of the AONB. To the north-east of the site, the terrain drastically elevates up to a hillside, which overlooks the area where the site is located. The large village of Cleehill is located upon this hill and overlooks the area



of the site, the village can be seen from the site. However, through the photos and the site visit, the site cannot be picked out from the view from Cleehill. This has been tested from three different viewpoints in the village.

This is due to the size of the area which can be seen from these viewpoints, it would be difficult to pick out the specific fields from this point. As a result, the visual impact of this site is contested as it would be unlikely that the site could be picked out as a solar farm from these viewpoints, it would give the appearance of a lake that is broken up by the vegetation surrounding the site. Therefore, it is difficult to argue that living in the AONB, that the site would spoil the view from those spots in Cleehill.

In terms of visual effects from roads and foot- paths, the site cannot be seen from roads going through Cleehill. It also cannot be seen from the road through the village of Caynham. The site can be seen from the access road (C6236), but only from parts where the road is raised, as the site is set back from the road. Therefore, the visual impact from the road is not significant. The site would be seen from the footpaths through the site, but any screening measures would not be appropriate for the landscape.

Furthermore, the footpaths are not as widely used as those within the AONB and thus, would not see huge numbers and increasing the visual impact.

4.2 Heritage Impacts

Maps show that Pervin farm and cottages is seen on historic maps as early as the 1880s. However, the land around Pervin Cottage would have been woodland until contemporary maps created after 2000. With this exception, there has been little change to the land and buildings from 1880s to contemporary maps.

To the south east of the site is The Bower moated historical site. This is a scheduled monument, which is on the historic record. A moated site consists of wide ditches, often which are seasonally water-filled. The site was intended as a status symbol. The site does not contain any further historic designations. Caynham Cap is located to the northwest of the site. This is a large univallate hillfort located 700m northwest of Caynham town. This is a protected site. The proposal will not impact upon either of these sites due to the proximity and measures that will be put in place.

4.3 Impacts on Biodiversity

The site is located south of the Shropshire Hills Area of National Beauty (AONB). Shropshire Hills was designated in 1958. The area is home to much wildlife including but not limited to the Peregrine falcon, Barn owl and Great Crested Newt. Shropshire Hills contains a mixture of heathland, grass- land, woodland and rivers. Many areas in and around the Shropshire Hills are recognised by the Shropshire Wildlife Trust as Wildlife Sites. Previous planning applications near to this have had to undertake different habitat surveys and this will likely have to happen in for this site. Once the relevant surveys have undertaken complete with any mitigation measures then



construction could begin. It is likely that a similar process would have to be taken with this site. To the south of the site is Incham Coppice Ancient woodland. This is a woodland that has been present since 1750 in Scotland and is therefore protected. To the west of the site is the River Teme SSSI designated to restore the river back to its original undisturbed condition.

4.4 Impacts on Amenity

Glint and Glare

It is not expected for there to be major glint and glare issues, despite the immediate surroundings of residents and the varying terrain it may contribute towards glare. However, the major issue surrounding glint and glare is the possibility of effects upon those within the AONB. However, from initial visits, it does not seem to be a significant issue as the site would only appear to be imitating a pond/lake from a distance and does not look like a solar farm. However, a full assessment on glint and glare would be necessary in order to establish certainty on any mitigation measures that are required, if at all.

Noise

The noise generated from the site outside of the construction phase is very limited, and is likely to consist of just small amounts of sound produced from inverters during operation. This noise is unlikely to be heard by any surrounding properties at any distance. During construction, the only noise will be from construction work, which will not last forever, and also won't last the entire construction phase. Therefore, the noise impact is expected to be very low.

4.5 Agricultural Land

The land grade of the site is a mix of land grade 2 and 3, which is not deemed to be the most productive agricultural land available and would not have the best crop yields due to the lack of quality in the agricultural land. Therefore, there is not a loss of prime food production land because it is not prime land for production. As a result, other farming methods such as livestock farming and utilising the land for energy generation are viable options.

4.6 Flood Risk Impacts

According to the flood risk maps produced by flood risk by GOV.UK the site is within an area classed as 'High risk' for the risk of surface water build up. However, there is a very low risk of flooding from rivers or the sea. The Ledwyche Brook river runs hugging the western side of the site. The brook is a tributary river of the River Teme. The River Teme runs through Ludlow town, however Ledwyche brook only discharges into the river at Burford. The brook has had a limited flood risk history indicating it is unlikely to flood the site.

4.7 Traffic Impacts

The road network in the area of the site is focused around the A49 and A4117 road networks. In terms of access to the site, there are multiple access points. There is access from the B436 road running to the west of the site where it meets Caynham road. Leading south from Caynham town at The Orchard road there is a track leading south to the farmhouse. From the east of Caynham there is access to the site



from the A4117 road meeting Caynham road at Cleehill. There are smaller roads to the south of the site however these would not provide adequate site access. From Pervin farmhouse there is direct access to the open fields around the site which can be seen with smaller tracks cut by agriculture machinery.

4.8 Cumulative Impacts

There is only one other solar farm in the area, and that is located towards Ludlow, otherwise, there are no other solar farms in the area. In addition, no other energy generating facilities operate in the area, as there are no wind farms, tidal or hydroelectric facilities in the area. No other major infrastructure projects are located nearby and a solar development can be designed to filter into the landscape better than other developments. Therefore, there is a very low cumulative impact risk, and this will not be exacerbated by the addition of a solar development to the local area.



5.0 Conclusion

The proposed development does not fall within Schedule 1 of the EIA Regulations, but it does fall within paragraph 3(a) of Schedule 2 of the EIA Regulations, as an industrial installation for the production of electricity.

The threshold for paragraph 3(a) development to qualify as Schedule 2 development is 0.5ha. Since the proposed development would occupy an area of approximately 33 hectares, this threshold is exceeded, and the proposal qualifies as Schedule 2 development. Schedule 2 developments do not however automatically require EIA.

Schedule 3 of the EIA regulations sets out the selection criteria for screening Schedule 2 developments. The characteristics and location of the proposed development along with the characteristics of the potential impacts are key determinants as to whether the proposed development constitutes an EIA development.

Further to consideration of the potential impacts and relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA Regulations, it is concluded that the proposed development is unlikely to have significant environmental impacts. As such it is not recommended that the proposed development **is not** EIA development and does **not** require an Environmental Statement to be submitted with a future planning application.

Notwithstanding the findings of this report, it is proposed that the planning application would be accompanied by the following assessments relevant to environmental impact considerations:

- Planning Statement
- Design and Access Statement
- Landscape and Visual Impact Assessment (LVIA)
- Heritage Desk-Based Assessment (including archaeological assessment)
- Ecological Impact Assessment
- Noise Impact Assessment
- Glint and Glare Assessment
- Flood Risk Assessment
- Construction Traffic Management Plan (CTMP)

The application would also be accompanied by the planning application drawings and a Statement of Community Involvement/Public Consultation Report.

Any additional surveys e.g ecological, will also be undertaken pre-submission in order to provide a comprehensive evidence-backed application that fully assesses and addresses actual or potential environmental impacts.