



Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Via email: james@greenenergy-int.com

30th April 2021

Dear James,

EIA Screening Request for Caudwell Farm, Holbeach St Matthews

I write in reference to your correspondence of 3rd February 2021 in connection with the above.

The proposal has been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. EIA procedures apply to all applications for EIA development which is defined as Schedule 1 development or Schedule 2 development which is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The proposal as described in your submission does not fall into the threshold of criteria of the definition of Schedule 1 development under the regulations.

Part 3 (a) of Schedule 2 refers to “industrial installations for the production of electricity”. The overall site area for the development at 96Ha (approx.) exceeds the threshold limit defined. However the regulations state that the thresholds are indicative. EIA is more likely to be required if the development would result in the production of more than 50MW of electricity and permanent changes to the character of the locality.

From the information submitted it is not considered that a significant effect is likely on natural resources, residential amenity/human health, waste, water resources, transport routes, historic assets and, with mitigation measures, could have limited visual impact on the countryside landscape (no landscape designations present). This development is considered to be fully reversible and could return to agricultural use in the future.

However, the proposal is in an area that is likely to be sensitive by virtue of the avian species located on or around the location and which could be affected by the project. Given that both the RSPB and Natural England have indicated that further surveys are required to determine the likely impacts of the proposal it must be assumed that a significant effect is possible.

In the light of the above, an Environmental Statement is considered to be required, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The cumulative effects of other developments in the area have been taken into consideration when making this assessment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Fidler'.

Richard Fidler
Development Manager
South Holland District Council