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Via email: musa.choudhary@aahplanning.com

12th May 2022

Dear Musa,

EIA Screening and Scoping Request for Proposed Solar Farm on Land North of Roman Bank and East of Middle Marsh Road, Holbeach Bank

I write in reference to your correspondence of 4th April 2022 in connection with the above proposal.

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 150Ha (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 any impacts that may occur would be as significant as to require an Environmental Impact Assessment to be undertaken. No significant environmental effect is likely in terms of ecology, 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). Any archaeology that may be present on site can be dealt with through the design of an appropriate mitigation strategy to ensure that any remains are either protected from development or properly recorded prior to their destruction. This development is considered to be fully reversible and could return to agricultural use in the future.

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

In the light of the above, an Environmental Statement is not considered to be required, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Yours sincerely,

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

Richard Fidler
Development Manager
South Holland District Council