

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	Land north of Roman Bank and east of Middle Marsh Road, Holbeach Bank	Brief description of the project / development	Proposed 48MW Solar Farm
Appellant	AUK PE12		
LPA	SHDC		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			3a
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes
If YES, which area?			The Wash
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			0.5
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			N/A
If yes, is the SO/SD positive?			N/A
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			N/A

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Elevation of electrically sensitive infrastructure and/or construction of a bund as a flood mitigation measure.	No	Land could be re-profiled as part of decommissioning.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		N/A	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	Site comprises of Grade 1 agricultural land.	No	Higher grade agricultural land involved but there is the potential for grazing sheep, thereby allowing some agricultural activity to continue. Reversible after decommissioning and arguably more fertile.

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2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes		No	Waste production during construction phase would be limited as most components arrive at site ready-made/pre-assembled. During operation, only negligible waste will be created. During decommissioning, solar panels and the mounting structures can be recycled at the end of their operational life.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No		N/A	
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Possible generation of vibration and noise	No	Vibration will be limited to the construction period (excavation). Noise will also be generated during this period. However, only low levels of noise will be generated by electrical systems such as transformers and the substation during the operational phase. Solar panels only generate electricity in daylight hours and so there will be negligible noise in the evening, at night and early morning.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Possible raising of ground levels to elevate electrically sensitive infrastructure and/or construction of a bund as a flood mitigation measure.	No	Any issues may be controlled by condition.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental	No		N/A	

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standards are exceeded, which could be affected by the project?				
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No		N/A	
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	An IDB maintained high priority watercourse is within the site boundary as well as other riparian watercourses which cross and/or adjoin the site. The site is also approx. 4.8km from The Wash.	No	Not likely to have a significant impact due to the nature of the development proposed and limited output/run-off.
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are	Yes	The Wash (SSSI, SPA, SAC, Ramsar site and NNR) is approx. 4.8km to the north.	No	It is Natural England's advice, on the basis of the material supplied, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely. The proposed development is not located within or partly

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important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).				<p>within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such sites. The proposal is not located within or partly within a National Park, Area of Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.</p> <p>The site is also not located within the SSSI Impact Risk Zone.</p>
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	<p>Potentially but ecology implications can be addressed by an appropriate ecology and/or other surveys.</p> <p>Please note that a bat survey should be undertaken as sighting records within the vicinity of the site are held by Lincolnshire Bat Group.</p> <p>In addition, any application should demonstrate measurable Biodiversity Net Gain (measured by the DEFRA metric 3.0) and a Landscape and Biodiversity Management Plan should be included to ensure any Biodiversity Net Gain is appropriately managed and monitored for at least 30 years.</p>	No	See above.
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are	No		No	

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protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).				
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	There are a number of properties within a 1km radius of the site – see 10.1. There are no Public Rights of Way (PROW) in close proximity to the site.	No	See 10.1.
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	It is recommended that a targeted trial trench evaluation be undertaken in the fields close to Red House Farm (nearest Roman Bank) where there is higher archaeological potential. For this reason, the County’s Historic Environment Officer would prefer Option 1 of the proposed designs which would exclude this area from the solar farm. The route of a medieval sea bank crosses this proposed site towards its southern end in the area of Red House Farm. This bank enclosed an area north of 'Roman Bank' (actually Anglos-Saxon in date) extending the area protected from inundation by the sea, prior to the whole area north of Roman Bank being reclaimed in the 1600s. Medieval saltern	No	The potential for impact on any archaeology 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. Any effects on listed buildings are not expected to be significant given the intervening screening.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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		<p>remains are known to the east and west of this site and right along the north side of these former sea banks in the surrounding landscape, and it is likely that similar remains may survive on this site below ground. Although the upstanding remains have been levelled at some point in the more recent past. The rest of the proposed site (in area approximately north of the line of Red House Farm) is likely to be of relatively low archaeological potential as it would have been unsuitable for settlement or other activity until drainage in the 1600s.</p> <p>There are listed buildings in Holbeach St Marks to the north/north-west and towards Penny Hill to the south.</p>		
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No		N/A	
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No		N/A	
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the	Yes	South Holland lies within the Fens National Character Area, which is notable for its largescale, flat, open landscape with big skies	No	Disturbance during construction and decommissioning phases but Construction Management Plan may be

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<p>project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p>		<p>and extensive vistas to level horizons. Save for the road users of Middle Marsh Road and Roman Bank, the greatest visual impact will be experienced by those properties to the west of the site on Middle Marsh Road (as some of these have almost uninterrupted views across the site), as well as Red House Farm itself and no's 1 and 2 Bass Cottages.</p> <p>Although the development of a solar farm of this scale gives scope to incorporate mitigation in the form of landscaping where views are currently possible, visual screening of the development through the introduction of hedging and/or tall vegetation along Middle Marsh Road and in close proximity to other dwellings mentioned would foreshorten views and create a sense of enclosure which would have an adverse effect on the open landscape character by virtue of the extent of mitigation required.</p> <p>Whilst residents do not have a distinct right to a view over land not within their ownership, the proximity and scale of the proposed development is such that there would be a adverse impact on the outlook of occupants of the closest properties. This is a material planning consideration.</p>		<p>secured via condition. Disturbance during operation phase likely to be minimal.</p> <p>Notwithstanding concerns around visual impact this is not an environmental matter that would necessitate the submission of an Environmental Statement.</p>
<p>10.2 Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>No</p>		<p>N/A</p>	

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11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	Site is located in Flood Zone 3.	No	It is considered that the matter can be dealt with adequately via a site-specific Flood Risk Assessment.
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	There are no existing or planned developments in the locality that, together with the proposed development, would result in a significant adverse cumulative impact during the construction/operation phase when taking into account the nature of the development proposed.	N/A	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	N/A	Transboundary effects relate to possible effects on other nation states and this is not relevant to this proposal.	N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

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 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.

Overall, it is considered that the effects of the development can be adequately considered within the context of a planning application without the need for a full EIA to be supplied.

Accordingly, the Local Planning Authority, in line with Regulation 5 of the Regulations, has determined that the development proposed is not Environmental Impact Assessment development and does not require an Environmental Statement to be submitted. No further action is therefore necessary.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A	
Is it necessary to issue a SD?	Yes	
Is an ES required?	No	
7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Lucy Buttery – Principal Planning Officer
DATE	12 May 2022