



Third
Revolution
Projects

Chapter 1: Introduction

Tydd Solar: Proposed Solar Farm, Land at
Treading Field, Treading Drain, Tydd St. Giles,
Cambridgeshire PE13 4PL



Applicant: Pathfinder Clean Energy UKDev Ltd

May 2026

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Prepared by: Third Revolution Projects Ltd.

Third Revolution Reference: 1136

Applicant: Pathfinder Clean Energy UKDev Ltd

1.0 Introduction

- 1.0.1 Pathfinder Clean Energy UKDev Ltd (“The Applicant”) proposes to install and operate a solar photovoltaic (PV) array and Battery Energy Storage System (BESS) and associated infrastructure (“The Proposed Development”) on land (“The Site”) at Treading Field, Treading Drain, Tydd St. Giles, Cambridgeshire PE13 4PL. The Site location and application boundary are shown in Figure 1.

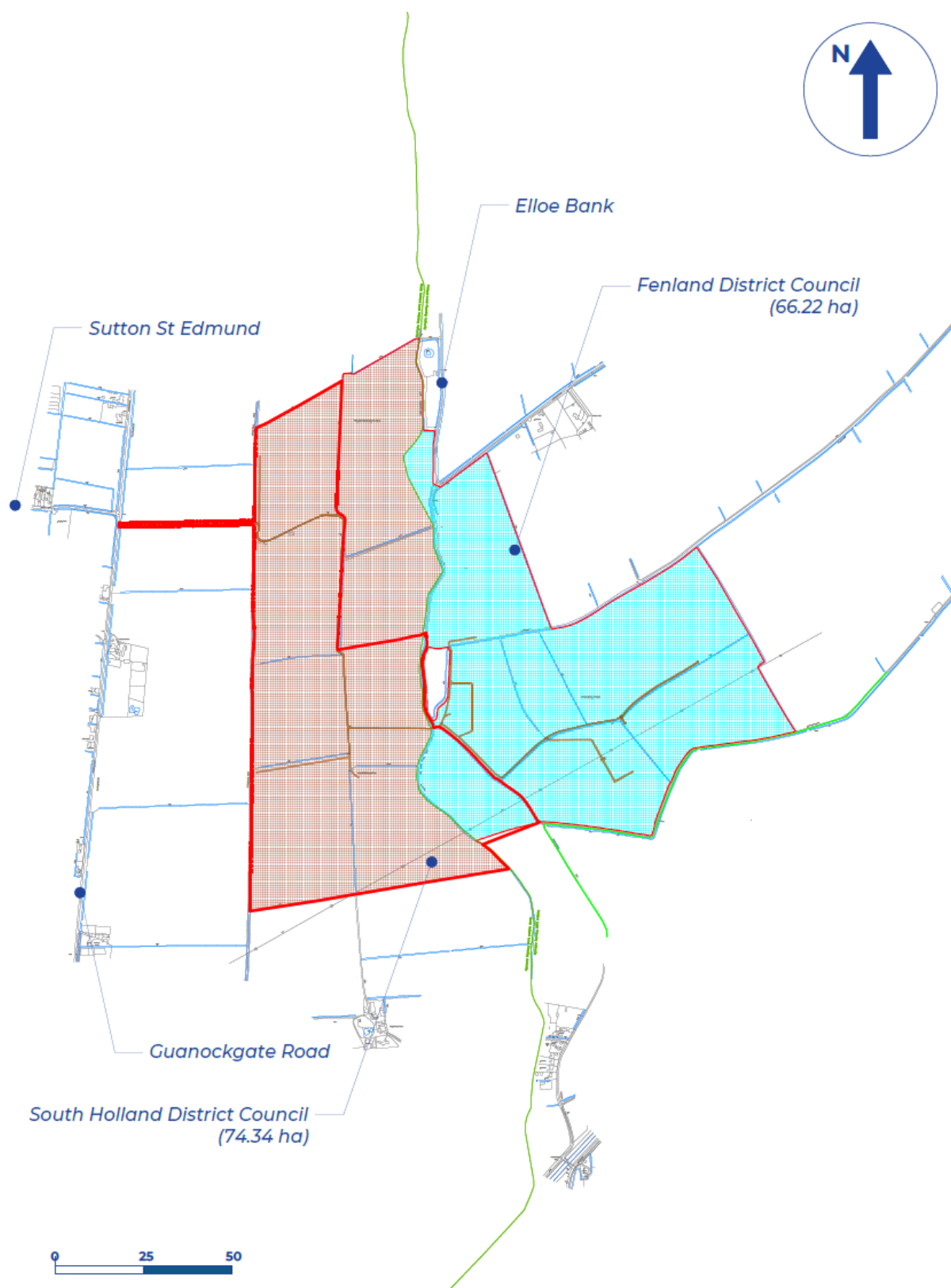


Figure 1: Site Location Plan

- 1.0.2 The Proposed Development would be located within the administrative boundaries of both South Holland District and Fenland District Councils, approximately 500m east of the settlement of Sutton St. Edmund and roughly centred on National Grid Reference TF 38300 12886. The Proposed Development would be known as Tydd Solar and would have an installed export capacity of 49.9MW including 30MW of battery energy storage. The Proposed Development is expected to generate around 69GWh of electricity annually, enough to power more than 22,388 homes.
- 1.0.3 It is noted that while the site address is stated as Cambridgeshire throughout this ES, appendices and appeal submission material for the purpose of brevity, part of the site falls within Lincolnshire.
- 1.0.4 The total area for the Proposed Development is 140.56 ha. The maximum height of BESS infrastructure is 3m while the maximum height of the development is 13m at the connection mast that attaches to the 132kV transmission line running through the southern portion of the site.
- 1.0.5 This Environmental Statement (“ES”) is prepared following the submission of the scheme for appeal subsequent to its refusal by both South Holland District Council and Fenland District Council. The scheme was previously screened for an EIA development by both councils and was not deemed to be an EIA development at that time.
- 1.0.6 The ES sets out the environmental information and the findings of the Environmental Impact Assessment (EIA). It allows The Planning Inspectorate, consultees, and other interested parties to obtain an informed view of the likely significant environmental effects of the proposed development.
- 1.0.7 This chapter gives an overview of the EIA process, the Team, and the approach taken in this ES.

2.0 The Applicant

- 2.0.1 Pathfinder Clean Energy UKDev Ltd (“PACE”) brings together a wealth of experience from the development, construction and operation of over 1 GW of clean energy projects in the UK and internationally, with a particular focus on solar and battery storage development. Headquartered in the UK, the company is committed to a sustainable future and is working to create low-carbon energy to the benefit of the environment and the community.

3.0 Environmental Impact Assessment (EIA) Regulations and Process

- 3.0.1 The process of EIA in the context of town and country planning in England is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “2017 Regulations”). These regulations apply to the development which is given planning permission under Part III of the Town and Country Planning Act 1990
- 3.0.2 An Environmental Statement is a document that sets out the findings of an EIA. An EIA is a process for identifying the likely significance of environmental effects (beneficial or adverse) arising from a proposed development, by comparing the existing environmental conditions during/following the construction, operation and/or decommissioning phases of a development should it proceed.
- 3.0.3 In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 5 of the 2017 Regulations makes provision for an applicant to apply to a Local Planning Authority (LPA) for a screening opinion. In this instance, the decision regarding the EIA status of the

development was taken by the Planning Inspectorate (“The Inspectorate”) given that an appeal has been submitted against the decisions taken by the local planning authorities.

3.1 Screening

- 3.1.1 Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. The 2017 Regulations contain two development schedules, Schedule 1 development and Schedule 2 development.
- 3.1.2 Schedule 1 contains a list of development where EIA is mandatory. Schedule 2 contains a list of development, along with development thresholds, where EIA may be needed. The LPA must screen every planning application falling within the Schedule 2 development thresholds to determine whether or not EIA is required.
- 3.1.3 The Proposed Development is not a Schedule 1 development and does not automatically require an EIA under the 2017 Regulations.
- 3.1.4 It does however constitute a project where EIA maybe necessary under Schedule 2 as an industrial installation for the production of electricity whereby the threshold to undertake screening is when the site area exceeds 0.5 hectares.
- 3.1.5 The Planning Inspectorate issued its EIA Screening Opinion on 27 January 2026 (Ref: 6001284). It advised that an ES would be required, concluding that “Given that both the proposed development and cumulative schemes are located on best and most versatile (BMV) agricultural land of grade 2 and 3a and are located in a flat-lying rural landscape, the Inspectorate considers there is potential for cumulative effects from the combined loss of BMV agricultural land and landscape and visual effects.”
- 3.1.6 Copies of the EIA Screening Direction from the Inspectorate as well as the screening opinions from South Holland and Fenland District Councils can be found at Appendix 1, Appendix 2, and Appendix 3.

3.2 Scoping

- 3.2.1 Scoping is a procedure used to determine the extent of environmental issues to be considered in the EIA and reported in the ES.
- 3.2.2 A request for EIA Scoping Opinions were submitted to both South Holland and Fenland District Councils on 20th February 2026 following receipt of the positive EIA screening opinion.
- 3.2.3 A scoping opinion was received from South Holland Council on 26th March 2026 and can be found at Appendix 2. The scoping opinion confirmed that the principle issues to be addressed in the environmental statement are in relation to landscape and visual impacts and cumulative effects associated with those issues.
- 3.2.4 A scoping opinion was also received from Fenland District Council on 20th April 2026. This can be found at Appendix 3. The scoping opinion finds that landscape and visual impacts and impacts to best and most versatile land, including cumulative effects, are the most relevant to the proposals and should be scoped into the Environmental Impact Assessment.

4.0 Structure of the Environmental Statement (ES)

- 4.0.1 The ES comprises technical studies on each of the aspects of the environment identified by the Planning Inspectorate and subsequent Scoping Opinions as likely to be significantly affected by the proposed development.
- 4.0.2 The aim of the EIA is to protect the environment by ensuring the decision-maker, when deciding whether to grant planning permission for a project (or in this case whether to allow the appeal), does so in the full knowledge of the likely significant effects and takes this into account in the decision-making process.
- 4.0.3 The ES is structured as follows:
- **Environmental Statement Main Report:** This comprises the main volume of the ES, including the “general chapter” that describe the EIA context, describe the Site and Proposed Development, and sets out the scope of the ES, followed by the “technical chapter” for each environmental topic with the associated figures concluding with a summary.
 - **Environmental Statement Technical Appendices:** This comprises the technical appendices supporting the Main Report.
 - **Environmental Statement Non-Technical Summary (NTS):** This provides a concise summary of the ES identifying the significance of the likely effects and measures proposed to mitigate or to avoid adverse effects of the Proposed Development.

The content of the ES Main Report comprises:

- **Chapter 1 Introduction** which presents a brief summary of the Proposed Development, the applicant and study team and the EIA process to date;
 - **Chapter 2 The Site, Selection, and Design Iterations** which provides a summary of the Site’s features and characteristics together with those of the surrounding area;
 - **Chapter 3 Proposed Development** which describes the proposed solar farm and battery storage facility, including the ancillary infrastructure and proposed landscaping and biodiversity provisions. It also outlines any alternatives considered in the course of preparing the planning application;
 - **Chapter 4 EIA Methodology** which provides a description of the methodology used in undertaking the EIA for the proposed development;
 - **Chapter 5 Landscape and Visual Technical Assessment;**
 - **Chapter 6 Agricultural Land Technical Assessment; and**
 - **Non-Technical Summary**
- 4.0.4 A suite of additional supporting documents was prepared to accompany the planning application. Included in this, a Planning Statement set out an assessment of the Proposed Development in the context of national planning, energy policy, local development plan, and emerging planning policies. It also considered the potential benefits and harm which may arise and concludes as to the overall acceptability of the Proposed Development in relation to the planning context.

5.0 The EIA Consultant Team

Consultant	Consultancy	Specialism	Prepared Document
Andrew Ramand BSc(Hons) MSc DIC MEnvSc MISEP	Ramand Environmental	EIA Director and co-ordinator	Co-ordination and review of Environmental Statement
Rob Shaw MRTPI, BSc(Hons), Ben Murphy MPLAN, Bsc(Hons)	Third Revolution Projects	Planning	Chapter 1, Chapter 2, Chapter 3, Chapter 4, Non-Technical Summary
Ruth Knight MA, BSc(Hons)	Abseline	Landscape and Visual	Chapter 5
Tony Kernon BSc(Hons), MRICS, FBIAC	Kernon Countryside Consultants	Agricultural Land	Chapter 6

6.0 Other documents

- 6.0.1 A number of other documents have been submitted to the LPA as part of, and accompanying, the planning application. These are summarised below, including with reference to the ES documents for the sake of completeness

Document	Author
Chapter 1: Introduction	Third Revolution Projects
Chapter 2: Alternative Sites and Design	Third Revolution Projects
Chapter 3: The Proposed Development	Third Revolution Projects
Chapter 4: EIA Methodology	Third Revolution Projects
Chapter 5: Landscape and Visual Technical Chapter	Abseline
Chapter 6: Agricultural Land Technical Chapter	Kernon Countryside Associates
Non-technical Summary	Third Revolution Projects
Technical Appendices	Abseline, Kernon Countryside Associates

7.0 Viewing the Environmental Statement

- 7.0.1 Hard copies of the Environmental Statement can be viewed at the offices of Fenland District Council and South Holland District Council office during opening hours
- 7.0.2 Paper copies of the non-technical summary are available free of charge upon request from Ben Murphy who can be contacted at ben.murphy@thirdrevolutionprojects.co.uk

Glossary of Terms

Term	Abbreviation	Meaning
Battery Energy Storage System	BESS	Equipment used to store electricity during periods of excess generation and deliver it during periods of excess demand. Typically housed in shipping container sized units
Above Ordnance Datum	AOD	Distance above a measured point, usually ground-level
The Applicant	-	Pathfinder Clean Energy UKDev Ltd
Application Boundary	-	The entire red line boundary comprising all elements of the Proposed Development
Best-and-Most-Versatile	BMV	Refers to grade 1, grade 2, and grade 3a agricultural land.
Construction Traffic Management Plan	CTMP	Outlines construction traffic and impact mitigation measures
Planning Design and Access Statement	PDAS	Details the Proposed Development and its compliance with local and national planning policy
Environmental Impact Assessment	EIA	The process by which developments are expected to provide all relevant information related to their potential environmental impacts
Environmental Statement	ES	Document that outlines the findings of the EIA
Town and Country Planning Act	TCPA	Act that sets out laws relating to town and country planning
Landscape and Visual Impact Assessment	LVIA	Assessment of the impact of the proposed development on the landscape and local views
Guidelines for Landscape and Visual Impact Assessment – Third Edition	GLVIA3	Guidelines for the creation of landscape and visual impact assessments
Transport Statement	TS	Assessment outlining the potential impact of construction and operational traffic and mitigation
Construction Environment Management Plan	CEMP	Plan outlining the mitigation measures to be instated to reduce any potential construction impacts
Kilovolt	kV	Measure of electricity used in transmission

Point of Connection	-	Where the project will connect to the National Grid, in this instance the 132kV transmission line that runs through the southern portion of the site that is part of the Eaton Socon Circuit.
National Energy System Operator	NESO	Energy-system operator for the country and party that will agree with the applicant to connect the project. Formerly known as the National Grid
Direct Current	DC	Electron charge used for energy transmission
Heavy Goods Vehicle	HGV	Vehicles with two or more axles over 3.5 tonnes including RCVs, rigid and articulated trucks.