



ENVIRONMENTAL STATEMENT ADEQUACY CHECK AGAINST THE REQUIREMENTS OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

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Date of Review:	3 August 2026	PINS Ref	6001284 and 6001285
Scheme Description:	Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of security fencing and pole mounted CCTV cameras.		
Site Location:	Land at Treading Field, Treading Drain, Tydd St. Giles, Cambridgeshire, PE13 4PL		
Developer/Appellant:	Alex Ross (Pathfinder Clean Energy UKDev Ltd)		
Agent/ Contact:	Ben Murphy (Third Revolution Projects)		

REVIEW GRADING / CRITERIA:

A	Relevant tasks well performed, no important tasks left incomplete
B	Generally satisfactory and complete, only minor omissions and inadequacies
C	Can be regarded just satisfactory despite some omissions and/or inadequacies
D	Parts are well attempted but must, as a whole, be considered just unsatisfactory because of omissions and/or inadequacies.
E	Not satisfactory, revealing significant omissions or inadequacies.
F	Very unsatisfactory, important task(s) poorly done or not attempted.
N/A	Not applicable in the context of the ES or the project.

CONTENTS:

0	Review Summary
1	Description of the Proposed Development
2	Description of the Reasonable Alternatives
3	Baseline Environment
4	Scope of the Assessment
5	Assessment Methodology
6	A Description of the Likely Significant Effects of the Proposed Development on the Environment
7	Cumulative Effects
8	Major Accidents and/or Disasters
9	Mitigation
10	Reasoned Conclusions
11	Non-Technical Summary
12	Summary Table

0 Review Summary

The Environmental Statement (ES) has been reviewed in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 EIA Regulations).

Project description

6001284 - Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of security fencing and pole mounted CCTV cameras.

6001285 - Temporary ground mounted solar photovoltaic (PV) farm with battery storage, substation and associated works.

Screening

The proposed development falls under Schedule 2 category 3(a) (energy industry) of the 2017 EIA Regulations. The proposed development exceeds the applicable threshold of 0.5 hectares.

South Holland District Council issued a Screening Opinion (negative) 13 October 2022.

The Planning Inspectorate issued a Screening Opinion (positive) 27 January 2026. (ES Appendix 1).

Scoping

A scoping opinion request was sent to South Holland District Council and Fenland District Council 20 February 2026.

South Holland District Council issued a scoping opinion 26 March 2026 (ES Appendix 2). Fenland District Council issued a scoping opinion on 20 April 2026 (ES Appendix 3).

Refer to box 4 of this review for further information.

Application

The proposed development lies across two Local Planning Authority (LPA) boundaries, and the application was sent in the form of two separate applications to Fenland District Council and South Holland District Council.

The two separate applications were sent to the separate councils on 5 April 2024.

An ES was produced to cover both applications following the positive screening direction and this combined ES is the subject of this review.

The ES comprises:

- ES Chapter 1 – Introduction
- ES Chapter 2 - Alternative Sites
- ES Chapter 3 – Proposed Development
- ES Chapter 4 - Methodology
- ES Chapter 5 – Cumulative Landscape and Visual Impact Assessment
- ES Chapter 6 – Agricultural Land Circumstances
- Non-Technical Summary (NTS)
- ES Appendices 1-14

Appeal

The separate applications were both refused by each council.

South Holland District Council refused the application on 9 May 2025 Reasons included the loss of Best and Most Versatile Agricultural Land

Fenland District Council refused the application on 3 June 2025. Reasons included::

- Potential loss of Best and Most Versatile Agricultural Land

- Potential adverse impact on the character and appearance of the area.

Regulation 25 request

A further information request under Regulation 25 was issued by the Planning Inspectorate on 25 June 2026 for the following reasons:

- Confirmation as to why the landscape and visual baseline and assessment findings which are based on full leaf cover, remain representative of the current environment and clarification of whether consideration of no-leaf-cover conditions would affect the assessment conclusions.
- Confirmation of the landscape and visual effects of the proposed development alone, including whether these effects are significant or non-significant in accordance with the ES Chapter 5 methodology, as the submitted documents only provide cumulative assessment and do not clearly define or conclude the significance of effects from the proposed development alone
- Request for further definition of what level of effect constitutes a 'significant effect' in terms of EIA.

The appellant provided the following updated documents on 23 June 2026:

- Updated Chapter 5 Landscape and Visual Impact Assessment
- Updated ES Non-Technical Summary
- Updated Figures 5.1-5.7

Where relevant these chapters are referred to as 'updated chapter' within this review.

Conclusion of ES adequacy

The ES is considered satisfactory in terms of the requirements of Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017, with the provision of further information supplied in July 2026 (as a result of the Regulation 25 Request).

Is the application site in the vicinity of and likely to affect a European site protected under the Habitats Regulations?

If so, the inspector may wish to consider whether a Habitats Regulations Assessment will be required.

Yes

Is the application site in the vicinity of and likely to affect water bodies in a river basin management plan?

If so, the inspector should consider his/her duties under the Water Framework Directive.

Yes

1 Description of the Proposed Development

1(a) A description of the location of the Proposed Development The location of the proposed development is described in ES Chapter 1 and ES Chapter 2. The proposed development is located approximately 0.5km east of Sutton St Edmund. A location plan and redline boundary is provided in ES Chapter 1, Figure 1. The existing site comprises 16 fields of agricultural land, as set out in ES Chapter 2, paragraph 2.0.2 and ES NTS, paragraph 3.0.1. The fields are demarcated by irrigation channels and contain a small copse of trees at the centre of the site, as set out in ES NTS, paragraph 3.0.1. The proposed development site is 140.56 hectares (ha). The site is currently accessed via unnamed access tracks, leading from Guanockgate Road and Elloe Bank Road, as set out in ES Chapter 2, paragraph 2.0.3. The proposed development is located within The Fens Landscape Character Area and the Peaty Fen Landscape Character Type. There is no evidence within the ES that there are any International or European designated sites located within a 5km radius of the site. The proposed development site is located within a Flood Zone 3, as detailed in ES NTS, paragraph 3.0.7.	B
1(b) A description of the physical characteristics of the Proposed Development including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases ES Chapter 3 provides a description of the physical characteristics of the proposed development. Design and size The proposed development site is approximately 140.56 (ha). The proposed development broadly comprises: • Ground Mounted Solar Panels Arrays (maximum 3.5m in height) • Inverter/Transformer Stations • Underground Cables • Batter Energy Storage System (BESS) Compound and Containers (approximately 3m in height) • Onsite Substation, Spares and Communications Buildings (maximum 12.7m in height) • Internal Access Tracks • Temporary Construction Compounds • Security Fencing and Gates (approximately 2m in height) • CCTV Cameras (approximately 3m in height) • Landscaping Planting ES Chapter 3, paragraphs 3.0-10 sets out the dimensions of the proposed development. ES Chapter 3, Figure 1 provides a plan to show the location of the proposed infrastructure. Site The site's current use is outlined in ES Chapter 2, paragraph 2.0.2. The site comprises multiple (16) field parcels of low-lying agricultural land in arable production, demarcated by irrigation channels with a small copse of trees at the centre, as detailed in ES NTS, paragraph 3.0.1.	A

Construction The approach to construction is set out in ES Chapter 3, section 12. It is anticipated that the construction period is to last for 8 to 12 months. ES Chapter 2, paragraph 12.0.1 outlines the construction activities. The construction works include preparation of the site, laying of access tracks, erection of security fencing and a temporary site compound, trenching and installation of cables, piling and erection of mounting frames, installation of transformers, inverters and switchgears and construction of substations, spares and control buildings. The anticipated construction working hours are detailed in ES Chapter 3 paragraph 12.0.2. During the construction phase, more land would be required than operation, due to temporary access tracks, surfaces and construction compounds as detailed in ES Chapter 3, paragraph 8.01-8.0.2 and 12.0.1. Construction environmental mitigation measures are outlined in ES Chapter 3, section 13. There is no evidence demolition works are included in the proposed development. Operation The solar farm would comprise solar panels, installed in multiple arrays, connected to a series of inverters. The location of panels and inverters is shown on Figure 1, ES Chapter 3. The solar farm is designed with an operational life of 40 years as detailed in ES Chapter 3, paragraph 15.0.1. ES Chapter, section 14 outlines the operational characteristics of the proposed development. The solar arrays and BESS would require scheduled maintenance in the form of monthly inspections and occasional unscheduled maintenance. Decommissioning At the end of the 40-year operational lifetime of the proposed development, unless further planning permission is sought, the solar farm would be decommissioned as detailed in ES Chapter 3, paragraph 15.0.1 and 15.0.2. ES Chapter 3, paragraph 15.0.1 details that the site would return to agricultural use after decommissioning.	
1(c) A description of the main characteristics of the operational phase of the Proposed Development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used ES Chapter 2, paragraph 2.0.2, details the site comprises multiple field parcels of low-lying agricultural land in arable production. ES Appendix 14, Agricultural Land Classification Report details that the site comprises Grade 2 (15ha -11.36%) and Grade 3a (117ha – 86.66%) Agricultural Land. The operational phase of the proposed development would generate up to 49.9 Megawatts (MW) of renewable energy, as detailed in ES Chapter 3, paragraph 2.0.2. The proposed development also involves a BESS with a storage capacity of 30MW, which will store excess energy generated by the solar PV array, as detailed in ES Chapter 3, paragraph 2.0.3. The operational phase of the proposed development would require technicians for scheduled maintenance in the form of monthly inspections and occasional unscheduled maintenance visits, as detailed in ES Chapter 3, paragraphs 14.0.1 and 14.0.2. The proposed development would require land for construction and operation. The land use of the proposed development is outlined in ES Chapter 3, section 2 and 3. The operational lifetime of the proposed development is 40 years as detailed in ES Chapter 3, paragraph 15.0.1.	B

1(d)	An estimate, by type and quantity, of expected residues and emissions (water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation, etc) and quantities and types of waste produced during the construction and operational phases	B
ES Chapter 3, paragraph 13.0.5 outlines a Construction Environmental Management Plan would be in place to manage potential noise, air quality and dust related emissions. ES Chapter 6, paragraph 1.4.5, 1.4.6 and 1.4.27 and table 1.11, detail a Soil Management Plan would be in place during the construction phase of the proposed development. No other information is provided in the ES in relation to emissions as these matters have been scoped out of the assessment.		
Overall grade for section 1		B

2 Description of the Reasonable Alternatives

2(a) A description of the reasonable alternatives studied by the applicant or appellant, which are relevant to the Proposed Development and its specific characteristics	A	
ES Chapter 2 Alternative Sites reviews the alternatives considered. The chapter details the alternative scenarios that were considered including alternative sites, alternative designs and alternative size/scales. Appendix 4 Site Selection details the approach and methodology taken to identify alternative sites. ES Chapter 3, Figure 3 illustrates the alternative sites considered and subsequently discounted. ES Chapter 3, paragraphs 3.0.8 and 3.0.10 detail how environmental constraints and site context have informed the proposed development site selection. ES Chapter 3 does not include a description of any reasonable alternative technologies to the proposed development or a 'Do Nothing' Scenario.		
2(b) An indication of the main reasons for the option chosen, taking into account the effects on the environment from the Proposed Development	A	
ES Chapter 3, paragraphs 3.0.8 describe the environmental constraints which were used to inform the selection of the proposed development site. ES Chapter 3, paragraph 3.0.10 describes how these factors influenced the final decision of the site selected for the proposed development. ES Appendix 4, Table 1 provides a comparison of the environmental effects of the alternative options for site selection.		
Overall grade for section 2		B

3 Baseline Environment

3(a) A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the Proposed Development*	D
A summary of the baseline conditions is provided within the relevant aspect chapters of the ES. <u>Chapter 5: Cumulative Landscape and Visual</u> Landscape and visual baseline conditions are set out section the supporting document Landscape and Visual Appraisal (LVA) (CDA2.10, November 2023). The baseline has been informed by desktop-based assessments, mapping visibility, visual surveys and photomontages, provided in the supporting LVA Appendices 1-8. Baseline surveys were completed in full leaf cover, with the LVA stating that no leaf cover was however considered. The methodology for determining landscape and visual assessment is set out in ES Appendix 13. Photomontage and visual survey data was collected in September 2022. The ES assessment was completed by a different author to the original authors of the LVA The ES does not include a review or update of the previous baseline, nor note whether the date of the baseline data created any limitations to the ES. There is no evidence that the chapter authors have reviewed whether the baseline information was appropriate, therefore, before reaching its conclusions. <u>Updated Chapter 5: Landscape and Visual</u> Paragraph 2.9 confirms that a site visit was undertaken in December 2025, and states that the levels of visibility within the assessment are accurate for the winter months. <u>Chapter 6: Agricultural Land Circumstances</u> Agricultural baseline conditions are set out in ES Appendix 14 Agricultural Land Classification Report. The baseline has been informed by desktop-based assessments, field surveying and laboratory analysis. The methodology for determining agricultural assessment is set out in ES Appendix 14, paragraph 1.1 Agricultural field surveys were conducted in June 2022. The ES details the total site area is 140.56ha, however the agricultural field survey was only undertaken on 132ha of the 140.56ha. The ES does not set out a future baseline scenario.	
Overall grade for section 3	
	C

4 Scope of the Assessment

4(a) Has a scoping opinion or direction been issued in accordance with regulation 15 or 16?	A
A scoping opinion request was sent to South Holland District Council and Fenland District Council 20 February 2026.	

* In so far as natural changes from the baseline scenario can be assessed with reasonable effort and on the basis of available information and scientific knowledge

South Holland District Council issued a scoping opinion 26 March 2026 (ES Appendix 2). Fenland District Council issued a scoping opinion on 20 April 2026 (ES Appendix 3).		
4(b) If yes, is the ES based on the most recent scoping opinion or direction issued (so far as the Proposed Development remains materially the same as the Proposed Development which was subject to that opinion or direction)?		C
The ES is based on the most recent scoping opinions from 2026, with the following aspects scoped in: • Cumulative Landscape and Visual • Agricultural Land Circumstances (including consideration of soils) The list of topics within the ES match those identified within the two scoping opinions No other topics were identified in the scoping opinions.		
4(c) If no, does the ES explain how the scope has been determined?		NA
N/A		
Overall grade for section 4		C

5 Assessment Methodology

5(a) A description by the applicant or appellant of the forecasting methods or evidence used to assess the effects on the environment	A
<u>Overarching EIA methodology</u> ES Chapter 4 sets out an overarching methodology and structure for the EIA. The criteria used to determine significant effects is explained for the relevant aspect chapters. The significance is based upon the combination of the magnitude of impact and the sensitivity of the receptor/resource upon which the impact is occurring. <u>Chapter 5: Cumulative Landscape and Visual</u> ES Chapter 5, Section 2 and ES Appendix 13 detail the impact assessment methodology. ES Chapter 5, paragraph 2.1.1. and ES Appendix 13 detail that various best practice guidance documents were followed including the Guidelines for Landscape and Visual Impact Assessment, Version 3 (LI & IEMA, 2013), GLVIA3 Statement of Clarification 1/13, Approach to Landscape Character Assessment (2014) and Technical Guidance Note 02/21 – Assessing landscape value outside national designations – The Landscape Institute. The assessment is based on a series of photomontages for the visual assessment provided in the supporting document Landscape Statement of Case, Table 1 and Figure 1... ES Chapter 5, paragraph 2.2.1 states that effects assessed as major or major/moderate comprise significant effects in terms of cumulative landscape and visual effects. <u>Updated Chapter 5: Landscape and Visual</u> Section 2 provides an updated methodology. Paragraph 2.21 details best practice guidance documents were followed including documents from the Landscape Institute. Paragraph 2.3.2 states that effects assessed as major or moderate compromise significant effects in terms of landscape and visual effects. <u>Chapter 6: Agricultural Land Circumstances</u> ES Chapter 6 and ES Appendix 14 detail the impact assessment methodology. ES Chapter 6, paragraph 1.2.7 details that various best practice guidance documents were followed including Institute of Sustainability and Environmental Professionals (ISEP,	

formerly the Institute of Environmental Management & Assessment) Guide ‘A New Perspective on Land and Soil in Environmental Impact Assessment’ (2022), Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, Defra, (2009), Good Practice Guide for Handling Soils, The Institute of Quarrying (2021) and ISEP “Solar PV on Agricultural Land: essential components of Environmental and Agricultural Reports” (2025). The assessment methods include site visits and surveys, desk-based studies, review of national and local planning policies. ES Chapter 6, paragraph 1.2.36 states that effects assessed as major or moderate comprise significant effects in terms of agricultural land circumstance effects.	
5(b) Has the ES been prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the ES?	B
The ES has taken into account the following UK environmental assessments: • South Holland District Council Landscape Capacity Study (July 2003) • Fenland District Council Wind Turbine Development Policy Guidance (November 2007) • National Landscape Character Assessment - The Fens (March 2013)	
5(c) Has the applicant or appellant indicated any difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved?	B
ES Chapter 4, section 9 and ES Chapter 6, paragraphs 1.2.39-1.2.40 indicate the following assumptions, uncertainties and limitations in compiling the required information: • Assumption of baseline conditions throughout site preparation, construction and operation. • Assumption the land quality and soils will not change over the duration of the site and the absence of the proposed development. • Assumption the land use adjacent to the site would remain unchanged throughout the lifetime of the proposed development. • Assumption of current applications are all included within the assessment of cumulative effects. • Assumption that the information provided by third parties, including publicly available sources and databases, is accurate at the time of the submission of the ES • Uncertainty due to flexibility of final design, of the developments panel height, foundation and infrastructure design and siting of the panels and associated infrastructure. No assumptions or limitations are identified within ES chapter 5.	
5(d) Is there a statement from the developer outlining the relevant expertise or qualifications of competent experts?	A
Yes. ES Chapter 1, section 5.0 provides a table detailing the expertise of the technical specialists who compiled the ES and within the relevant aspect chapters of the ES, notably ES Chapter 5, section 5.3 and ES Chapter 6.	

5(e) A reference list detailing the sources used for the descriptions and assessments included in the ES	C
The ES does not provide a reference list detailing sources used for descriptions and assessments included in the ES. However, throughout the document references are provided for planning policies, guidance and assessment methods used.	
Overall grade for section 5	B

6 A Description of the Likely Significant Effects of the Proposed Development on the Environment

6(a) A description of the likely significant effects of the Proposed Development on the environment resulting from the construction and existence of the Proposed Development, including, where relevant, demolition works	B
The relevant aspect chapters include a description of the likely significant effects on the environment resulting from construction, operation and decommissioning. 5 significant residual effects have been identified as follows: - Major beneficial effect on the landscape element – Arable Land - Major adverse visual effect on Public Bridleway 13: Tydd St Giles - Major adverse visual effect on Public Byway 9: Tydd St Giles - Major adverse visual effect on Public Footpath SuSE/8/1 - Major adverse visual effect on Public Footpath Tydd/4/1	
6(b) A description of the likely significant effects of the Proposed Development on the environment resulting from the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources	B
Likely significant effects of the proposed development on natural resources are described in ES Chapter 6 and the NTS. <u>Chapter 6: Agricultural Land Circumstances</u> No significant adverse residual effects have been identified.	
6(c) A description of the likely significant effects of the Proposed Development on the environment resulting from the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances and the disposal and recovery of waste	NA
Please refer to Box 4(b) – this matter is not part of the scope of the ES.	
6(d) A description of the likely significant effects of the Proposed Development from risks to human health, cultural heritage or the environment (for example due to accidents or disasters)	B
Risks relating to human health and cultural heritage have been scoped out of the ES, refer to box 4(b). Likely significant residual effects of the proposed development on the environment are described in ES Chapter 5, and the supporting documents: Landscape Statement of Case (CD6.3, October 2025) and Landscape and Visual Appraisal (CD2.10, November 2023). <u>Chapter 5: Cumulative Landscape and Visual</u>	

1 major beneficial significant residual effect on the Arable Land landscape element of the site 4 major adverse significant residual effects at the following Public Rights of Way located within or adjacent to the site: - Public Bridleway 13: Tydd St Giles - Public Byway 9: Tydd St Giles - Public Footpath SuSE/8/1 - Public Footpath Tydd/4/1 The updated Chapter 5: Landscape and Visual identifies the following adverse residual effects as a result of the proposed development alone: - Major adverse residual effect on the users of the four Public Rights of Way within and adjacent to the site. Several moderate adverse effects are identified within the relevant documents, however ES Chapter 5, paragraph 2.21 details moderate effects are judged to be non-significant.	
6(e) A description of the likely significant effects of the Proposed Development on the environment resulting from the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change	NA
Please refer to Box 4(b) – this matter is not part of the scope of the ES.	
6(f) A description of the expected significant adverse effects of the development on the environment deriving from its vulnerability to risks of major accidents and/or disasters	NA
Please refer to Box 4(b) – this matter is not part of the scope of the ES.	
Overall grade for section 6	
	B

7 Cumulative Effects

7(a) A description of the likely significant effects of the proposed development resulting from the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.	C
The relevant aspect chapters of the ES explain which other projects have been considered. Appendix 12, (Figure C2) provides a figure which illustrates other projects within a 3km radius of the proposed development which have been considered for cumulative effects. <u>ES Chapter 5: Cumulative Landscape and Visual</u> The methodology for the assessment of cumulative landscape and visual effects is set out in ES Chapter 5, section 2.5. The ES provides a cumulative landscape and visual impact assessment in ES Chapter 5, sections 3 and 4. A list of other projects considered for cumulative effects is provided in ES Chapter 5, paragraphs 3.1-3.2. These include 2 other solar developments. The assessment identifies 1 receptor subject to a significant cumulative residual effect: Users of Byway 19: Tydd St Giles	

The assessment details there would be no other significant landscape and visual cumulative effects associated with the proposed development and other developments in the local area. <u>Updated Chapter 5: Landscape and Visual</u> The updated Chapter 5 provides an updated cumulative effects assessment, and reaches a different conclusion to the original Chapter 5. The updated Chapter 5: Landscape and Visual identifies the following adverse residual effects as a result of the proposed development alone: Major adverse residual effect on the users of the four Public Rights of Way within and adjacent to the site. <u>ES Chapter 6: Agricultural Land Circumstances</u> The ES does not provide methodology for how the cumulative agricultural land circumstances were assessed. However, the projects identified for cumulative agricultural effects are the same as those identified in the cumulative zone of theoretical visibility study 3km radius. The ES provides a cumulative agricultural land circumstances assessment in ES Chapter 6 section 1.6. A list of other projects considered for cumulative effects is provided in ES Chapter 6, paragraphs 1.6.1. These include 3 other solar and BESS energy developments. The assessment details there would be no significant agricultural land circumstances effects associated with the proposed development and other developments in the local area. There is no evidence in the ES that cumulative projects have been agreed with the LPA, but developments are identified within scoping opinions and have been addressed within the assessment of effects	
	Overall grade for section 7 C

8 Major Accidents and/or Disasters

8(a) A description of the expected significant adverse effects associated with the proposed development having regard to its potential to cause major accidents and/or disasters	NA
Please refer to Box 4(b) – this matter is not part of the scope of the ES.	
	Overall grade for section 8 N/A

9 Mitigation

9(a) A description of the measures envisaged to avoid, prevent, reduce or if possible offset any identified significant adverse effects on the environment and where appropriate, any proposed monitoring arrangements (for example the preparation of post-project analysis).	B
A description of the proposed mitigation and embedded measures have been provided within the relevant aspect chapters of the ES. <u>Chapter 5: Landscape and Visual</u>	

Landscape and visual mitigation measures are set out in ES Chapter 3 section 6 and the supporting documents: Landscape Statement of Case (CD6.3, October 2025) and Landscape and Visual Appraisal (CD2.10, November 2023). Embedded and additional mitigation measures for the proposed development would be delivered through the following strategies: • Siting measures • Design measures • Vegetation Planting • Landscaping Strategy • Landscape and Ecological Management Plan (CD2.26) <u>Chapter 6: Agricultural Land Circumstances</u> Agricultural mitigation measures are set out in ES Chapter 6, paragraph 1.5.1 Embedded mitigation measures for the proposed development would be delivered through a Soil Management Plan.	
	Overall grade for section 9 B

10 Reasoned Conclusions

10(a) Does the ES include the information reasonably required to reach a reasoned conclusion on the significant effects of the Proposed Development on the environment, taking into account current knowledge and methods of assessment?	B
The ES allows for reasoned conclusions to be made regarding the effects of the proposed development on the environment. It is clear how conclusions have been reached to determine the effects of the proposed development on the environment, with the relevant aspect chapters providing baseline conditions, methodology, assessment of likely significant effects, mitigation and cumulative effects supported by appropriate figures and references to relevant assessments. Both negative and positive effects have been considered.	
	Overall grade for section 10 B

11 Non-Technical Summary

11(a) A non-technical summary of the information presented in the ES	C
A Non-Technical Summary (NTS) has been provided alongside the ES. It provides a summary of the findings of the ES in a non-technical language. The NTS provides the following information. • A description of the proposed development • A need for the proposed development and consideration of alternatives • A description of landscaping features of the proposed development or measures envisaged in order to avoid, prevent and if possible offset likely significant adverse effects on the environment	

An updated Non-Technical Summary has been provided reflecting the further information requested under Regulation 25.			
	<table> <tr> <td data-bbox="833 250 1340 329">Overall grade for section 11</td><td data-bbox="1340 250 1481 329">C</td></tr> </table>	Overall grade for section 11	C
Overall grade for section 11	C		

12 Summary Table

Criterion	Grade
1 Description of the Proposed Development	B
2 Description of the Reasonable Alternatives	B
3 Baseline Environment	C
4 Scope of the Assessment	C
5 Assessment Methodology	B
6 A Description of the Likely Significant Effects of the Proposed Development on the Environment A Description of the Likely Significant Effects of the Proposed Development on the Environment	B
7 Cumulative Effects	C
8 Major Accidents and/or Disasters	N/A
9 Mitigation	B
10 Reasoned Conclusions	B
11 Non-Technical Summary	C
Overall Grade (A-F):	C