



Planning Inspectorate

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Ben Murphy
Third Revolution Projects

Your Ref: F/YR24/0457/F and H19-0329-24

Sent by email:
ben.murphy@thirdrevolutionprojects.co.uk

Our Ref: 6001284 and 6001285

Date: 25 June 2026

Dear Ben Murphy (Third Revolution Projects),

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Appeal by: Alex Ross

Site Address: Land at Treading Field, Treading Drain, Tydd St. Giles, Cambridgeshire, PE13 4PL

We refer to the above appeal which commenced on 25 November 2025.

The development proposed consists of 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. By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- The baseline environment is described in a separate Landscape and Visual Appraisal (LVA) (2022), and a subsequent Landscape Statement of Case (October 2025). Both use data collected when vegetation was in full leaf (Autumn 2022 with a site visit also completed in August 2025). The ES should be updated either to confirm whether the baseline presented is considered to remain representative of the current state of the environment, or provide an update to the baseline data. and the assessment findings, to inform ES Chapter 5. The LVA also describes in paragraph 1.6 that consideration was given in the assessment to 'no leaf cover' but this is not apparent in any conclusions presented in either document. The assessment in the ES should therefore provide a description of the baseline environment and clarification on whether there would be changes to the assessment conclusions for 'no leaf

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cover' and present any changes to the assessment conclusions. **Reason:** The Inspectorate considers further information is required to demonstrate that the relevant ES assessment conclusions are based on a robust baseline and a worst-case scenario.

- ES chapter 5 provides a cumulative landscape and visual effects assessment only, referring to the separate Landscape and Visual Appraisal (2022), and a subsequent Landscape Statement of Case (October 2025) updating the LVA, for details of the assessment of effects for the proposed development alone. Neither of these documents concludes whether the assessed effects are significant or not significant for the proposed development alone. The Landscape Statement of Case also concludes that some effects would be 'moderate/ minor' which is not defined in the ES chapter 5 methodology. The ES should therefore be updated to include an assessment of effects from the proposed development alone and whether these are significant or not significant, with reference to the methodology provided.

Reason: Schedule 4 of the EIA Regulations requires a description of the likely significant effects of the proposed development and a description of the forecasting methods.

- The ES should also then be updated to confirm as to which effects are considered to be significant in terms of EIA against the stated methodology when considered cumulatively with other developments. **Reason:** Schedule 4 of the EIA Regulations requires a description of the likely significant effects of the proposed development resulting from cumulative effects with other existing and/ or approved projects, and a description of the forecasting methods;
- A revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

The information is required for the purposes of the hearing. Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post.

A copy of this letter has been sent by email to Fenland District Council and South Holland District Council.

Yours sincerely,

Phil Le Gouais

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**Operations Lead – Environmental Services Team
(Signed with the authority of the Secretary of State)**

Cc: Fenland District Council - planningappeals@fenland.gov.uk

South Holland District Council - planningadvice@sholland.gov.uk

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

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