

SCREENING OPINION

Part 1 – Particulars of case

Reference Number: H09-0045-15

Description of Development: Installation of 100kW of ground mounted solar PV, to generate renewable electricity for the use on site, with any additional exported to the national grid

Location: New Rivergate Farm New River Gate Holbeach

Part 2 – Particulars of decision

South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 that in its view the development referred to in Part 1 hereof is Schedule 2 development but that this is unlikely to have significant effects on the Environment. **The Council has therefore adopted the screening opinion that the development is not EIA development** having regard to the relevant criteria set out in Schedule 3 of the Regulations and the advice in the Government's Planning Practice Guidance 'Environmental Impact Assessment'. The Council's reasons for reaching this conclusion are set out in the statement overleaf.

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Date: 30/3/15

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Statement of Reasons

The proposed development is considered to constitute development identified in Schedule 2, category 3 (a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the "EIA Regulations") and the site area covered by the proposal exceeds the 0.5 hectare size criteria relevant to this categories.

Further advice and guidance to support the EIA Regulations is contained within the planning Practice Guidance 'Environmental Impact Assessment' which was issued in March 2014.

The PPG expands upon the EIA Regulations and provides further guidance in respect of indicative criteria and thresholds which can be used to help determine whether significant effects are likely.

For Category 3 the advice in the regulations is very clear on which levels of development are likely to fall within EIA:

3. ENERGY INDUSTRY			
(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1);	The area of the development exceeds 0.5 hectare.	Thermal output of more than 50 MW. Small stations using novel forms of generation should be considered carefully.	Level of emissions to air, arrangements for the transport of fuel and any visual impact.
(b) Industrial installations for carrying gas, steam and hot water;	The area of works exceeds 1 hectare.		
(c) Surface storage of natural gas; (d) Underground storage of combustible gases; (e) Surface storage of fossil fuels;	(i) The area of any new building, deposit or structure exceeds 500 square metres; or (ii) a new building, deposit or structure is to	Storage of more than 100,000 tonnes of fuel. Smaller installations are unlikely to require Environmental Impact Assessment unless hazardous chemicals are stored.	Scale of the development, discharges to water, emissions to air and risk of accidents.

	be sited within 100 metres of any controlled waters.		
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This application is for a much smaller scale development than those set out in the guidance to the EIA regulations as being likely to be EIA.

This application seeks planning permission for a solar photovoltaic (PV) renewable energy installation on agricultural land adjacent to a poultry farm at New River Gate Holbeach.

The development would cover 584 M2 of arable agricultural land and generate up to 100kw. The solar PV would comprise one row of 400 panels on grassland to the north of 8 poultry sheds.

The site is screened to a degree by vegetation on the field perimeters and additional planting will make its visual and landscape impacts negligible.

NPP guidance is to support renewable energy and there are no objections to this scheme.

Whilst there would inevitably be a minor impact upon the local landscape, and a temporary loss of a very small area of agricultural land in its full capacity these would not outweigh the benefits of the scheme in terms of the production of renewable energy and the planning balance weighs in favour of the development.

The issues to be considered are: amenity of residential properties through noise; the visual impact of the development.

There would be no **wider significant** impacts outside the immediate vicinity of the site and surrounds and the issues mentioned above can **all** be assessed by normal Development Management work and any impacts controlled by the use of conditions.

The issues which arise such as amenity, visual impact, etc are straightforward Development Management (DM) issues pertaining to almost every development site and capable of being assessed and addressed in totality through the normal DM process with any local impacts being mitigated by the imposition of conditions.

The Council does not consider this Schedule 2 development to be of more than local importance, to significantly affect an environmentally sensitive location or result in complex or hazardous effects and therefore it is unlikely to have significant effects on the environment by virtue of factors such as its size, nature or location.

There would be no impacts upon the wider environment and the development is NOT EIA development.