



EIA Screening Request

Proposed 25MW Solar PV at Land south of Claymills
Sewage Sewage Treatment Works, Burton-upon-
Trent, Staffordshire, DE14 1DH

On behalf of Voltis

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Version History

| Version | Date | Amendments |
|---------|------------|------------|
| 1 | 02/01/2024 | Submission |
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1 Introduction

1.1. Introduction

- 1.1.1. This Screening Request has been prepared by ADAS Planning (“Agent”) on behalf of Voltis (“Applicant”) and is submitted in relation to a proposed development of a 25 MW Solar PV development at land south of Claymills Sewage Treatment Works, Burton-upon-Trent, Staffordshire, DE14 1DH.
- 1.1.2. An Environmental Impact Assessment (“EIA”) Screening Opinion is requested from the Local Planning Authority, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “2017 Regulations”), to determine whether the development proposed constitutes EIA development and therefore whether an Environmental Statement (“ES”) is required to be submitted with the subsequent Planning Application.
- 1.1.3. A Location Plan and Site Layout Plan are submitted with this Screening Request. This Site Layout Plan is indicative at this stage and details relating to the layout may be subject to change. This report sets out the background to the proposed development and assesses the likelihood of significant environmental effects.
- 1.1.4. Table 1 below sets out the documents submitted alongside this Screening Request.

| Title | Description |
|--------------------|---|
| Site Location Plan | Plan showing the location of the site, providing context to the immediate surrounding area. |
| Site Layout Plan | A Plan showing the indicative layout of the proposed development. |

Table 1: Documents Accompanying the Screening Request

2 Site Location and Description

2.1. Site Location

- 2.1.1. The Site measures approximately 39 ha in size and is located immediately to the south of the Claymills Sewage Treatment Works, Burton-upon-Trent. The river Trent runs adjacent to the east of the Site.
- 2.1.2. The Site is formed of several agricultural field parcels associated with Wetmore Hall Farm. The main point of access onto the Site is via Meadow Lane to the northeast of the site.

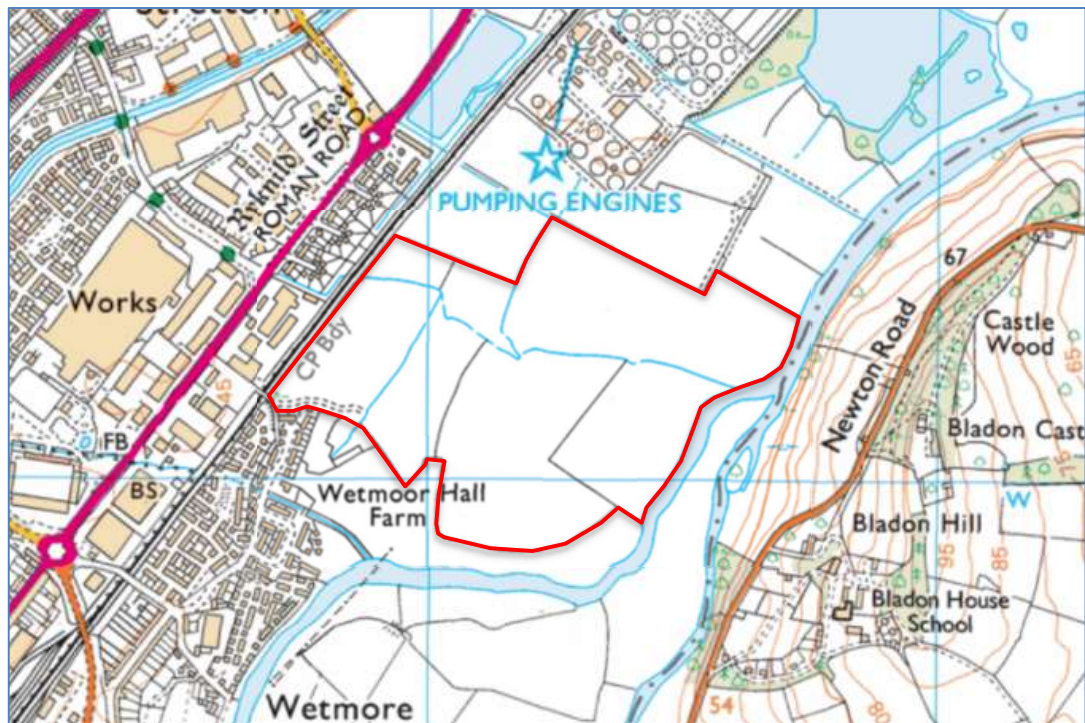


Figure 1: OS Plan indicating location of the Site

- 2.1.3. The Site is bordered by the railway immediately to the north, and residential development to the west. The site is generally open, with some existing hedgerow boundaries and occasional trees.
- 2.1.4. There is an existing Solar PV development c.4.4km to the northwest at Rolleston Park Farm relating to Application Ref. P/2014/00830, and a pending Solar PV development also at Rolleston Park Farm (Ref. P.2023/00296) directly adjacent to the east of the existing development. This is explored in further detail in Section 2.4 of this Statement.

2.2. Public Rights of Way

- 2.2.1. There are no Public Rights of Way (PROW) on or adjacent to the Site (as shown in Figure 1). The nearest PROW is Horninglow and Eton CP 22, located c.540m to the

southwest. Other PRowS are located c.780m to the northeast (Newton Solney-SD33 14/10 and c.1km to the northeast (Burton CP 10). Due to the distance between these PRowS and the site, any views are likely to be limited, and furthermore the proposal will be viewed in the context of the adjacent built-up area. The proposal will be informed by a full Landscape and Visual Appraisal and Landscape Masterplan, which will seek to minimise any landscape and visual effects through appropriate mitigation.

2.3. Access

- 2.3.1. The proposal would involve utilising the existing access track off Meadow Lane which connects into the northern corner of the site, via the Sewage Treatment Works. The existing farm access tracks running through the Site will be retained and improved where required to facilitate access to the Solar array and associated infrastructure. The internal access tracks for vehicular and pedestrian movements will be constructed within the Site.
- 2.3.2. Other than for scheduled maintenance, once the development becomes operational there will be very little additional traffic generated by the development.

2.4. Planning History

- 2.4.1. A search of the Council's Public Access System shows that there is no relevant planning history for the Application Site. There are a small number of existing and proposed solar farms in the District as follows:

| Reference | Description | Outcome |
|-------------------------------------|---|--------------------------------|
| P/2023/00296 (Planning Application) | Temporary ground-mounted solar farm with associated ancillary infrastructure and security fencing, landscaping provision, and ecological enhancements for up to 40 years | Pending (Validated 03/04/2023) |
| P/2014/00830 (Planning Application) | Construction of 18.7MW Solar Farm with ancillary development including solar panels and frames, sub-station, switchgear enclosure, grid connection/comms cabinet and perimeter fencing and gates | Approved (10/09/2014) |
| P/2015/01064 (Planning Application) | Installation of a solar farm (of up to 5MWp generating capacity) and associated infrastructure, including solar arrays, inverter housings, security fencing, CCTV, access tracks and below ground cabling | Approved (08/09/2015) |

Table 2: Planning History

- 2.4.2. Planning Application P/2015/01064 relates to the installation of a solar farm (of up to 5MWp generating capacity) and associated infrastructure, including solar arrays, inverter housings, security fencing, CCTV, access tracks and below ground cabling, which the Council approved 8th September 2015. An EIA Screening Opinion was submitted to the Council and the Council confirmed on 15th June, 2015 that due to the relatively small scale of the development, and localised and limited impacts relating to landscape and visual impacts and flood risk, an Environmental Statement was not required for the Planning Application.
- 2.4.3. Although the proposal was smaller than the one that is the subject of this Screening Request, we consider that with appropriate flood risk mitigation and a sensitive landscaping scheme, the effects will be minimised.
- 2.4.4. Planning Application P/2014/00830 relates to the construction of 18.7MW Solar Farm with ancillary development including solar panels and frames, sub-station, switchgear enclosure, grid connection/comms cabinet and perimeter fencing and gates, which was approved at Planning Committee on 10th September, 2014. A review of Public Access indicates that an EIA Screening Request was not submitted by the Applicant, nor was a Screening Opinion issued by the Council.
- 2.4.5. Planning Application P/2023/00296 relates to the construction of a temporary ground-mounted solar farm with associated ancillary infrastructure and security fencing, landscaping provision, and ecological enhancements for up to 40 years, which was validated 3rd April, 2023 and is yet to be determined. A review of Public Access indicates that an EIA Screening Request has not been submitted by the Applicant, nor has a Screening Opinion been issued by the Council.

2.5. Proposed Development

- 2.5.1. The Proposal comprises the erection of a 25MW Solar photovoltaic (PV) array comprising solar PV panels, vehicular access, landscaping, and associated infrastructure.
- 2.5.2. The Proposal may also include the following typical elements of a Solar PV proposal of this nature:
- Solar PV arrays
 - Inverters
 - Transformers
 - Substation
 - CCTV
 - Boundary fence
 - Internal access tracks
 - Temporary Construction Compound
 - Other associated infrastructure

- 2.5.3. The panels will utilise high transparency solar glass with an anti-reflective coating which minimises glare and glint, whilst also enabling maximum absorption of available sunlight. The panels would be dark blue in colour.

2.6. Operational Lifespan

- 2.6.1. The development would have a temporary lifespan of 40 years. At the end of the useful lifetime of the Solar PV development, it will be decommissioned, and all associated infrastructure will be removed. Owing to the non-intrusive nature of the proposal, the proposal will not result in any degradation of the agricultural land, and it can quickly be re-purposed to its former agricultural use.

3 Considerations against the EIA Regulations

3.1. Assessment

- 3.1.1. Part 2 of the 2017 Regulations (as amended) provides thresholds for development for which an EIA is a mandatory requirement (Schedule 1) and where it is a discretionary requirement (Schedule 2).
- 3.1.2. The proposed development is not listed in Schedule 1.
- 3.1.3. Schedule 2 (see extract below in Table 5) sets the following 'exclusion threshold' at which proposals should be screened for EIA.

| Description of the proposed development | Applicable thresholds and criteria |
|--|---|
| 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 hectares. |

Table 3: Schedule 2 Development

- 3.1.4. The development exceeds 0.5 hectares in area and is therefore a Schedule 2 development. The development is therefore required to be assessed against the criteria listed in Schedule 3.
- 3.1.5. Schedule 3 of the regulations provides criteria which should be used to assess Schedule 2 projects, together with the applicable thresholds, to determine if an EIA is required. These criteria are summarised as follows:
- Characteristics of development.
 - Location of development.
 - Types and characteristics of the potential impact.
- 3.1.6. An assessment of the proposal against these criteria is therefore made in the following tables 4-6.

The likely significant effects of the development on the environment must be considered in relation to the characteristics of the development, taking into account:

| Applicable threshold/criteria | Assessment |
|--|--|
| The size and design of the whole development | The development footprint will span several field parcels partially bounded by hedgerows and trees. Access will make use of existing tracks where possible. Developed components will be located as close to each other as possible to reduce the overall footprint of the built area. The Solar PV array will be a temporary form of development and can be easily removed from the land at the end of the operational phase of development (40 years). |
| Cumulation with other existing/approved development | The proposed development does not form part of a wider development Proposal, nor is it positioned close or adjacent to any existing Solar PV development. |
| The use of natural resources, in particular land, soil, water and biodiversity | <p>The proposed development will be placed upon the existing land/soil surface, therefore the use of the land will change, but there will be no extraction of any soil or any other aggregates from the Site. Electricity will be generated using solar energy, the Proposal would result in fewer natural resources being used elsewhere such as fossil fuels and there will be a significant reduction of Co2 gas emissions into the atmosphere due to the reduced reliance on fossil fuel generated electricity.</p> <p>The site is Grade 4 'low grade' agricultural land, and the proposal will not impact on any Best and Most Versatile (BMV) agricultural land.</p> <p>In relation to ecology and biodiversity, the Site is not subject to any statutory local or national ecology designations. The nearest statutory designated Site are:</p> <ul style="list-style-type: none"> • Kingfisher Trail (LNR) – c.840m to the west • Scalpcliffe Hill (LNR) – c.2.35km to the south • Old River Dovem Marston on Dove (SSSI) – c.3.55km to the north west <p>The impact on the above designated Sites will be fully assessed as part of the Planning Application to ensure that any impacts are appropriately mitigated.</p> |

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|--------------------------------|---|
| | <p>The Planning Application will be submitted with an Ecological Appraisal and any requisite surveys to review any potential for ecology.</p> <p>Overall, it is considered that the proposed Solar PV array and associated landscaping will provide significant ecological benefits than the current agricultural use of the Site, subject to mitigation, and it is considered that the Proposal will result in no significant harmful impacts to the species located within the wider area.</p> |
| <p>The production of waste</p> | <p>The development will produce no waste whilst operational. Upon decommissioning the development components would be recycled where possible.</p> <p>During construction there will be limited inert waste (packaging material of the Solar PV panels and equipment) generated from Site operatives installing the Solar PV development, all of this waste will be collected and recycled. There will be no waste left at the Site or in the vicinity of the development area.</p> <p>The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally dispose. Where possible waste materials will be reused on Site or recycled off-Site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided on Site for the different waste types. However, it must be noted that these would be minimal and would be controlled through the Construction Environmental Management Plan (CEMP). Mitigation measures have also been discussed in Section 3.2 below.</p> |
| <p>Pollution and nuisances</p> | <p>The scheme does not result in any complex or hazardous effects during either the construction or operational phase of the development. The arrays and inverters will not generate any significant noise and the materials to be used in the array's construction are designed to absorb the light rather than reflect it.</p> <p>During construction, the movement of plant and vehicles will result in limited air pollution and noise. The movement of maintenance vehicles will result in some noise and air pollution. However, these would be minimal and would be controlled through the CEMP. Mitigation measures have also been discussed in Section 3.2 below.</p> |

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| <p>The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.</p> | <p>The construction works would not require the use of hazardous or toxic material. The installation of the solar panels would be carried out by standard tried and tested methods and must adhere to health and safety legislation. The technology has a reputable safety record.</p> |
| <p>Risk to human health (for example, due to water contamination or air pollution)</p> | <p>A CEMP will be prepared in relation to the on-Site construction works. This is a Site-specific plan written with the aim of ensuring that environmental management practices are identified and applied throughout the construction of the proposed Solar PV development.</p> <p>The CEMP will be used by the construction contractors, including all sub-contractors, to ensure compliance with their legal and contractual obligations, as well as implement best practice in construction environmental management. Mitigation measures have also been discussed in Section 3.4 below.</p> |

Table 4: Characteristics of the Development

- 3.1.7. An assessment of the proposal against the criteria for consideration of the location of the development is provided in Table 5 below:

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:

| Applicable threshold/criteria | Assessment |
|---|---|
| <p>The existing and approved land use</p> | <p>The site is Grade 4 'low grade' agricultural land, and the proposal will not impact on any Best and Most Versatile (BMV) agricultural land.</p> <p>The land can continue to be used for some agricultural activity such as grazing, and will be fully restored at the end of the operational phase of the solar farm (40 years).</p> |
| <p>The relative abundance, quality and regenerative capacity of natural</p> | <p>The Site is not located adjacent to any statutory designated Sites for nature conservation.</p> |

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| <p>resources (including soil, land, water and biodiversity) in the area and its underground;</p> | <p>The Site currently consists of farmland, and it is considered that generally the Site has limited ecological value due to it being actively managed by farm machinery and human intervention for agricultural purposes.</p> <p>The Proposal Site will be subject to an Ecology PEA walkover survey to review any potential for Ecology and any further assessments which may be required. These assessments will be agreed beforehand with East Staffordshire Borough Council and will be submitted with the full Planning Application.</p> <p>Overall, it is considered that the proposed Solar PV array and associated landscaping will provide more ecological benefits and strengthen ecological networks than the current agricultural use of the Site. Subject to appropriate mitigation, it is not considered that any effects will be significant.</p> <p>Further to this, the applicant considers that taking the Site out of agricultural use would further increase the biodiversity value of the land, as there would be no need for the intensive use of fertilisers, herbicides and pesticides on the land and there will be opportunities for significant net gains in biodiversity.</p> |
| <p>The absorption capacity of the natural environment, paying particular attention to the following areas—</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> | <p>(i) wetlands, riparian areas, river mouths</p> <p>The River Trent is located to the eastern and southern site boundaries. An unnamed ditch network also runs through the Site and discharges into the River Trent along the eastern site boundary. There is a small lake located c.55m north of the Site on the opposite side of the railway and a watercourse c.300m to the northeast of the Site. It is not expected that the proposal will have any adverse impact on these features subject to appropriate mitigation.</p> <p>The Site is located predominantly within Flood Zone 3b: the 'functional floodplain' and is therefore at high risk from fluvial flooding. The proposal is however considered 'essential infrastructure' which is acceptable in Flood Risk Zone 3 subject to the Sequential Test and Exception Test being passed.</p> <p>A Flood Risk Assessment has been undertaken for the proposed development. The Assessment confirms that during a 100-year plus 30% climate change event, flood depths at the site range between 0.0 and 2.8m. Flood depths are generally greater at the site's eastern boundary, which borders the River Trent. This will therefore be considered in the final design.</p> |

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| (iv) nature reserves and parks; | <p>The full Flood Risk Assessment and Outline Drainage Strategy will be submitted with the Planning Application, including the requisite Sequential and Exception Test, to ensure that the proposal is acceptable from a flood risk perspective and will not increase flooding on or off-Site or result in any reduction in the capacity of the floodplain.</p> |
| (v) European sites and other areas classified or protected under national legislation; | <p>(ii) coastal zones and the marine environment;</p> |
| (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; | <p>The Site is not within or near a coastal zone, therefore there are no marine environments or species to consider.</p> <p>(iii) Mountain and Forest areas</p> <p>Mapping from Natural England indicates that there are no designated or non-designated mountain or forest areas on or adjacent to the Site.</p> |
| (vii) densely populated areas; | <p>(iv) Nature reserves and parks</p> <p>Mapping from MAGIC indicates that there are no designated nature reserves and parks on or adjacent to the Site.</p> |
| (viii) landscapes and sites of historical, cultural or archaeological significance | <p>(v) European sites and other areas classified or protected under national legislation</p> <p>The Site is not subject to any statutory designation for ecological value.</p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards</p> <p>The Site is not considered to be in an area where there has been a failure to meet environmental quality standards in relation to air or water quality.</p> <p>Mitigation measures are discussed in Section 3.2 of this Screening Request.</p> |

(vii) densely populated areas

The Site is outside of the settlement boundary, to the south of the main built-up area of Burton-on-Trent. The proposal is not an intrusive form of development and will not result in any significant effects for residents in Burton-on-Trent. The layout will carefully mitigate any impacts, including noise and visual impacts, to safeguard amenity for neighbouring residents.

(viii) landscapes and sites of historical, cultural or archaeological significance

The Site does not fall under any statutory or non-statutory designations for landscape quality.

The Proposal, by nature of the development and the location in the countryside, will have some effects in relation to landscape. A Landscape and Visual Appraisal (LVA) will be undertaken for the proposed development, assessing the landscape and visual impacts and informing any required mitigation.

The Site is not in a Conservation Area and there are no heritage assets on the Site. The nearest Heritage assets to the Site are as follows:

- Milepost at SK258 256 (1038466, Grade II) – c.160m to the north west
- Wetmore Hall Farmhouse (1293644, Grade II) – c.194m to the south-west
- Rifle Range Target Wall at Burton Meadows (1422606, Grade II) – c.260m to the south
- Bladon Garden Cottages and Stable Block Adjoining Number 2 (1281766, Grade II) – c.340m to the south-east
- Workshop, Agitator Engine House, Chief Engineers Office, Tinsmith's Shop and Dynamo House to Claymills Pumping Station (1410636, Grade II) – c.370m to the north-east
- Claymills Pumping Station (1038427, Grade II*) – c.380m to the north-east

Due to the distance to the listed buildings, and natural screening which intercepts views between these assets and the Site, it is unlikely that there would be significant harm to their significance by a change to their setting. However, the Planning Application will be supported by a full Archaeology and Built Heritage Assessment to provide a full assessment and inform any required mitigation,

Table 5: Location of Development

- 3.1.8. An assessment of the proposal against the criteria for consideration of the characteristics of development is provided in Table 6 below:

The likely significant effects of the development on the environment must be considered in relation to criteria set out in Tables 4 and 5, with regard to the direct and indirect significant impacts of the proposed development as specified in regulation 4(2) of The Town and Country Planning (Environmental Impact Assessment 2017), taking into account:

| Applicable threshold/criteria | Assessment: |
|--|---|
| The magnitude and spatial extent of the impact (geographical area and size of the affected population) | The Site is 39 hectares in size and is located on low-lying land immediately to south of the Claymills Sewage Treatment Works, Burton-upon-Trent. The immediate surrounding character is heavily influenced by the the Sewage Treatment Works to the northern site boundary, which is industrial in appearance. The built-up area of Burton-upon-Trent is located to the west of the site, however this is separated by the railway line. Residential dwellings on Bramling Cross Road and Cascade Close are located to the south west of the site. |
| The nature of the impact | The proposed solar PV array will be visible in the immediate surrounding area; however, any impacts are expected to be low. There will be minimal noise created by the proposal, and any traffic will be minimal once the site is operational. The site will be designed to have positive impacts in terms of ecology and biodiversity, with opportunities for significant net gains in biodiversity compared to the current situation. |
| The transboundary nature of the impact | There will be no transboundary impacts as a result of the proposed development. |
| The magnitude and complexity of the impact | The complexity of the development is low, as it is consisting of one main component (the panels) with associated infrastructure. Aspects of the environment affected will be limited to localised impacts; therefore, the magnitude of the impact is considered to be low. |
| The probability of the impact | The potential localised visual impacts are predictable and can be reduced with careful design and mitigation. The effects will be appropriately managed through the design of the solar panel layout, the incorporation of appropriate landscape |

| | |
|--|--|
| | mitigation measures and the adoption of best practice measures. |
| The expected onset, duration, frequency and reversibility of the impact | The proposed development has a life span of 40 years, after which the solar panels and ancillary infrastructure can be removed, and the Site returned to its previous condition. The impacts are therefore limited in duration and reversible. |
| The cumulation of the impact with the nature of other existing and/or approved development | There are no other Planning Applications approved for development on this Site. The Site is surrounded by a combination of open agricultural fields, residential dwellings, the railway line, sewage treatment works and the River Trent. |
| The possibility of effectively reducing the impact | Mitigation has been considered and discussed below in section 3.2 to reduce any limited impacts from the proposal. |

Table 6: Types and Characteristics of the Potential Impact

3.2. Proposed Mitigation Measures

- 3.2.1. Given the nature of the development proposals, it is considered that there may be some limited localised effects on the environment. These effects will be appropriately managed through the design of the Solar PV development, the incorporation of appropriate mitigation measures and with the adoption of best practice measures. This includes consideration of the following:

Landscape/ Visual & Ecology

- 3.2.2. A LVA will be undertaken for the proposed scheme. The landscape appraisal would consider the effects of the proposed scheme on the landscape as an environmental resource in its own right and the visual appraisal would consider the effect of visual change on people's views and visual amenity. A set of figures relevant to landscape and visual matters, will be included with the report:

- Figure 1: Landscape Character Area
- Figure 2: Designations
- Figure 3: Topography
- Figure 4: Context
- Figure 5: Views and Viewpoints

- 3.2.3. The LVA will assess landscape and visual effects separately and the main objectives would be as follows:

- To describe the baseline landscape character of the Site and its surroundings; evaluate its value and susceptibility to change arising from this specific development proposal which together provides a measure of the sensitivity of the landscape receptors; and taking into account the magnitude of change assess the effect that the proposal will have on the

landscape elements within the Site, the landscape character of the Site, the local landscape character and landscape character area that the Site is within.

- To identify potential visual receptors (i.e. people who will be able to see the development), evaluate their sensitivity to change and taking into account the magnitude of change assess the effects the proposal will have on visual amenity.
- Identify mitigation proposals where these can reduce any adverse effects of the proposed development.

3.2.4. The LVA would be undertaken by a landscape consultant experienced in landscape assessment. The LVA will consider effects upon completion (winter) and residual effects at year 15 (summer). A final judgement would be made on the overall level of effect upon the landscape and visual receptors through a combination of sensitivity and magnitude of change. Overall effects would be described using a four-point scale of major; moderate; minor; negligible. Professional judgement and experience would be drawn upon to undertake the appraisal of effects, with reasoning provided in the text as to how this conclusion has been reached.

3.2.5. Furthermore, the proposal will also be subject to a PEA walkover survey to review existing ecological constraints, and all relevant species surveys will be undertaken. The results from the ecological and landscape assessments will then feed into a robust landscaping mitigation plan and BNG Assessment. If any impacts are identified as a result of this work, suitable mitigation and enhancement measures will be proposed and agreed upon. The proposal is envisaged to achieve substantial biodiversity net gains.

Traffic management

- A Construction Traffic Management Plan (CTMP) will be submitted with the application to safeguard the amenity of nearby villages and in the interests of highway safety. This will establish the principal mitigation measures that would be incorporated into the scheme to address the potential impacts of construction activities and establish the principles of the management of working areas, temporary accesses and construction traffic routing.
- The application will also be supported by a Highway Statement that will set out the changes in traffic flows in further detail and the implications for those in capacity terms.

Pollution and Waste prevention measures

- A Construction Environmental Management Plan (CEMP) will provide the broad principles of on-Site construction methods and environmental mitigation, which would be taken into account in the more detailed method statements and risk assessments to be prepared by the Principle

Contractor. In order to reduce any impacts from pollution the following measures would be employed.

Pollution prevention

- The Principal Contractor (or other 'responsible person' managing the site) is responsible for both the protection of "controlled waters" from pollution and for the prevention of pollution of the environment, harm to human health and detriment to local amenity by waste management activities under the Environmental Protection Act 1990. Further protection for the environment is afforded under the Water Resources Act 1991 (as amended), which outlines the functions of the Environment Agency and sets out offences relating to water, discharge consents, and possible defences to the offences.
- Under the Water Framework Directive (WFD) no deterioration may be allowed to occur to controlled waters, including surface and ground water. Therefore, no contaminated runoff may be allowed to enter either surface water drainage or be allowed to infiltrate the ground.
- All construction activities will be carried out in accordance with good practice, paying particular attention to the Environment Agency (EA) published Guidance for Pollution Prevention (GPP).
- No silt, or other debris from works, shall be allowed to enter any watercourse (including the field boundary ditches). An emergency protocol will be put in place to deal with any spills or other potentially contaminating incidents.

Storage of Plant and Machinery

- The site will predominantly operate with a 'just in time' delivery protocol and materials will not be stored within 8m of any watercourse (including the field ditches). Fuels will be stored in a double-skinned, locked, and bunded fuel bowser as far away from watercourses as possible and away from the regular passage of site traffic. Refuelling will be carried out over a bespoke drip tray, which will be regularly maintained and inspected for the presence of rainwater. Any rainwater must be removed for specialist disposal. A spill kit will be located next to the bowser. Any other potentially hazardous material will also be stored within designated impermeable, bunded areas
- Materials, plant, vehicles, spill kits and fuel storage areas will be protected from vandalism and inspected regularly for signs of tampering or damage. All keys will be removed from unattended vehicles/plant.

Dust Control Methods

- The semi-rural location of the development means that there are some sensitive receptors near the Site. There are no PRoW within the Site or adjacent but there are some in the surrounding area. Nearby receptors and users of these PRoW will be protected from dust by appropriate dust control measures.

- Dust impacts can arise from on-site construction works such as earthworks as well as from dust deposited on the public highway by construction vehicles which then becomes re-suspended. Construction dust may lead to an adverse impact in terms of elevated particulate concentrations at neighbouring sensitive receptors or nuisance impacts, such as the soiling of clean surfaces. Dust deposition can also affect sensitive habitats and fauna (e.g. foraging on habitats).
- Dust impacts will be controlled by good housekeeping and by following best practice. The appropriate mitigation measures will be employed to control the dust emissions. The responsibility for ensuring that the dust control measures are carried out lies with the Principal Contractor's Site Manager.

Wheel Wash facility

- A proprietary wheel cleaning bay will be provided on-site at the exit of the construction compound. The specific equipment employed will be dependent on availability during the construction phase.
- The wheel wash facilities will be securely constructed with no overflow and the effluent will be contained for proper treatment and disposal.

Dust monitoring

- Dust emissions will be monitored by carrying out daily on and off-site visual inspections of dust emissions, particularly focusing on any visible dust being carried towards or across the Site boundary. Inspection results will be logged.
- Regular Site inspections will be undertaken by the Site Manager or their representative to monitor compliance with the dust control measures.
- All dust complaints and any exceptional incidents causing dust emissions will be logged, along with the actions taken to resolve the situation.

Waste Monitoring

- All wastes will be removed from the Site using a registered waste carrier. Waste will only be disposed of at facilities/sites authorised to receive it, which have an appropriate permit, licence or registered exemption. Waste management licence, permit or exemptions must be obtained from the facility/site.
- The storage of hazardous waste prior to its removal will also be subject to the appropriate requirements.
- The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally disposed of.
- Where possible waste materials will be reused on Site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types and will use the National Colour Coding Scheme.

- No waste will be left on-site following the completion of works.
- It is envisaged that the development would result in very little waste, given the greenfield location.

Noise and Vibration Control

- Noise and vibration nuisance could come from the operation of machinery on-site and vehicle movements to and from the Site as well as within the Site.
- Whilst the development, once operational, would result in very limited noise (during construction) - all works will be carried out in accordance with British Standard 5228 (BS 5228).
- Best Practicable Means (BPM) of noise control, as defined by Section 72 of the Control of Pollution Act 1974, will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

4 Scope of the Planning Application Documents

4.1.1. The planning application will be submitted with the following assessments and reports:

| Document | Description |
|--|--|
| Planning, Design and Access Statement | A planning assessment of the proposed development against the relevant planning policy and guidance and any other material considerations. |
| Site Location Plan | Plan showing the location of the Site at 1:2500 scale. |
| Site Layout Plan | A Plan showing the proposed layout of the proposed development. |
| Flood Risk Assessment and Drainage Strategy | An assessment of flood risk associated with the proposed development, including recommendations for suitable mitigation, if required. |
| Archaeological Desk Based Assessment | A desk-based assessment regarding any potential archaeological significance of the Application Site. |
| Built Heritage Statement | An assessment of the significance of Built Heritage Assets, and any harm to the historic environment resulting from the proposed development. |
| Preliminary Ecological Assessment | A preliminary assessment of the ecological features of the site, and recommendations for survey requirements. |
| Biodiversity Net-Gain Assessment | An assessment to confirm the biodiversity net-gains to be delivered as part of the proposal, based on 'Metric 4.0'. |
| Landscape and Visual Appraisal | An assessment of the landscape and visual impacts of the proposed development. |
| Transport Statement and Draft Construction Traffic | Provide details of construction and operation, along with an appraisal of the permanent Site access arrangements. A CTMP will be submitted with the application in order to safeguard amenity and in the interests of highway safety. This will establish |

| | |
|------------------------|--|
| Management Plan (CTMP) | the principal mitigation measures that would be incorporated into the scheme to address potential impacts of construction activities and establish the principles of the management of working areas, temporary accesses and construction traffic routing. |
| Arboriculture Report | An assessment focusing on the potential impacts of the proposed development on existing trees and hedgerows on the Site. |
| Noise Assessment | An assessment of the potential noise impacts of the proposed development, including recommendations for mitigation, where required. |

Table 7: Documents Accompanying the Planning Application

5 Conclusion

- 5.1.1. The Proposal will not result in any likely significant effects on the environment, and it is therefore concluded that an EIA is not required. A Screening Opinion is requested from East Staffordshire Borough Council to confirm this matter.
- 5.1.2. The Proposal is not Sited within or adjacent to any sensitive areas as defined by the '2017 Regulations'. Supporting documents will accompany any forthcoming Planning Application to provide a full technical assessment of the following matters:
- Landscape and Visual Impacts
 - Built Heritage
 - Archaeology
 - Highways
 - Flood Risk and Drainage
 - Noise
 - Agricultural Land Classification
 - Ecology
 - Biodiversity Net-Gain
 - Arboriculture
- 5.1.3. Given the nature of the Proposal, it is considered that whilst there may be some localised limited effects upon the environment, these effects will be appropriately managed through the design of the layout, incorporation of appropriate mitigation measures and with the adoption of best practice measures. The Proposal is not considered to result in more wide-ranging effects.
- 5.1.4. The above screening request demonstrates that the proposed development will not have any significant effects in line with Schedule 3 of the "2017 Regulations". We therefore respectfully request that you issue a Screening Opinion which confirms that this application is not 'EIA Development'. Should you require any further information, please do not hesitate to contact us.



EIA Screening Request


Proposed 25 MW Solar PV at Land south of Claymills
Sewage Treatment Works, Burton-on-Trent,
Staffordshire, DE14 1DH

On behalf of Voltis

| Prepared By: | Technical Review By | Authorised By: |
|---|--|---|
|  |  |  |

Wetmore PV

Legend







 Farm Boundry

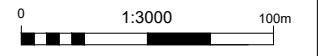
P/2024/00007
Received 02/01/2024



P/2024/00007
 Received 02/01/2024

- Notes**
1. All dimensions are in 'm' unless otherwise stated.
 2. Any deviations to be recorded and communicated to Voltis.
 3. Ordnance Survey Crown Copyright 2023. All rights reserved. Licence number 100046957.
 4. All details shown subject to change.

- Legend**
- Development Area 
 - Solar Array 
 - MV Power Station 
 - Customer Substation 
 - Storage Container 
 - Internal Access Track 



Revisions:

| Rev | Date | Comments | Drwn | Apvd |
|-----|----------|---|------|------|
| B | 12.12.23 | Indicative layout plan | JC | NH |
| A | 11.12.23 | Indicative layout plan including flood risk | JC | NH |

| | |
|---|------------------------------|
| Project: Wetmore Hall Solar Farm | |
| Title: Indicative Layout Plan - Planning | |
| Address: Meadow Lane, Burton, Stretton, East Staffordshire, Staffordshire, England, DE13 0DA | |
| Co-Ordinates (Lat, Lon): | 52.823007, -1.6129160 |
| Co-Ordinates (E, N): | 426181, 325123 |
| Installed Capacity: | 27.26 MWp |
| Author: JC | Scale: 1:3000 @ A3 |
| Signed: NH | Drawing Rev: B |
| Date: 12/12/2023 | Drawing No: WEL77-002 |

