

P/15/00113
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23 JAN 2015

Sarah Titterton

From: Vinnie Lynch
Sent: 23 January 2015 15:15
To: DC Support
Subject: EIA Screening request for a proposed solar farm development on Land off Green Lane, Marchington ST14 8LQ
Attachments: Racking 30 20 SC deg.pdf; 1;5000 Aerial.jpg; 1;5000.jpg; 1;25000.jpg; 1;100000.jpg

Dear Sir/ Madam,

I am writing to request an EIA Screening opinion for a proposed Solar PV farm development on Land off Green Lane, Marchington ST14 8LQ as shown on the attached plan, which is sufficient to identify the land to which this screening request relates. The ground is currently used for grazing, is Grade 4 agricultural land and is approximately 12.8 hectares in area.

Development Proposal

The proposal is for the temporary erection of multiple rows of Solar PV arrays similar to those shown in the attached diagram, for a duration of up to 25 years. The approximate maximum installed capacity we are looking to develop would be 6.4 MWp though this is subject to detailed design and site layout. The PV arrays will be ground mounted and are not expected to exceed 3m in height.

Site access will be taken via existing field access gates. The proposals will require the installation of a number of inverter cabinets and a power transformer cabin, in order to convert the generated electricity to be compatible with the nearby 3 phase power system.

In order to secure the site, we propose to install a new 2.4m paladin fence with associated access gates within the field boundaries. However, the proposals will allow for the opportunity to graze sheep on the land, if so required by the land owner.

Proposed Planning Application Data

Subject to the feedback received from this communication, it is our intention that a subsequent detailed planning application will be accompanied by the following information and studies:

- Site Location Mapping
 - Planning, Design & Access Statement
 - Landscape and Visual Impact Assessment
 - Flood Risk Assessment
 - Consideration of Heritage Issues (indirect impacts on setting)
 - Public Consultation Report
 - Site Specific Layout Plan
 - Sample Elevation details of key components (Solar PV and Fencing)
 - Photomontages
 - Phase 1 Ecology Report

It is considered that the above information would enable the assessment of the application, but we would welcome the opportunity to discuss submission requirements as need be.

On Assessing the Town & County Planning (Environmental Impact Assessment) (England & Wales) Regulations, under Regulation 5, our opinion is that the site's Screening Opinion Checklist would result in the following responses:

- 1) Is this a Schedule 1 Development No
- 2) Is this a Schedule 2 Development Yes
 - a. Is the site in a 'sensitive location' No
 - b. Is any of the applicable threshold or criterion in the table in Schedule 2 met or exceeded Yes
- 3) Would the development site be likely to have significant effects on the environment (nature, size, location) No

Our opinion of the responses for the Schedule 2 conclusions would be:

- 1) **Characteristics of the Development**

- c. The magnitude and complexity of the impact – In terms of magnitude, the relative lack of environmental sensitivity of the immediate surrounding area means that the impacts are likely to be proportionately less significant than in more sensitive areas. In terms of complexity, the principle impacts have been defined above and are not considered as complex in nature and are clearly understandable. These issues would be expected to be addressed in any subsequent planning application.
- d. The probability of the impact – Although impacts are likely to arise from the development during construction and operation, it is considered that these will be limited and these are not expected to be significant.
- e. The duration, frequency and reversibility of the impact – Although the proposed development is for 25 years, at the end of the operation of the solar panels, site restoration will be relatively simple, with no long term impacts or pollution issues remaining on site. Due to the continued grazing of the land throughout its lifespan and the limited construction involvement in the installation of the development, potential impacts are all reversible.

Our proposed development will not have a significant direct or indirect impact any historic sites and as the land is currently utilised for agricultural purposes, our development will not create any additional impacts on existing wildlife or protected species.

Based on these and the site specific location, we hope you support our view that we will have limited but acceptable visual impact, which should be addressed via the formal Planning Application process and the development is not likely to result in significant impacts in terms of the EIA Regulations, so does not need to be subject to an EIA.

I look forward to receiving the Screening Opinion, and any comments on information required for an application, in due course.

I would appreciate it if you could confirm receipt of this Screening Request. Please do not hesitate to contact me with any queries.

Best Regards,
Vinnie Lynch

Town Planner






TGC House, 10 Duckmoor Rd Ind. Estate, Bristol, BS3 2BJ

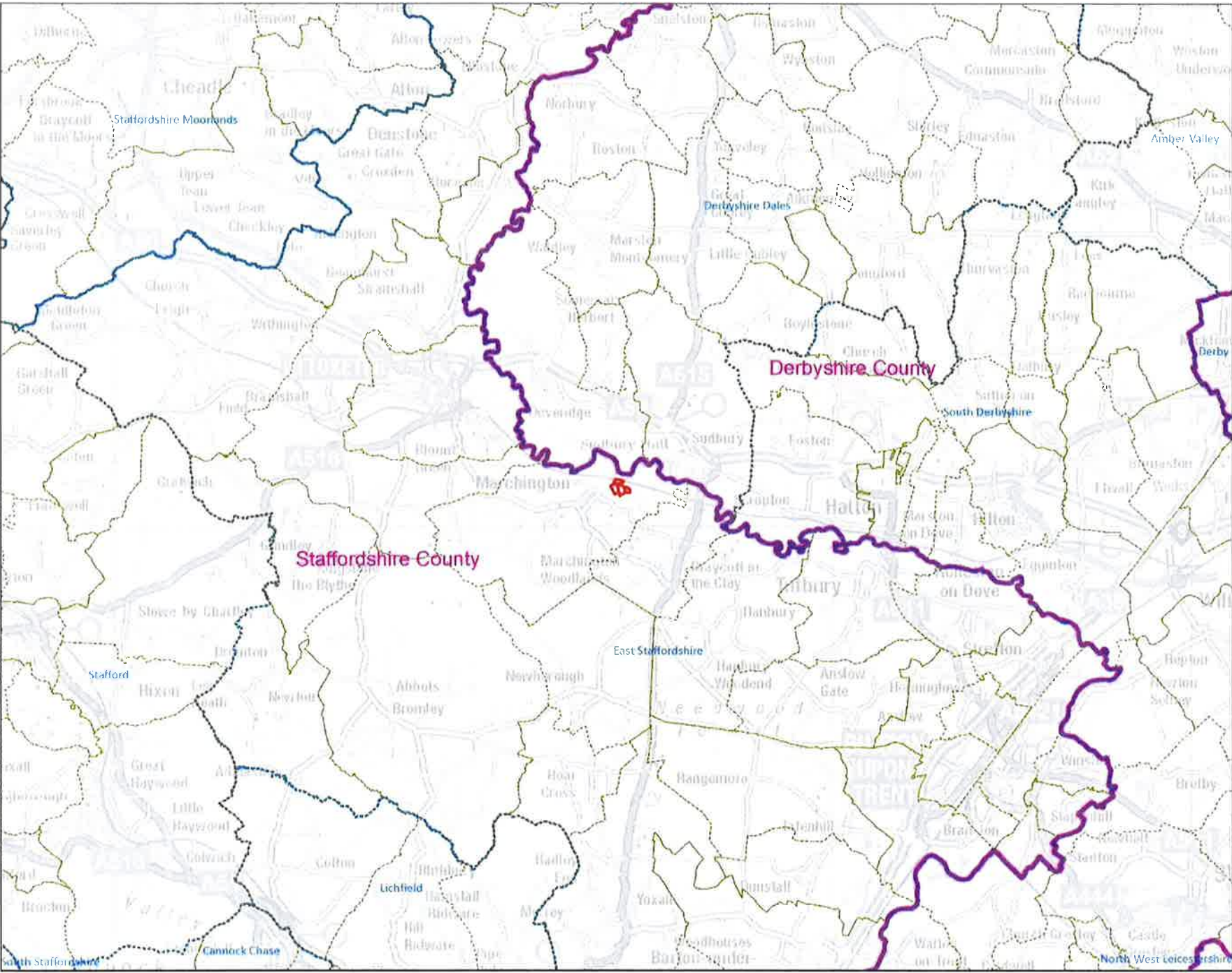
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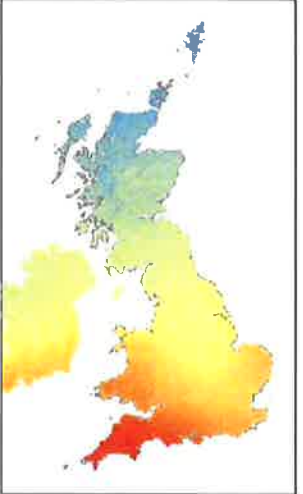


- Legend**
-  Development boundary
 -  Planning authority England & Wales
 -  County lines England & Wales



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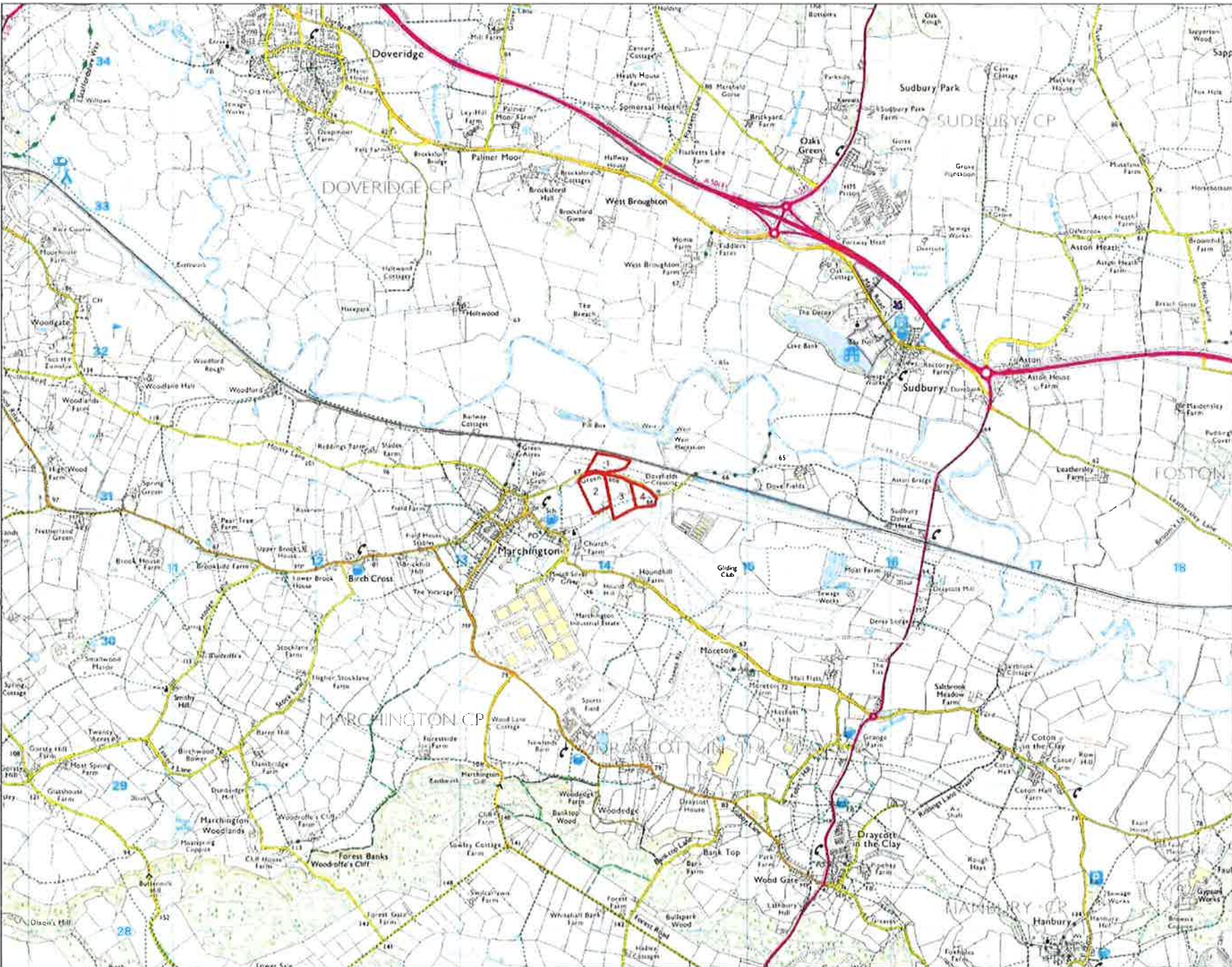
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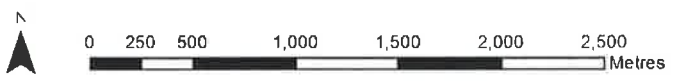
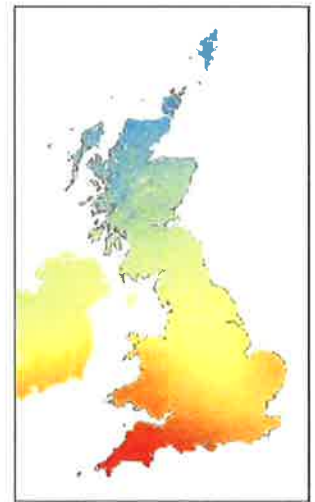
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Legend
□ Development boundary



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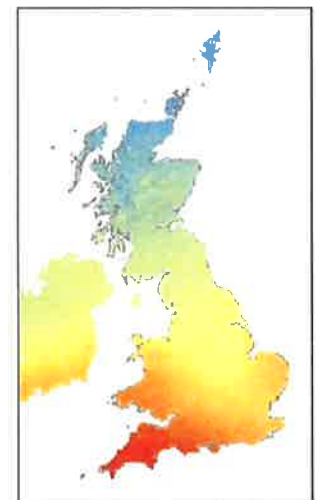
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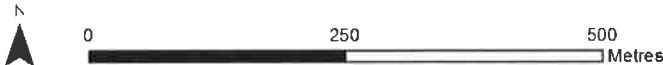
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3	4.187	2.094
4	1.91	0.955
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-	-	-
-	-	-
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Legend
□ Development boundary



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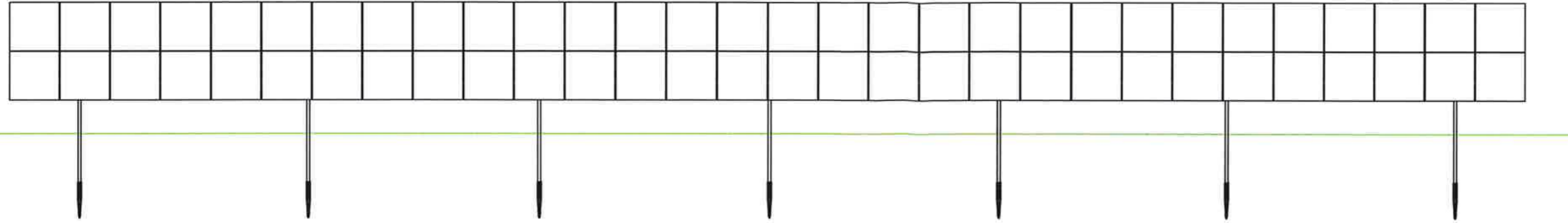
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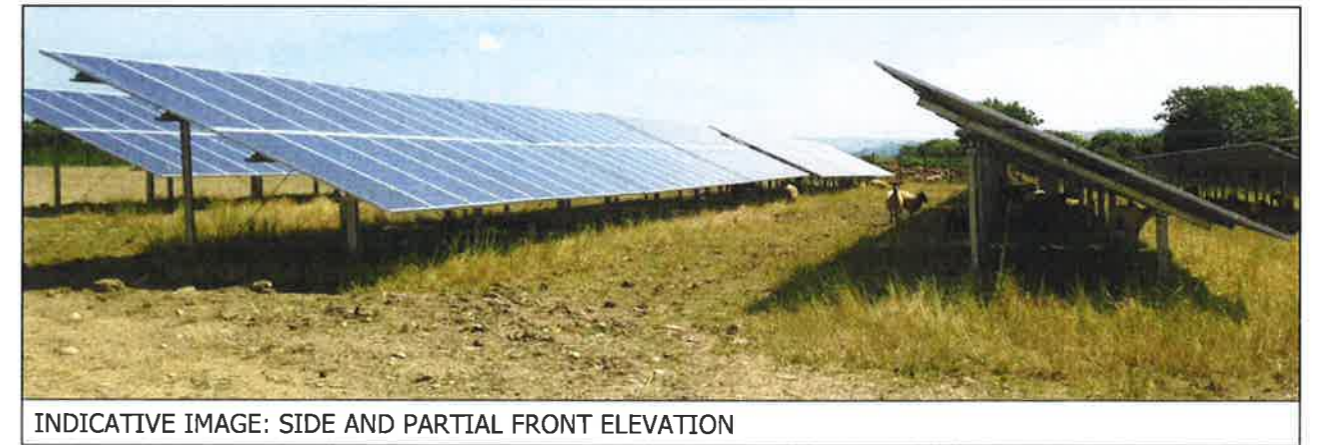
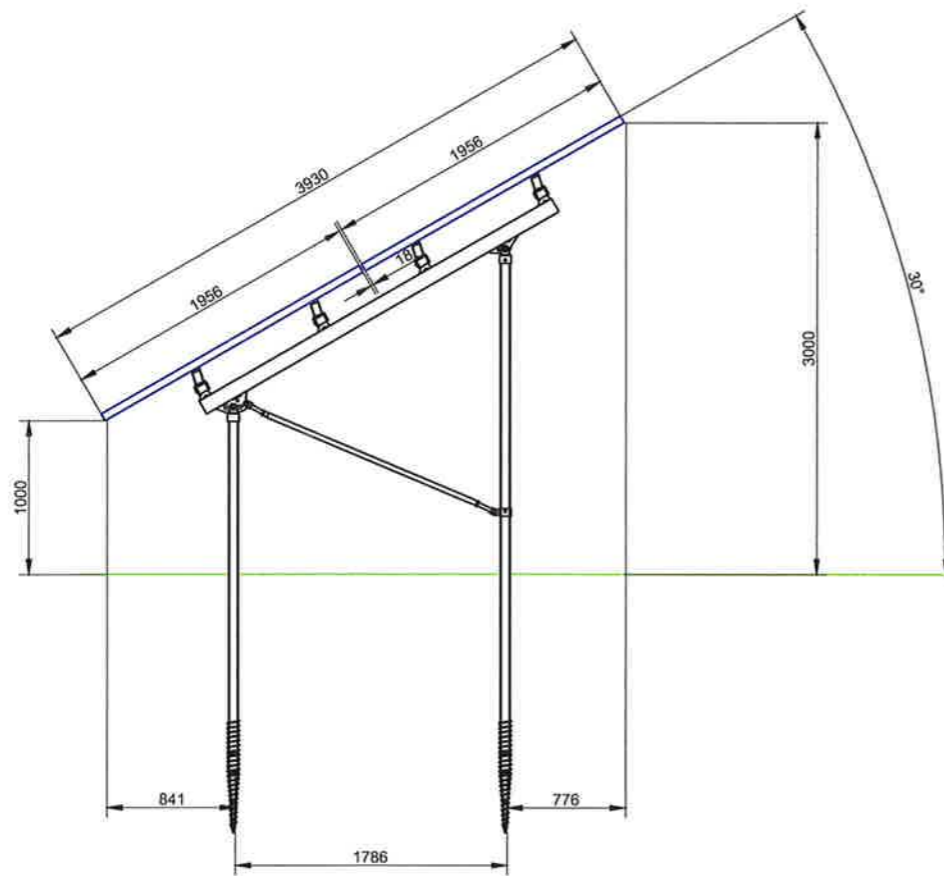
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Plot Date : 10/02/2014 10:26:39
File Name : T:\PLANNING APPLICATION STANDARD DOCS\PLANNING APPLICATION STANDARD PLANS\SUPPLEMENTARY INFO (DWG)\RACKING 30 20 SC DEG

Revision Details				By	Date	Suffix	Project	Drawing Title	Purpose of issue	TGC RENEWABLES LTD TGC HOUSE DUCKMOOR ROAD BRISTOL BS3 2BJ						
				Check			TGC Solar Farm	Solar Farm 2V, 40 Module Racking	Planning Drawing	Designed	Drawn	Checked	Approved	Date		Drawing Number
									As Above	AR	AR	SR	SR	11/10/2012	2V Racking System	Rev A
										Suitability					www.tgcrenewables.com	