

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	UTT/21/2158/SCO	Brief description of the project / development	Screening Opinion for the development of a Solar Farm
Applicant	Statera Energy		
LPA	UTTLESFORD DISTRICT COUNCIL		
2. EIA DETAILS			
3.			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		Click here to enter text.	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		3(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		Click here to enter text.	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		The site exceeds 5ha	
4. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		NO	
If yes, is a copy of the SO/SD on the file?		Click here to enter text.	
If yes, is the SO/SD positive?		N/A	
5. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (<u>only if Yes in part 2a</u>) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The proposals would involve the introduction of a new solar farm consisting of solar panels and associated development. This would be a change of character of introducing new development on the site that is currently used for agriculture.	No	The topography of the site is relatively level free of built form. Although the development of the site would result in a change of character to the location it will not significantly alter the topography of the area. The proposed development is reversible and any planning permission would seek a decommissioning schedule of works. However this is not sufficient to require an EIA.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No	There are no such resources linked to the site or the surrounding area, and as such, it is considered this will be unaffected.	N/A	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	There are no such resources linked to the area of the site or surroundings, as such it is considered this will be unaffected.	No	

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2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	No solid wastes are identified in the proposal. The production of waste is unlikely to be significant.	No	There may be some waste arising from the construction and decommissioning. A construction waste management plan would be required as part of the submission. However this is not sufficient to require an EIA.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	The use and scale of the development is no pollutants or hazardous, toxic or noxious substances to air have been identified.	N/A	
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	No	Noise, dust and vibration nuisances are highly probable during the construction phase. Some of the impacts can be mitigated by way of a Construction Environmental Management Plan, although this hasn't been stated in the Screening Opinion. Noise would be generated as part of the operational phase, but this is unlikely to be significant.	No	Construction Environmental Management Plan would be required as part of the submission. However this is not sufficient to require an EIA.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	Unlikely to occur and can be controlled by a Construction Environmental Management Plan and best practices. There is no identified risk to human health with regards to matters such as air pollution or contamination.	N/A	A contamination report would be required as part of any planning application of which would be assessed at that time. However this is not sufficient to require an EIA.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	None identified	N/A	

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4. POPULATION AND HUMAN HEALTH			
<p>4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	Yes	<p>Although not on the direct flight path of Stansted Airport, the site is in proximity of the airport. The development thereby may lead to potential impacts to airport safeguarding, including the attraction of birds and glint and glare impacts to aircraft. This may require further investigation/consultation with the airport during assessment of the application.</p> <p>The site would be adjacent to an existing battery storage facility therefor details of how this will operate along site each other and a construction management plan would be required as part of any submission.</p>	<p>?</p> <p>Assessment reports would be required to be submitted as part of any planning application to ensure that there would be no risk to the airport and its operations.</p> <p>The site would be adjacent to an existing battery storage facility therefor details of how this will operate along site each other and a construction management plan would be required as part of any submission.</p> <p>However this is not sufficient to require an EIA.</p>
<p>4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	No	<p>The site is relatively isolated with limited residential properties close by. The village of Berden is situated to the north east of the site and Stocking Pelham to the north west. Dust and noise pollution are potential effects on human health associated with the demolition works.</p> <p>The site would be adjacent to an existing battery storage facility therefor details of how this will operate along site each other and a construction management plan would be required as part of any submission.</p>	<p>No</p> <p>Effects can be mitigated by way of working to best practices and with the implementation of a CEMP, which are standard forms of mitigation and can be secured by way of condition.</p>
5. WATER RESOURCES			
<p>5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?</p>	Yes	<p>The site is in flood zone 1 which has a low probability of flooding, however, as a result of the size and scale of the site and development, this may result in flood risk due to surface water drainage. This would be fully assessed in the submission of a planning application.</p>	<p>No</p> <p>This will need to be assessed as part of a FRA to accompany the application. It is unlikely that the impacts will be significant in EIA terms, however it will need to be demonstrated that the proposed scheme will create a neutral affect or betterment and that it would not increase the risk of flooding to the area.</p>

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6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	?	There are no statutory environmental designation within the site's boundaries, the site is however located 4.8km to the west of Quendon Wood (SSSI) and 2.5km to the north of Hill Collins Pit (SSSI) and 3.2km to the north of Patmore Heath (SSSI).	?	This will need to be assessed as part of the ecological and arboricultural assessments to accompany the application. The effects could be mitigated by appropriate landscaping, site layout and possible translocation or other appropriate mitigation measures in relation to protected species. Further information is required as part of the planning submission. However this is not sufficient to require an EIA.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	No	At this stage the site is not considered to include protected species, habitat or priority habitat.	?	This would need to be assessed by way of an ecological appraisal and accompanying surveys. Appropriate mitigation could be secured by way of condition and this is standard mitigation for these types of effects. As above.
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	There are no landscape features either within or immediately adjacent to the land which have any particular sensitivity that would inhibit the development of a well-designed solar park proposal at this location. The site is not situated within or near a National Park or Area of Outstanding Natural Beauty. In addition, the site is not within a Countryside Protection Zone or any other locally protected landscape designation.	Yes	A Landscape Visual Impact Assessment as well as a Arboricultural report would be required as part of any planning submission/. Further information is required as part of the planning submission. However this is not sufficient to require an EIA.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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<p>7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	Yes	<p>The panels would be visible from surrounding highways and PROW that adjoining and intersect the site in addition to adjoining properties.</p> <p>It is not considered the visual impacts would be sufficient to require the submission of an EIA however a landscape and visual impact assessment should be submitted taking in account of the public vantage points.</p>	?	<p>Due to the rural location of the site the proposed development is likely to have a change to the visual character of the site and surroundings.</p> <p>Taking this into account and due to the proposed scale of the development and location of existing residential development nearby, this would need to be assessed as part of a LVA to be submitted with the application.</p>
8. CULTURAL HERITAGE/ARCHAEOLOGY				
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	Yes	<p>The County Council's Archaeological Officer has been consulted and has advised the site has the potential to contain significant archaeological remains.</p> <p>Historic England were consultant who advised the proposal is likely to impact a number of heritage assets within close proximity to the site. The development has the potential to impact both designated and non-designated heritage assets and it is noted that the development is potentially within the setting of four schedule monuments and 55 listed buildings within 2km from the centre of the site.</p>	No	<p>Initially a desk based assessment will be required and, depending on its results, there is the potential that a programme of archaeological evaluation will be needed to assess the significance of any heritage assets on the site to inform the planning application. The known heritage assets would not in its own right require an EIA; however, it is recommended that an archaeological desk based assessment is undertaken to support any application.</p> <p>The known heritage assets would not, in its own right require an EIA. However, the impact of the proposal development on the setting and significance of the designated heritage assets will require a robust assessment. A detailed Heritage Impact Assessment will be required to support the application – to assess the significance of the heritage assets, their setting and the contribution their settings make to the significance, and to assess the impact of the proposed solar farm on the significance of the designated heritage assets.</p>

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9. TRANSPORT AND ACCESS				
<p>9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>	No	<p>The site access will be from an upgraded farm access off the Berden - Stocking Pelham Road.</p> <p>There is a substantial network of public footpaths in the area and several pass through the site. The proposed development will not result in the closure of any public rights of way, and they will be kept open during construction.</p> <p>There are unlikely to be any significant impacts. The main traffic generated will be during the construction phase with less movements throughout the proposal's operations.</p>	No	<p>A Transport Assessment would need to be carried out as part of any application submission to assess whether the scheme is acceptable and if there would be a detrimental impact in terms of highway and safety.</p> <p>Any future planning application should be accompanied by a Construction Traffic Management Plan, developed in correspondence with the Lead Local Highway Authority, to ensure that construction traffic has a negligible impact on the local highway.</p> <p>Further information is required as part of the planning submission. However this is not sufficient to require an EIA.</p>
<p>9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p>	No	<p>The main highways routes surrounding the site are not susceptible to any existing congestions.</p>	N/A	
10. LAND USE				
<p>10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g., housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p>	Yes	<p>The Natural England Agricultural Land Classification Map highlights that the site may encompass Grade 2 land, which is considered to be BMV land.</p> <p>The application proposal would also include a package of landscape, ecological and biodiversity benefits. Land between and beneath the panels will be used for biodiversity enhancements.</p> <p>There are several individual or small clusters of dwellings within the vicinity of the site. The dwellings to</p>	No	<p>Soil surveys should be commissioned to assess the grading of the land. The results will be presented in a report that will accompany any future planning application. However, due to the large amount of BMV land within the authority and clear unprecedented need to rapidly increase the amount of renewable energy provides significant weight.</p> <p>Taking this into account and due to the proposed scale of the development and location of existing residential</p>

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		the west of the site at Stocking Pelham have their line of site will be partly interrupted and screened by mature tree cover, the natural topography of the land and the existing electrical infrastructure. The dwellings to the east at Berden and to the south will potentially have views towards the site.		development nearby, this would need to be assessed as part of a LVA to be submitted with the application.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	Not identified	N/A	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	<p>There is currently no similar proposed development in close proximity to this site that have been identified although the Council are currently assessing a couple of applications within the district for similar developments. These are ongoing assessments still awaiting formal decisions and relate to:</p> <p>UTT/21/3356/FUL - Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping – at Land</p>	Yes	Cumulative impacts with UTT/21/3356/FUL - Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping – at Land Near Pelham Substation Maggots End Road Manuden need to be considered.

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		Near Pelham Substation Maggots End Road Manuden currently being considered UTT/21/0688/FUL- Land At, Cole End Farm Lane, Wimbish UTT/21/2846/FUL- Chesterford Park, Little Chesterford. UTT/21/1833/FUL- Land West Of Thaxted, Cutlers Green Lane, Thaxted		
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	Yes	The proposals will result in a cross boundary scheme with the adjoining authority of East Herts.	?	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposal is Schedule 2 development and taking into account the selection criteria at Schedule 3, it is not considered that there is not likely significant effect. It is therefore concluded that the proposal is not EIA development.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	Yes
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Mr Lindsay Trevillian
DATE	12 October 2021