

**PELHAM SPRING SOLAR FARM
ENVIRONMENTAL STATEMENT
MAIN STATEMENT
CHAPTER 1 – INTRODUCTION**

On behalf of Low Carbon Solar Park 6 Limited

Date: February 2023



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision

1. INTRODUCTION

1.1 INTRODUCTION

1.1.1 This Environmental Statement has been managed and coordinated by Pegasus Group on behalf of Low Carbon Solar Park 6 Limited ("The Applicant"). The Environmental Statement has been prepared to support a planning application submitted to The Planning Inspectorate on behalf of the Secretary of State under the provisions of Section 62A of the Town and Country Planning Act 1990.

1.1.2 This chapter outlines the purpose of the Environmental Statement and is supported by the following figure: -

- **Figure 1.1** Site Location Plan
- **Figure 1.2** Copy of Notice Regulation 20(2).

1.1.3 This chapter is also supported by the following appendices: -

- **Appendix 1.1** Uttlesford District Council Screening Opinion

1.1.4 To note:

- Figures are presented either within or at the end of each chapter.
- The technical appendices are presented as separate accompanying documents.
- For continuity, the figures and technical appendices are referenced using the same numbering as their relevant chapters.

1.2 THE DEVELOPMENT

1.2.1 The development is for the construction, operation, management and decommissioning of a ground mounted solar farm and battery storage facility. The site comprises a collection of medium scale geometrical and irregular fields located at Maggots End, c. 0.8km to the south of Berden, c.1.2km to the north west of Manuden and c. 6km to the north of Bishop's Stortford.

1.2.2 The cable route that will connect the development to the local National Grid substation does not form part for the development subject of this planning application and is therefore not assessed in this Environmental Statement.

1.3 THE APPLICANT

1.3.1 Low Carbon Solar Park 6 Limited is a special purpose vehicle belonging to Low Carbon Limited. Low Carbon is a privately-owned UK investment and asset management company founded in 2011. They are committed to making a positive and significant impact on climate change by investing in large-scale renewable energy projects. Specifically, they target investments in solar, onshore wind, offshore wind, waste-to-energy, battery storage and other proven renewable energy technologies. Low Carbon has enabled the deployment of more than 1GW of renewable and low carbon energy.

1.4 ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS AND PROCEDURES

1.4.1 An Environmental Statement is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "likely significance of environmental effects" (beneficial or adverse) arising from a

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proposed development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed.

- 1.4.2 An Environmental Impact Assessment Screening Opinion was previously requested from Uttlesford District Council, in their role a Local Planning Authority (LPA), in September 2021 (LPA Ref: UTT/21/3379/SCO). Uttlesford District Council adopted their Environmental Impact Assessment Screening Opinion on 20 January 2022. Their screening Opinion set out how the determining authority considered that the proposal would not give rise to significant adverse environmental effects and therefore an Environmental Impact Assessment would not be required to accompany the planning application. The UDD SO dated 20 January 2022, was based on a larger site that that subject to the extant planning application under consideration with the Planning Inspectorate.
- 1.4.3 On 8 February 2022, the Minister of State of Housing designated Uttlesford District Council under the power conferred by section 62A of the Town and Country Planning Act 1990. The consequent of the designation is that applications for major development within the Uttlesford District Council's administrative area can be made directly to the Planning Inspectorate on behalf of the Secretary of State.
- 1.4.4 On 23 September 2022, a Non-EIA planning application was submitted to the Planning Inspectorate.
- 1.4.5 On 5 October 2022, the Planning Inspectorate, on behalf of the Secretary of State, adopted its Screening Direction (SD) which deemed the development to be EIA development. The Screening Direction notified the applicant that an Environmental Statement was required to accompany the application under regulation 12(3) of the EIA Regulations.
- 1.4.6 A copy of the UDC Screening Opinion is provided at Appendix 1.1 and a copy of the PI Screening Direction is provided at Appendix 2.1.
- 1.4.7 Reflecting the above, this EIA has been carried out after the submission of the planning application to the Planning Inspectorate. The scope of the Environmental Statement is discussed in detail within Section 2.6 of the Environmental Statement. To summarise, the environmental themes scoped into the Environmental Statement are Landscape and Visual; Socio Economics; Accident and Emergency; Climate Change and Human Health. The Planning Inspectorate have undertaken an EIA Completeness review prior to the formal submission of this Environmental Statement.

1.5 ENVIRONMENTAL STATEMENT PUBLICITY IN ACCORDANCE WITH REGULATION 20(2)

- 1.5.1 In accordance with Regulation 20 of the EIA Regulations where an Environmental Statement is submitted after a planning application, the Applicant advertised and publicised the forthcoming submission of this Environmental Statement and took appropriate action to maximise the likelihood of parties that may have an interest in the planning application and Environmental Statement being aware. The ES was advertised by the following means:
- A notice in the Saffron Walden Reporter and Dunmow Broadcast newspapers on 9th February 2023
 - A physical site notice was erected on Thursday 2nd February at three separate locations along and near the development site, and

- A notice on the project website.

1.6 CERTIFICATE OF REGULATION 20 COMPLIANCE

- 1.6.1 In accordance with Regulation 20(6), the applicant duly certifies that the notice has been placed for seven days in the 28 days immediately preceding submission of this Environmental Statement to the Planning Inspectorate and has not been removed or defaced to their knowledge.
- 1.6.2 The Applicant has complied with its statutory obligations under Regulation 20 by undertaking the above actions.

1.7 STRUCTURE OF ENVIRONMENTAL STATEMENT

- 1.7.1 This Environmental Statement comprises technical studies on each of the aspects of the environment identified as likely to be significantly affected by the development proposal. The aim of Environmental Impact Assessment is to protect the environment by ensuring that the Planning Inspectorate, when deciding whether to grant planning permission for a project, do so in the full knowledge of the likely significant effects and takes this into account in their decision-making process.
- 1.7.2 This Environmental Statement is structured as follows:
- 1.7.3 **Environmental Statement Volume 1: Main Report** - Comprises the main volume of the Environmental Statement, including 'general chapters' that describe the EIA context, provide a description of the Application Site and Proposed Development, and set out the scope of the ES, followed by the 'technical chapters' for each environmental theme with the associated figures concluding with a summary.
- 1.7.4 **Environmental Statement Volume 2: Technical Appendices** - Comprise the technical appendices supporting the main report.
- 1.7.5 **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the Environmental Statement identifying the likely significant environmental effects and the measures proposed to mitigate or to avoid adverse effects of the Proposed Development.
- 1.7.6 The Environmental Statement Main Report is split into the following chapters:
- **Chapter 1** Introduction
 - **Chapter 2** Assessment Methodology
 - **Chapter 3** The Development Site and its Environs
 - **Chapter 4** Development Proposal and Alternatives Considered
 - **Chapter 5** Climate Change, Energy, Planning Policy & Guidance
 - **Chapter 6** Landscape and Visual Impacts
 - **Chapter 7** Socio Economic Issues
 - **Chapter 8** Miscellaneous matters, comprising consideration towards major accident & emergency and climate change.

1.8 THE EIA CONSULTANT TEAM

- 1.8.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the requirements for EIA applications to be accompanied by

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confirmation that the Environmental Statement has been prepared by competent experts. The Environmental Impact Assessment upon which it has been based has been undertaken by the environmental consultants: -

- 1.8.2 **Pegasus Group**: coordination of EIA; general chapters, miscellaneous matters and the technical topic on landscape & visual. Pegasus Group has extensive experience of coordinating and undertaking EIA work across a range of projects and development types including energy and renewable energy schemes.
- 1.8.3 The management and coordination of the EIA and ES, and the preparation of the miscellaneous chapter (Chapter 8), was undertaken by Gareth Roberts, BCs (Hons), MSc Environmental Planning, MRTPI and Director at Pegasus Group. Gareth has coordinated, undertaken and prepared Environmental Statements for numerous renewable energy and other infrastructure projects, including those for National Significant Infrastructure Projects (NSIP) and Development of National Significant Projects (DNS).
- 1.8.4 The lead authority for the landscape and visual impact chapter is Mr Radek Chanas. Mr Chanas, holds a Master of Engineering degree in Landscape Architecture and Master of Arts in Garden and Landscape History. He is a Chartered Member of the Landscape Institute (CMLI) with over 10 years of experience working on landscape and visual impact assessments of renewable energy schemes in Northern Ireland, Wales, and England.
- 1.8.5 Mr Chanas has supported the production of the ES Chapter by a team of Landscape Architects and Environmental professionals at Pegasus Group.
- 1.8.6 The lead author for the socio-economic chapter is Mr Richard Cook who is a Director at Pegasus Group and leads on the company's economics-related work. He has 16 years experience of working in economic development, with expertise in undertaking economic impact assessments, socio-economic analysis and economic forecasting. He has produced numerous economic benefits statements to support planning applications for new schemes across the country, which includes producing the socio-economic chapter as part of EIAs for numerous schemes. Over the last 12 months, Mr Cook has written chapters for developments that include: extra care schemes; commercial schemes; transport infrastructure schemes; and residential schemes. Mr Cook is a member of the Institute of Economic Development.

1.9 ENVIRONMENTAL STATEMENT'S AVAILABILITY AND COMMENTS

Availability

- 1.9.1 The Environmental Statement may be inspected at the Planning Inspectorate's project website during the Secretary of State's determination of the application, at Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER during the following hours:
- Monday, Tuesday, Thursday and Friday: 9am to 12pm and 1pm to 4pm from 9th February 2023 until at least 20th March 2023.
- 1.9.2 A copy of the application for planning permission, accompanying plan and other documents, and a copy of the Environmental Statement may be inspected by members of the public at the following websites:
<https://www.gov.uk/guidance/section-62a-planning-application-s62a20220011-land-east-of-pelham-substation-maggots-end-manuden>

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1.9.3 Alternatively, copies of Environmental Statement may be obtained from Pegasus Group at the following address: -

Postal: Pegasus Group, First Floor, South Wing, Equinox North, Great Park Road, Bristol, BS32 4QL

Tel: 01454 625945

Email: Bristol@pegasusgroup.co.uk

1.9.4 The purchase costs are: -

- Main Report and Technical appendices - 80.00
- Non-Technical Summary (NTS) - £5.00
- Digital copies of the above documents on a USB - £20.00

Comments

1.9.5 Comments on the planning application and Environmental Statement should be forwarded to The Planning Inspectorate on behalf of the Secretary of State during their consideration and determination of the planning application.

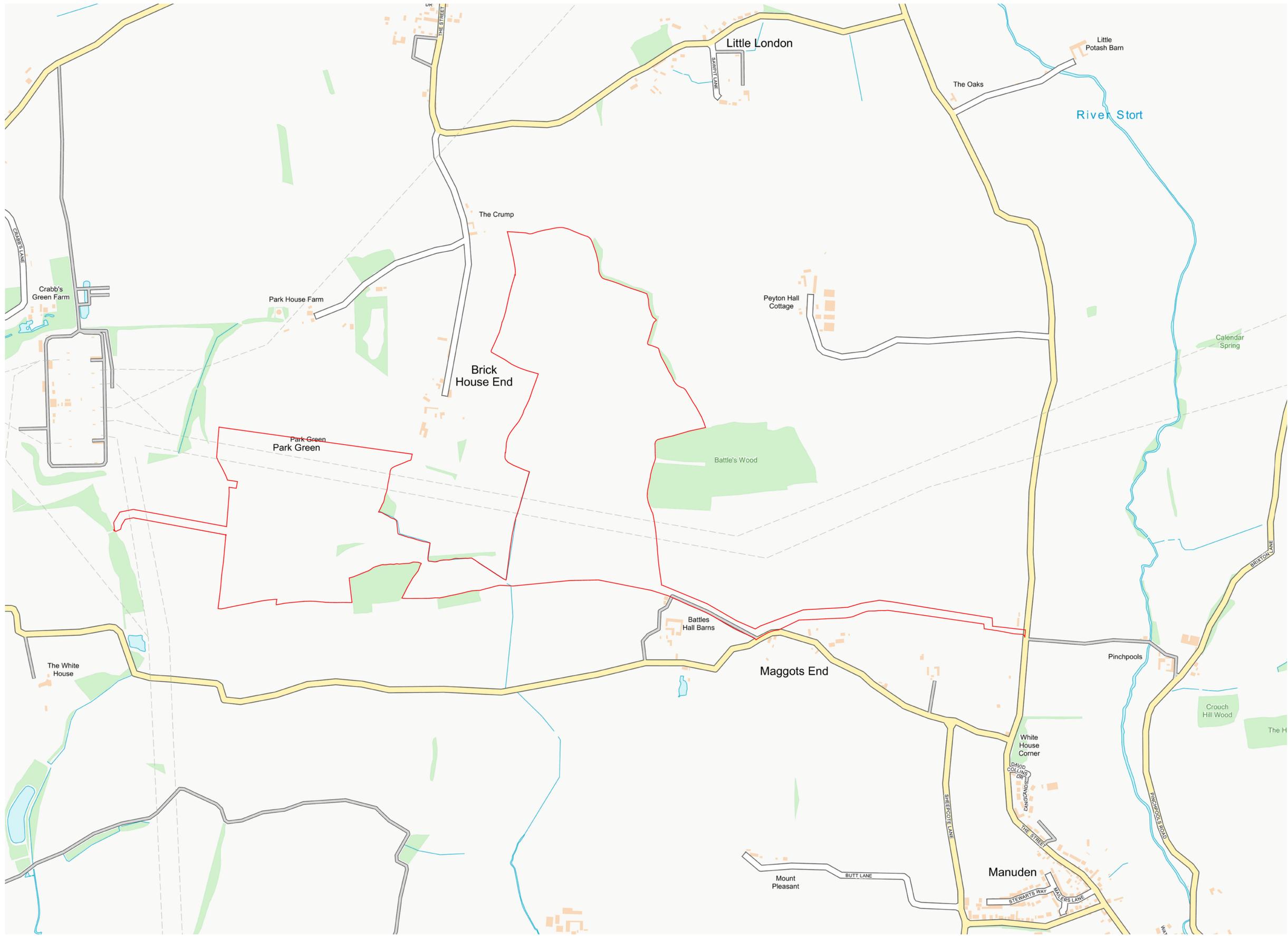
**Figure 1.1
Site Location Plan**

This drawing is the property of Low Carbon and must not be reproduced in whole or in part or used for any purpose without their written permission. All dimensions are to be confirmed on site prior to commencement of work.

Revisions:				
Number	Date	Revision Notes	Drawn	Inspector
01	17.02.21	Final Issue	LM	LM
02	02.01.21	Revised	LM	LM
03	29.08.21	Amendment to Red Line	LM	LM
04	04.09.21	Clarification of Red Line	LM	LM
05	18.11.21	Revised	LM	LM
06	07.08.22	Amendment to Red Line	LM	LM
09	31.08.22	Amendment to Red Line	LM	LM

LEGEND:

— SITE LOCATION



Total RLB: 76.39 Ha

Status: **PLANNING**

Project: **Pelham Spring Solar Farm**



2nd Floor 28-29 Queens, 5-7 Carlton Gardens
London W1R 4AG
Tel: 4420207 4395700
enquiries@lowcarbon.com www.lowcarbon.com

Drawing Title: **Pelham Spring Site Location Plan**

Drawn: HN | Checked: LM | First Issued: 17.02.2021

Project Code: LCS032-SP-01 | Drawing Number:

Sheet Size: A0 | Scale: 1:4000 | Revision: 09

1 PELHAM SPRING SITE LOCATION PLAN
Scale: 1:4000@A0

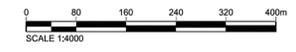


Figure 1.2

Copy of Notice Regulation 20(2)

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

NOTICE UNDER REGULATION 20(2)

(Publicity where an Environmental Statement is submitted after the planning application)

This notice concerns where an application for planning permission has been made without an Environmental Statement and the Applicant proposes to submit such a statement

Proposed development on **Land East of Pelham Substation, Maggots End, Manuden, Uttlesford District Council**

We give notice that **Low Carbon Solar Park 6 Limited** has applied to the Secretary of State under Section 62A of The Town and Country Planning Act 1990 for planning permission for the 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 (Planning Inspectorate Ref No: S62A/2022/0011).

Application was submitted to The Planning Inspectorate on behalf of the Secretary of State under Section 62A of the Town and Country Planning Act on 3 October 2022.

A copy of the application for planning permission, accompanying plan and other documents, and a copy of the Environmental Statement may be inspected by members of the public at the following websites:

<https://www.gov.uk/guidance/section-62a-planning-application-s62a20220011-land-east-of-pelham-substation-maggots-end-manuden> and <https://www.pelhamspringsolarfarm.co.uk>. A physical copy of the planning application and associated documents will also be made available for public inspection at **Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER** during standard opening hours:

Monday, Tuesday, Thursday and Friday – 9am – 12pm and 1pm – 4pm from 9 February 2023 until at least 20 March 2023. Closed on Bank Holidays.

The planning application and Environmental Statement will be available online for viewing by **9 February 2023 until at least 20 March 2023**. Copies of the Environmental Statement may be obtained from Pegasus Group (so long as stocks last), the costs for which are set out below:

Non-Technical Summary (printed) – £5.00

Environmental Statement Main Text, Figures & Technical Appendices (printed) – £70.00

Full copy of the Environmental Statement on USB – £20.00

For copies of documents please contact Pegasus Group by:

Tel: **01454 625945**

Email: bristol@pegasusgroup.co.uk (please add S62A in Subject Line)

Post: **First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL**

Anyone who wishes to make representations about the planning application, including this Environmental Statement should do so in writing, by 20 March 2023 to: section62a@planninginspectorate.gov.uk or to The Planning Inspectorate, on behalf of the Secretary of State, Inquiries and Major Casework Team, 3rd Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please include the application reference number and site address. Sending comments by email will enable The Planning Inspectorate to deal with them more quickly and is preferred

Signed: **Pegasus Group**

On behalf of: **Low Carbon Solar Park 6 Limited**

Date: **02/02/2023**

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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