

**PELHAM SPRING SOLAR FARM
ENVIRONMENTAL STATEMENT
TECHNICAL APPENDICES**

**APPENDIX 2.2 – PLANNING INSPECTORATE
REGULATION 12 EIA SCREENING LETTER ON
BEHALF OF THE SECRETARY OF STATE
DATED 5 OCTOBER 2022.**

On behalf of Low Carbon Solar Park 6 Limited

Date: December 2022



The Planning Inspectorate

Environmental Services
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Mr Jack Ellis
Pegasus Group

Ref: S62A/2022/0011/Land
Near Pelham Substation

Sent by email:

Date: 05 October 2022

████████████████████

Dear Mr Ellis

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 62A
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

Applicant: Low Carbon Solar Park 6 Limited

Site Address: Land East of Pelham Substation, Maggots End, Manuden

We refer to the above application. The Secretary of State has considered the Application in accordance with Regulation 12 of the above Regulations.

The development proposed, namely 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, falls within the description at 3(a) of Schedule 2 to the EIA Regulations. In the opinion of the Secretary of State, and having taken into account the criteria in Schedule 3 to the EIA Regulations, the proposal is likely to have significant effect on the environment for the following reasons:

The Proposed Development is visible to recreational users from a number of Public Bridleways, Public Footpath and residential receptors. The Landscape and Visual Impact Assessment (LVIA) prepared in respect of the Proposed Development identified major adverse effects at Year 1 to visual receptors at viewpoints 1,2,3,4 and 7 remaining at moderate adverse at Year 5 of operation. Brick House End Cottages No.1 and No.2 would experience a major adverse effect at Year 1 remaining moderate adverse at Year 5. The Secretary of State considers that the visual effects due to the change of use from agriculture to solar infrastructure and the scale of such development are likely to be significant.

There is also potential for adverse effects when considering the cumulation of effects with other existing and/or approved projects, namely, UTT/16/2316/FUL (Land North of Pelham Substation), S62A/22/0006 (Land at Berden Hall Farm), 3/21/2601/FUL

(Land at Wickham Hall Estate), UTT/21/0688/FUL (Land At, Cole End Farm Lane, Wimbish), UTT/21/2846/FUL (Chesterford Park, Little Chesterford, Essex) and 3/22/0806/FUL (Land off Crabbs Lane and Pelham Substation).

On the basis of the information provided, the Secretary of State considers that the Proposed Development has the potential to give rise to significant visual effects and significant cumulative effects including those on the local landscape through an increase in the amount of electrical infrastructure within the locality.

The Secretary of State therefore notifies you by this letter that the submission of an Environmental Statement (ES) is required under regulation 12(3) of the EIA Regulations.

You are reminded that, under regulations 12(6) and 12(7) of the EIA Regulations, the Secretary of State shall be under no duty to deal with the application unless, within 3 weeks from the date of this notification, the Applicant writes to inform them that an ES will be provided (sent by email and marked for the attention of the Environmental Services Team). Please confirm whether you intend to submit an ES, and if you do, how long you anticipate this will take to prepare.

Under Regulation 2(1) of the EIA Regulations, an ES must contain the information specified in that Regulation. It is recommended that you refer to the EIA Regulations¹ and the online Planning Practice Guidance on EIA² in preparing the ES.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible, and to the requirements regarding the publishing and posting of site notices as directed in Regulation 20(1).

You will bear in mind that the Secretary of State's opinion on the likelihood of the development proposed having significant environmental effects is reached only for the purposes of the direction.

A copy of this letter is being sent to the relevant planning authority. Under Regulation 28(1) of the EIA Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application.

Yours sincerely


Richard Hunt
Operations Lead – Environmental Services
(Signed with the authority of the Secretary of State)

cc: Uttlesford District Council

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

<https://acp.planninginspectorate.gov.uk/>

¹ <https://www.legislation.gov.uk/ukxi/2017/571/introduction/made>

² <https://www.gov.uk/guidance/environmental-impact-assessment>

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

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