

Date: 8th December 2021
Direct email: planningwest@eastdevon.gov.uk
Our ref: 21/0018/EIA



Enzygo
Stag House
The Chipping
Wotton Under Edge
GL12 7AD

Dear Ms Queeny

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017- Screening Opinion Request

I write on behalf of the Western Planning Team in response to your request for the Council's opinion as to whether an Environmental Impact Assessment is required for the installation of a ground mounted Photo Voltaic (PV) solar farm development on land at Marsh Green.

It is the opinion of the Council that there will not be a requirement for this development proposal to be subject of a formal Environmental Impact Assessment.

This opinion has been adopted on the basis that the proposal falls within Schedule 2 of the Regulations where EIA may be required subject to the consideration by the Local Planning Authority of the characteristics of the development, the location of the development and the characteristics of its potential impact.

Whilst EIA Regulations Schedule 2 does not specifically include large scale solar PV developments, the proposal comprises the installation of a solar PV farm on a site of around 64ha in area. As such the development is considered to fall within Schedule 2, class 3(a), Industrial installations for the production of electricity, steam and hot water (unless included within Schedule 1), of the Regulations. The threshold for development is where the area of the works exceeds 0.5ha and the proposal exceeds this threshold.

INVESTORS IN PEOPLE™
We invest in people Platinum

Blackdown House, Border Road, Heathpark Industrial Estate,
Honiton, EX14 1EJ
DX 48808 Honiton
Phone: 01404 515616
Email: csc@eastdevon.gov.uk
[@eastdevon](http://eastdevon.gov.uk)

Download the free East Devon App to access council services at eastdevon.gov.uk/app

Having identified the proposal as Schedule 2 development, the Council has assessed the scheme in light of the criteria and guidance contained within the Regulations.

Whilst a solar PV farm of this size, scale and coverage has the potential to adversely affect the rural, largely un-developed and unspoilt local landscape character and there are other material planning considerations that will require careful assessment as part of any forthcoming planning application, it is not considered to have any environmental effects that would trigger a requirement for an EIA. There would be limited use of natural resources and production of waste and the development is considered unlikely to give rise to significant polluting effects or risk of accidents.

The enclosed matrix provides further details of the Council's assessment.

Please note that this letter does not represent the Council's response to your pre-application enquiry relating to the same development which is still under consideration.

I trust this information is of assistance to you.

Please note that all comments are made in good faith at officer level only and should not be seen to prejudice any future decision of the Local Planning Authority.

Yours sincerely

**Paul Golding MRTPI
Senior Planning Officer
For Head of Economy, on behalf of the Western Planning Team.**
