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Our ref: 19/SCR/00016

Sent via email to:
james.walker@pegasusgroup.co.uk

27th August 2019

Dear Mr Walker

Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Request for screening opinion for a proposed solar installation at Land At Cotmoor Lane, Southwell, Nottinghamshire

I write in connection with your submitted request for a screening opinion received on 13th August 2019.

The District Council is satisfied that the proposal does not constitute Schedule 1 development, for which an Environmental Impact Assessment (EIA) is mandatory. The proposal set out in the covering letter includes development which is considered to fall within the criteria and thresholds of Class 3a 'Industrial installations for the production of electricity' of Schedule 2 of the 2017 Town and Country Planning Environmental Impact Regulations. Therefore the Local Planning Authority (LPA) has applied the selection criteria set out by Schedule 3 of the Regulations and made reference to the guidance set out in Planning Practice Guidance.

Taking all matters into account, in our opinion, based on the details provided the proposal is unlikely to have complex or significant environmental effects and thus a formal Environmental Statement is not required in this instance. A copy of the LPA's adopted screening opinion is attached to this letter.

In reaching this conclusion, the Local Planning Authority (LPA) is satisfied that the proposal would not constitute a development that would have major impacts on the environment of more than local significance. There are a number of environmental matters which need to be addressed in the application and these matters, whether singularly or cumulatively could have a level of environmental effect. However, it is considered that these impacts can be adequately assessed through the detailed supporting documents that have been submitted with the application. Please note that it is necessary to submit soil sampling reports to outline the grading of the agricultural land to ensure it is low grade and details of this justification will now be requested on all future solar farm developments.

I trust the contents of this letter are clear. Should you have any further questions please feel free to contact the case officer to discuss them.

Yours sincerely

Bev Pearson.

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Matt Lamb
Business Manager – Growth and Regeneration