From:	Davies, David
To:	Planning Comments (SMDC); Curley, Jane
Cc:	James, Mark; Bagnall, Joanna
Subject:	SMD/2019/0368 220 Acres Bird Grove Farm Hilderstone. Screening opinion for Solar farm
Date:	04 July 2019 16:12:40

Jane

After reviewing the relevant regulations Schedules 2 and 3 https://www.legislation.gov.uk/uksi/2017/571/contents/made and reviewing the screening opinion particulars, it is considered that an EIA *will* be required to ascertain whether significant environmental effects would result from the proposals.

This is largely because:

- The *scale* of the proposal and therefore potential negative landscape impacts across this scale (after mitigation) through introduction of alien features etc
- Potential ecological impacts owing to adjacent SBIs [Bromley Wood / Hose Wood] (and potentially the site itself)

With regards **content requirements** for ES's refer to http://www.legislation.gov.uk/uksi/2017/571/schedule/4/made . Having perused solar EIA guidance
[see for example G:\Regeneration\Projects\Planning Policy\Climate Change\Solar farms\NSC-publication-planning-guidance.pdf] I would draw your attention to the following elements which you may wish to consider for inclusion (may not be exhaustive) either as part of the ES itself, or as application particulars:

Element	**Notes**
LVIA	To also include consideration of lighting impacts and overhead lines impacts (as applicable). Should assess views from ProWs traversing site.
Ecology Impact Asessment	This should also cover ecological impacts during construction/ decommissioning. Are tree/hedgerow surveys required? Is there opportunity for biodiversity gain in proposals (eg margin habitats, SuDS)?
Agricultural Land Classification	Appears to be grade 3 land so needs to be demonstrated *why* this site is required above lower classified land. More generally there should be justification for a greenfield site anyway. See NPPG https://www.gov.uk/guidance/renewable-and-low-carbon-energy#particular-planning-considerations-for-hydropower-active-solar-technology-solar-farms-and-wind-turbines . Does array height allow for continued grazing?
FRA	Appears to be required even though FZ1 (because of scale)

	see NPPF para 50. Should this consider surface water run off (from panels)? Is there potential for on-site SuDS?
Site Management Plan	
Decommissioning Method Statement	
Soil stripping methodology	
Glint and Glare Assessment	To consider impacts on neighbours, aviation, railways (as appropriate) etc
Transport Assessment?	Refer to Highways Officer if one is required. To cover construction traffic
Heritage Impact Assessment?	Refer to conservation officer. HER monument at Bromley Wood; Historic Farmsteads

Regards

David Davies
Regeneration Officer (Planning Policy)
Staffordshire Moorlands District Council and High Peak Borough Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
01538 395400 ext 4135

From: Bagnall, Joanna
Sent: Tuesday, June 25, 2019 12:11 PM
To: Davies, David
Subject: FW: SMD/2019/0368 220 Acres Bird Grove Farm Hilderstone. Screening opinion for Solar farm

These documents may help?

G:\Regeneration\Projects\Planning Policy\Climate Change\Solar farms\NSC-publication-planning-guidance.pdf

G:\Regeneration\Projects\Planning Policy\Climate Change\Solar farms\solar-photovoltaic-array-supplementary-planning-document.pdf

Perhaps we could chat tomorrow afternoon?

Many thanks
Jo

Joanna Bagnall
Regeneration Service
High Peak Borough Council and Staffordshire Moorlands District Council

Tel: 01298 28400 ext. 3704
Mobile: 07814 563 526

Joanna.bagnall@highpeak.gov.uk and Joanna.bagnall@staffsmoorlands.gov.uk

www.highpeak.gov.uk www.staffsmoorlands.gov.uk

From: James, Mark
Sent: 20 June 2019 14:23
To: Davies, David
Cc: Bagnall, Joanna
Subject: FW: SMD/2019/0368 220 Acres Bird Grove Farm Hilderstone. Screening opinion for Solar farm

David,

Please can you liaise with Jo and draft a response to Jane for us to discuss?

Thanks,

Mark James
Senior Regeneration Officer (Planning Policy)
High Peak Borough Council and Staffordshire Moorlands District Council

Mobile:07976753404

Email: mark.james@highpeak.gov.uk or mark.james@staffsmoorlands.gov.uk

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From: Curley, Jane
Sent: 20 June 2019 14:20
To: 'Plant, David (Place)'; Steve Massey; 'Kate Dewey'; Colgan, Denis; Mccrory, Daniel; 'McDermott, Mark (E,I&S)'; James, Mark
Subject: SMD/2019/0368 220 Acres Bird Grove Farm Hilderstone. Screening opinion for Solar farm

Dear All,
We have received the above Screening opinion. Please can you consider and let me know if you feel that the proposal will have any significant environmental effects such that we should be concluding that an Environmental Impact Assessment is required to accompany the application? We only have 3 weeks to consider so please send comments to PlanningComments@staffsmoorlands.gov.uk on or before 9th July.
If you think you need more information let me know and I will request this and more time to consider.

Thank you

Jane

Jane Curley (Mrs)
Senior Planning Officer
01538 395400 ext 4124
Mobile 07794 768397

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