EIA Screening Request

Proposed 35MW Solar PV at New House Farm, Upper Cotton, Stoke on Trent, ST10 3DT

On behalf of BSR Energy

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Version History

Version	Date	Amendments
1	26/05/2023	Issue
2	01/06/2023	Client Amends
3	03/07/2023	Final Issue

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1 Introduction

1.1. Introduction

1.1.1. This Screening Request has been prepared by ADAS Planning ("Agent") on behalf of BSR Energy ("Applicant") and is submitted in relation to a proposed development of a 35MW PV Solar PV development at New House Farm, Upper Cotton, Stoke on Trent, ST10 3DT.

1.1.2. An Environmental Impact Assessment ("EIA") Screening Opinion is requested from the Local Planning Authority, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the "2017 Regulations"), to determine whether the development proposed constitutes EIA development and therefore whether an Environmental Statement ("ES") is required to be submitted with the subsequent Planning Application.

1.1.3. A Location Plan and Site Layout Plan are submitted with this Statement. This Site Layout Plan is indicative at this stage and details relating to the layout may vary. The Contextual Landscape Plans are also submitted with the Screening Request. This report sets out the background to the proposed development and assesses the potential for likely environmental effects of the proposed development.

1.1.4. Table 1 below sets out the documents submitted alongside this Screening Request.

Title	Description
Site Location Plan	Plan showing the location of the site, providing context to the immediate surrounding area.
Site Layout Plan	A Plan showing the indicative layout of the proposed development.
Landscape and Visual Impacts	The baseline information and figures relevant to landscape and visual matters issued alongside this Statement are as follows: • Figure 1: District Character Area • Figure 2: Designations • Figure 3: Topography • Figure 4: Context • Figure 5: Visibility and Viewpoints

Table 1: Documents Accompanying the Screening Request

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2 Site Location and Description

2.1. Site Location

2.1.1. The site measures circa ("c") 34.2 hectares ("ha") in size and is located in the open countryside c.900m to the north of the village of Cotton, Stoke-on-Trent. The Site is formed of several agricultural field parcels of varying size (currently utilised for grazing purposes), which are associated with New House Farm to the south west. The main point of access onto the Site is situated off the A52, which runs along the entire length of the northern boundary.

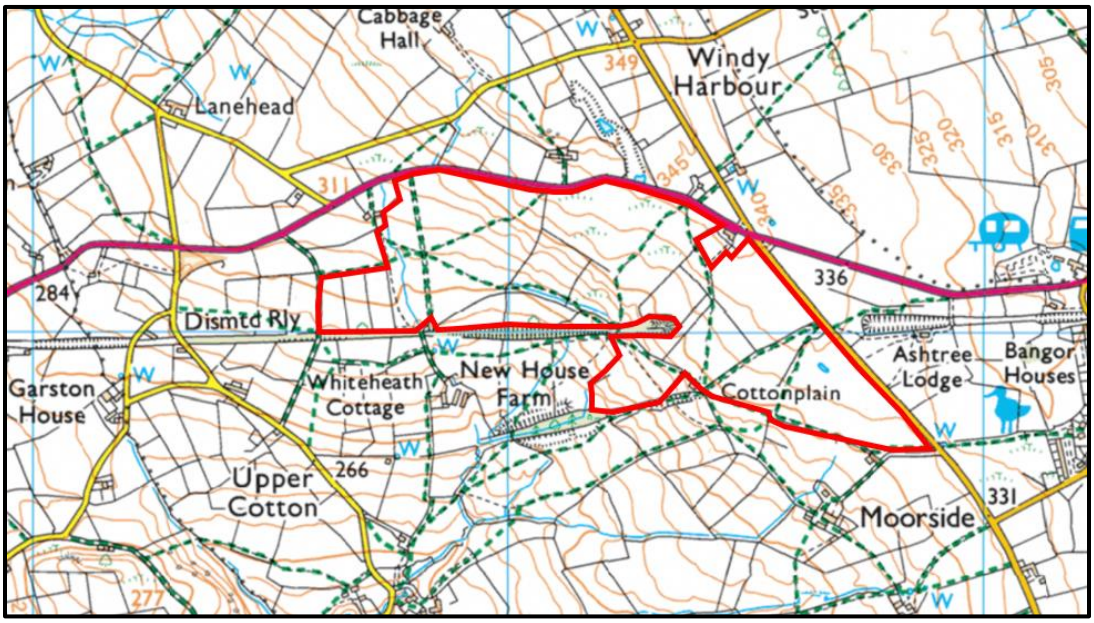

Figure 1: OS Plan indicating location of the Site

2.1.2. The Application Site is bordered by the A52 along the north boundary and Ellastone Road along the north eastern boundary. There is a farmstead to the south east of the site ('P H Winterton & Son'), as well as other detached properties located sporadically to both the north and the west. To the centre of the site, there is a disused railway tunnel, which is overgrown at the point of access.

2.1.3. In terms of smaller settlements in the locality, Cauldon Low is situated circa 275m to the east, Whiston is situated circa 1554m to the west and Cotton is situated circa 901m to the south. Also of note within the wider area, is the Tarmac Caldon Low Asphalt Plant to the north east and the National Trust ('Hawksmoor') Site to the south west. It is also noted that there is an existing Solar PV development to the south west at Moneystone Quarry, relating to Application Ref. SMD/2015/0220 and NMA/2016/0006 respectively. This is explored in further detail in Section 2.4 of this Statement.

2.2. Public Rights of Way

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2.2.1. There are several Public Rights of Way (henceforth referred to as 'PRoWs') running through and adjacent to the Application Site (as shown in Figure 1). Many of these are surrounded by hedgerows or stone walls and following a Site visit, we consider that some of these Public Rights of Ways are difficult to locate and access.

2.2.2. Any forthcoming Planning Application would be accompanied by a PRoW Management Plan. This would describe the PRoW within or adjacent the Site, how the PRoW would be managed to ensure they remain safe to use, and how disruption to the users of the PRoW will be minimised. The construction and operational periods would be temporary, and management of the impacts will ensure the PRoW remain open to users through a diversion / suitable access controls.

2.2.3. This proposal seeks to divert and replace three existing PRoW; Cotton 49, 51, 52, 53 and 54. The following bullet points describe the existing PRoW routes (or sections) which we are proposing for closure:

- PRoW Cotton 49: Travelling in a south-west to north-east orientation, between PRoW Cotton 47 and Ellastone Road, which leads off the A52.
- PRoW Cotton 51: A section of this PRoW, travelling in a north-south orientation between Windy Harbour House and a small agricultural unit to the south.
- PRoW Cotton 52, 53 & 54: This route comprises three stretches of pathway, which together, form a larger 'U' shape. This referenced stretch of pathway, starts and ends at two separate points along the A52 highway.

2.2.4. Please refer to the Site Layout Plan for further clarification in terms of the location of the existing routes, in addition to where the proposed replacements would be situated to ensure that the wider network still functions in an accessible and enjoyable manner for users of the PRoW network. Suitable screening and mitigation would be proposed to mitigate any impacts on the remaining and diverted PRoW.

2.2.5. The proposed alterations represent an improvement to the accessibility and functionality of the existing PRoW network, in addition to enabling the land to be utilised for the creation of a viable Solar PV development, which would make a significant contribution to the UK's need for renewable energy generation.

2.3. Access

2.3.1. The proposal would involve utilising the existing access track off A52 runs along the northern Site boundary. The existing farm access tracks running through the Site will be retained and improved where required to facilitate access to the Solar array and associated infrastructure. The internal access tracks for vehicular and pedestrian movements will be constructed within the Site.

2.3.2. Other than for scheduled maintenance, once the development becomes operational there will be very little additional traffic generated by the development,

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maintenance visits of which would not be likely to require any enabling works to the access.

2.4. Planning History

2.4.1. A search of the Council's Public Access System shows that there is no relevant planning history for the Application Site. Notwithstanding this, it is noted that there is an existing Solar PV development to the south west of the Site. Please see the relevant Applications for the District Council in Table 2 below.

Reference	Description	Date Received	Outcome
SMD/2015/0220 (Planning Application)	Re-submission of application (SMD/2014/0432) for construction and operation of solar photovoltaic farm including provision of internal service roads, fencing, CCTV, below ground cabling and electrical ancillary equipment.	15/04/2015	Approved

Table 2: Planning History

2.4.2. Planning Application SMD/2015/0220 relates to the construction and operation of solar photovoltaic farm including provision of internal service roads, fencing, CCTV, below ground cabling and electrical ancillary equipment, which the Council approved 21st December, 2015. An EIA Screening Opinion was submitted to the Council and the Council confirmed on 13th September, 2013 that due to the scale and nature of the development, an Environmental Statement was not required for the Planning Application.

2.4.3. Although the proposal was smaller than the one that is the subject of this Screening Request, we consider that with appropriate mitigation and a sensitive landscaping scheme the effects will be kept localised to the immediate area and would not cause a significant impact on the environment.

2.5. Proposed Development

2.5.1. The Proposal comprises the erection of a Solar photovoltaic (PV) array, with a total export capacity of up to 35 MWp. The Solar PV development would connect to the existing Forsbrook 33kV network line between Cauldron and Kingsley Holt PSS's, Staffordshire.

2.5.2. The Proposal may also include the following standard elements of a Solar PV proposal of this nature:

- Solar PV arrays
- Inverter Station
- CCTV, private switch and DNO substation

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- Boundary fence
- Internal access tracks
- Overhead Lines
- Temporary Construction Compound
- Other associated infrastructure

2.5.3. Each of the solar panels will be mounted on a fixed based system. The panels will utilise high transparency solar glass with an anti-reflective coating which minimises glare and glint, whilst also enabling maximum absorption of available sunlight. The panels would be dark blue in colour.

2.5.4. The final layout for this development will be refined to ensure that there are no adverse impacts arising from the Proposal, whilst also incorporating enhancement measures into the scheme.

2.6. Operational Lifespan

2.6.1. The development would have a temporary lifespan of 40 years. At the end of the useful lifetime of the Solar PV development, it will be decommissioned, and all associated infrastructure will be removed. Owing to the non-intrusive nature of the proposal, the proposal will not result in any degradation of the agricultural land, and it can quickly be re-purposed to its former agricultural use.

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3 Considerations against the EIA Regulations

3.1. Assessment

3.1.1. Part 2 of the 2017 Regulations (as amended) provides thresholds for development for which an EIA is a mandatory requirement (Schedule 1) and where it is a discretionary requirement (Schedule 2).

3.1.2. The proposed development is not listed in Schedule 1.

3.1.3. Schedule 2 (see extract below in Table 5) sets the following 'exclusion threshold' at which an EIA requires to be considered.

Description of the proposed development	Applicable thresholds and criteria
3) Energy Industry	
(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1).	The area of the development exceeds 0.5 hectares.

Table 3: Schedule 2 Development

3.1.4. The development exceeds 0.5 hectares in area and is therefore a Schedule 2 development. The development also exceeds the indicative screening thresholds set out in Paragraph 58 of the Planning Practice Guidance (2019). The development is therefore required to be assessed against the criteria listed in Schedule 3.

3.1.5. Schedule 3 of the regulations provides criteria which should be used to assess Schedule 2 projects, together with the applicable thresholds, to determine if an EIA is required.
These criteria are summarised as follows:

- Characteristics of development.
- Location of development.
- Types and characteristics of the potential impact.

3.1.6. An assessment of the proposal against these criteria is therefore made in the following tables 4-6.

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The likely significant effects of the development on the environment must be considered in relation to the characteristics of the development, taking into account:	
Applicable threshold/criteria	Assessment
The size and design of the whole development	The development footprint will span several field parcels partially bounded by hedgerows. Access will make use of existing tracks where possible. Developed components will be located as close to each other as possible to reduce the overall footprint of the built area. The Solar PV array will be a temporary form of development and it is easily removable from the land once the life of the development comes to an end.
Cumulation with other existing/approved development	The proposed development does not form part of a wider development Proposal, nor is it positioned directly adjacent to any existing Solar PV development.
The use of natural resources, in particular land, soil, water and biodiversity	The proposed development will be placed upon the existing land/soil surface, therefore the use of the land will change, but there will be no extraction of any soil or any other aggregates from the site. Electricity will be generated using solar energy from the sun, the Proposal would result in fewer natural resources being used elsewhere such as fossil fuels and there will be a significant reduction of Co2 gas emissions into the atmosphere due to the reduced reliance on fossil fuel generated electricity. An ALC Assessment has been undertaken on the Site which indicates that the Site is comprised of 21.85 ha (46.8%) of Subgrade 3b, and 22.15 ha (47.45%) of Grade 4 and 2.68 ha (5.75%) of Grade 5. The NPPF defines 'best and most versatile agricultural land as falling within Grades 1, 2 or 3a – as such, the development of the Site will result in the temporary loss of best and most versatile agricultural land. In relation to ecology and biodiversity, the Site is not subject to any statutory local or national ecology designations. The nearest statutory designated Site are Froghall Meadow and Pastures (SSSI) 0.8km to the west and Hoften's Croft Meadows (LNR) which is 231m to the east of Site. The impact on the above designated Sites will be fully assessed as part of the Planning Application to ensure that any impacts are appropriately mitigated. The Proposal will be subject to a Preliminary Ecological Appraisal (PEA) walkover survey to review any potential for ecology and any

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	further assessments which may be required. These assessments will be agreed beforehand with Staffordshire Moorlands District Council and submitted with the Full Planning Application. Overall, it is considered that the proposed Solar PV array and associated landscaping will provide significant ecological benefits than the current agricultural use of the Site, subject to mitigation, and it is considered that the Proposal will result in no significant harmful impacts to the species located within the wider area.
The production of waste	The development will produce no waste whilst operational. Upon decommissioning the development components would be recycled where possible. During construction there will be limited inert waste (packaging material of the Solar PV panels and equipment) generated from Site operatives installing the Solar PV development, all of this waste will be collected and recycled. There will be no waste left at the Site or in the vicinity of the development area. The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally dispose. Where possible waste materials will be reused on Site or recycled off-Site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided on Site for the different waste types. However, it must be noted that these would be minimal and would be controlled through the Construction Environmental Management Plan (CEMP). Mitigation measures have also been discussed in Section 3.2 below.
Pollution and nuisances	The scheme does not result in any complex or hazardous effects during either the construction or operational phase of the development. The arrays and inverters will not generate any significant noise and the materials to be used in the array's construction are designed to absorb the light rather than reflect it. It is expected that the landscape screening will preclude all or partial views of the development from the road users and the limited number of neighbouring dwellings nearby. During construction, the movement of plant and vehicles will result in limited air pollution and noise and the clearance of vegetation and ground works will also result in dust and could result in water pollution. The movement of maintenance vehicles will result in some noise and air pollution. However, these would

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	be minimal and would be controlled through the CEMP. Mitigation measures have also been discussed in Section 3.2 below.
The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.	The construction works would not require the use of significant quantities of hazardous or toxic material. The installation of the solar panels would be carried out by standard tried and tested methods and must adhere to health and safety legislation. The technology has a reputable safety record.
Risk to human health (for example, due to water contamination or air pollution)	A CEMP will be prepared in relation to the on-Site construction works. This is a Site-specific plan written with the aim of ensuring that environmental management practices are identified and applied throughout the construction of the proposed Solar PV development. The CEMP will be used by the construction contractors, including all sub-contractors, to ensure compliance with their legal and contractual obligations, as well as implement best practice in construction environmental management. Mitigation measures have also been discussed in Section 3.4 below.

Table 4: Characteristics of the Development

3.1.7. An assessment of the proposal against the criteria for consideration of the location of the development is provided in Table 5 below:

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:	
Applicable threshold/criteria	Assessment
The existing and approved land use	The land is currently used for agricultural purposes, specifically grazing for livestock. Outside of the development footprint, land will remain in agricultural production, the area between the Solar PV panels can still be used for grazing by agricultural livestock.
The relative abundance, quality and regenerative capacity of natural	The Site is not located adjacent to any statutory designated Sites for nature conservation.

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resources (including soil, land, water and biodiversity) in the area and its underground;	The Site currently consists of farmland, and it is considered that generally the Site has limited ecological value due to it being actively managed by farm machinery and human intervention for agricultural purposes. The Proposal Site will be subject to an Ecology PEA walkover survey to review any potential for Ecology and any further assessments which may be required. These assessments will be agreed beforehand with Staffordshire Moorlands District Council and will be submitted with the full Planning Application. Overall, it is considered that the proposed Solar PV array and associated landscaping will provide more ecological benefits and strengthen ecological networks than the current agricultural use of the Site. Subject to appropriate mitigation, it is not considered that any effects will be significant. Further to this, the applicant considers that taking the Site out of agricultural use would further increase the bio-diversity benefits of the Proposal, as there would be no need for the intensive use of fertiliser's, herbicides and pesticides on the land and there will be opportunities for significant net gains in biodiversity.
The absorption capacity of the natural environment, paying particular attention to the following areas— (i)wetlands, riparian areas, river mouths; (ii)coastal zones and the marine environment; (iii)mountain and forest areas;	(i)wetlands, riparian areas, river mouths There is a group of ponds located c.1km to the west of the Site. This said, there will be unacceptable impacts on these non-designated sites, as the proposed development will not give rise to any harmful or polluted runoff into any watercourse. (ii)coastal zones and the marine environment; The site is not within or near a coastal zone, therefore there are no marine environments or species to consider. (iii) Mountain and Forest areas Mapping from Natural England indicates that there are no designated or non-designated mountain or forest areas on or adjacent to the Site. (iv) Nature reserves and parks

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(iv)nature reserves and parks;	Mapping from MAGIC indicates that there are no designated nature reserves and parks on or adjacent to the Site.
(v)European sites and other areas classified or protected under national legislation;	(v) European sites and other areas classified or protected under national legislation The Site is not subject to any statutory designation for ecological value.
(vi)areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	Notwithstanding this, the Proposal will be subject to a Preliminary Ecological Appraisal (PEA) walkover survey to review any potential for ecology and any further assessments which may be required. If any impacts are identified as a result of this work, suitable mitigation measures will be proposed and agreed with Staffordshire Moorlands District Council. (vi) areas in which there has already been a failure to meet the environmental quality standards The Site is not considered to be in an area where there has been a failure to meet environmental quality standards in relation to air or water quality.
(vii)densely populated areas;	The Environment Agency will be consulted as part of the Planning Application and pollution and waste control mitigation measures to ensure there are no significant effects. Mitigation measures have also been discussed in Section 3.2 below. (vii) densely populated areas The Site is situated in a rural area with no sensitive receptors. It is not Sited within or adjacent to any densely populated areas.
(viii)landscapes and sites of historical, cultural or archaeological significance	(viii) landscapes and sites of historical, cultural or archaeological significance The Site does not fall under any statutory or non-statutory designations for landscape quality.

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	The Proposal, by nature of the development and the location in the countryside, will have some effects in relation to landscape. A Landscape and Visual Appraisal (LVA) will be undertaken for the proposed development, considering the effects of the proposed scheme on the landscape as an environmental resource in its own right. The LVA would consider the potential visual change of views of the area, in addition to assessing the impact of the Proposal on visual amenity. The Site is not in a Conservation Area and there are no heritage assets on the Site. The nearest Heritage Asset to the Site is as follows: • Spring Cottage: Grade II (Ref. 1191617) - 680m to the south west • Milepost at NGR SK: Grade II (Ref. 1374720) – 690m to the north west • Milepost at NGR SK: Grade II (Ref. 1191638) – 840m to the north east • Milepost at NGR SK: Grade II (Ref. 1374722) – 880m to the east • Lanehead Farmhouse: Grade II (Ref. 1037905) – 940m to the north west Due to the distance to the listed buildings, and natural screening which intercepts views between the two locations, it is unlikely that there would be any harm to their significance by a change to their setting. However, the Planning Application will be supported by a full Archaeology and Built Heritage Assessment to demonstrate that this is the case.

Table 5: Location of Development

3.1.8. An assessment of the proposal against the criteria for consideration of the characteristics of development is provided in Table 6 below:

The likely significant effects of the development on the environment must be considered in relation to criteria set out in Tables 4 and 5, with regard to the direct and indirect significant impacts of the proposed development as specified in regulation 4(2) of The Town and Country Planning (Environmental Impact Assessment 2017), taking into account:	
Applicable threshold/criteria	Assessment:
The magnitude and spatial extent of the impact (geographical area and size of the affected population)	The development will be Sited within mostly enclosed field boundaries with limited views available to the surrounding area. While the topography of the Site is slightly undulating, longer-distance views will be restricted by existing and proposed boundary vegetation. The extent and size of the

	impact is likely to be restricted to the local vicinity and population. There will be no cross frontier impacts whatsoever.
The nature of the impact	Given the nature of the development proposal, it is considered that whilst there may be some limited localised visual effects upon the environment as a consequence of the proposed development, these effects will be appropriately managed through the design of the Solar PV development layout, incorporation of appropriate mitigation and with the adoption of best practice measures. The proposal is not considered to result in more wide-ranging effects, the site of which is not subject to any significant panoramic views.
The transboundary nature of the impact	There will be no transboundary impacts as a result of the proposed development.
The magnitude and complexity of the impact	The complexity of the development is low, as it is consisting of one main component (the panels) with some associated infrastructure. Aspects of the environment affected will be limited to localised impacts; therefore, the magnitude of the impact is considered to be low. There is unlikely to be any potential for significant effects.
The probability of the impact	The potential localised visual impacts are predictable and can be reduced with careful design and mitigation. The effects will be appropriately managed through the design of the solar panel layout, the incorporation of appropriate landscape mitigation measures and the adoption of best practice measures.
The expected onset, duration, frequency and reversibility of the impact	The proposed development has a life span of 40 years, after which the solar panels and ancillary infrastructure can be removed, and the Site returned to its previous condition. The impacts are therefore limited in duration and reversible.
The cumulation of the impact with the nature of other existing and/or approved development	There are no other Planning Applications approved for development on this Site. The Site is surrounded by a combination of open agricultural fields and shrubbery/woodland in all directions.
The possibility of effectively reducing the impact	Mitigation has been considered and discussed below in section 3.2 to reduce any limited impacts from the proposal.

Table 6: Types and Characteristics of the Potential Impact

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3.2. Proposed Mitigation Measures

3.2.1. Given the nature of the development proposals, it is considered that there may be some limited localised effects on the environment. These effects will be appropriately managed through the design of the Solar PV development, the incorporation of appropriate mitigation measures and with the adoption of best practice measures. This includes consideration of the following:

Landscape/ Visual & Ecology

3.2.2. A LVA will be undertaken for the proposed scheme. The landscape appraisal would consider the effects of the proposed scheme on the landscape as an environmental resource in its own right and the visual appraisal would consider the effect of visual change on people's views and visual amenity. A set of figures relevant to landscape and visual matters, will be included with the report:

- Figure 1: District Character Area
- Figure 2: Designations
- Figure 3: Topography
- Figure 4: Context
- Figure 5: Views and Viewpoints

3.2.3. The LVA will assess landscape and visual effects separately and the main objectives would be as follows:

- To describe the baseline landscape character of the site and its surroundings; evaluate its value and susceptibility to change arising from this specific development proposal which together provides a measure of the sensitivity of the landscape receptors; and taking into account the magnitude of change assess the effect that the proposal will have on the landscape elements within the site, the landscape character of the site, the local landscape character and landscape character area that the site is within.
- To identify potential visual receptors (i.e. people who will be able to see the development), evaluate their sensitivity to change and taking into account the magnitude of change assess the effects the proposal will have on visual amenity.
- Identify mitigation proposals where these can reduce any adverse effects of the proposed development.

3.2.4. The LVA would be undertaken by a landscape consultant experienced in landscape assessment. The LVA will consider effects upon completion (winter) and residual effects at year 15 (summer). A final judgement would be made on the overall level of effect upon the landscape and visual receptors through a combination of sensitivity and magnitude of change. Overall effects would be described using a four-point scale of major; moderate; minor; negligible. Professional judgement and

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experience would be drawn upon to undertake the appraisal of effects, with reasoning provided in the text as to how this conclusion has been reached.

3.2.5. Furthermore, the proposal will also be subject to a PEA walkover survey to review existing ecological constraints, and all relevant species surveys will be undertaken. The results from the ecological and landscape assessments will then feed into a robust landscaping mitigation plan and BNG Assessment. If any impacts are identified as a result of this work, suitable mitigation and enhancement measures will be proposed and agreed upon. The proposal is envisaged to achieve substantial biodiversity net gains.

Traffic management

- A Construction Traffic Management Plan (CTMP) will be submitted with the application to safeguard the amenity of nearby villages and in the interests of highway safety. This will establish the principal mitigation measures that would be incorporated into the scheme to address the potential impacts of construction activities and establish the principles of the management of working areas, temporary accesses and construction traffic routing.
- The application will also be supported by a Highway Statement that will set out the changes in traffic flows in further detail and the implications for those in capacity terms.

Pollution and Waste prevention measures

- A CEMP will be submitted to accompany the Planning Application. This will provide the broad principles of on-Site construction methods and environmental mitigation, which would be taken into account in the more detailed method statements and risk assessments to be prepared by the Principle Contractor. In order to reduce any impacts from pollution the following measures would be employed.

Pollution prevention

- The Principal Contractor (or other 'responsible person' managing the site) is responsible for both the protection of "controlled waters" from pollution and for the prevention of pollution of the environment, harm to human health and detriment to local amenity by waste management activities under the Environmental Protection Act 1990. Further protection for the environment is afforded under the Water Resources Act 1991 (as amended), which outlines the functions of the Environment Agency and sets out offences relating to water, discharge consents, and possible defences to the offences.
- Under the Water Framework Directive (WFD) no deterioration may be allowed to occur to controlled waters, including surface and ground water. Therefore,

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no contaminated runoff may be allowed to enter either surface water drainage or be allowed to infiltrate the ground.

- All construction activities will be carried out in accordance with good practice, paying particular attention to the Environment Agency (EA) published Guidance for Pollution Prevention (GPP).

- No silt, or other debris from works, shall be allowed to enter any watercourse (including the field boundary ditches). An emergency protocol will be put in place to deal with any spills or other potentially contaminating incidents.

Storage of Plant and Machinery

- The site will predominantly operate with a 'just in time' delivery protocol and materials will not be stored within 8m of any watercourse (including the field ditches). Fuels will be stored in a double-skinned, locked, and bunded fuel bowser as far away from watercourses as possible and away from the regular passage of site traffic. Refuelling will be carried out over a bespoke drip tray, which will be regularly maintained and inspected for the presence of rainwater. Any rainwater must be removed for specialist disposal. A spill kit will be located next to the bowser. Any other potentially hazardous material will also be stored within designated impermeable, bunded areas.

- Materials, plant, vehicles, spill kits and fuel storage areas will be protected from vandalism and inspected regularly for signs of tampering or damage. All keys will be removed from unattended vehicles/plant.

Dust Control Methods

- The rural location of the development means that there are no sensitive receptors in close proximity to the Site. There are several PRoW within the Site and adjacent, some of which are proposed to be diverted as part of the proposal. All remaining PRoW within the Site, adjacent and the diverted PRoW will be enhanced as part of the proposal. Any users of these PRoW will be protected from dust by appropriate dust control measures.

- Dust impacts can arise from on-site construction works such as earthworks as well as from dust deposited on the public highway by construction vehicles which then becomes re-suspended. Construction dust may lead to an adverse impact in terms of elevated particulate concentrations at neighbouring sensitive receptors or nuisance impacts, such as the soiling of clean surfaces. Dust deposition can also affect sensitive habitats and fauna (e.g. foraging on habitats).

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- Dust impacts will be controlled by good housekeeping and by following best practice. The appropriate mitigation measures will be employed to control the dust emissions. The responsibility for ensuring that the dust control measures are carried out lies with the Principal Contractor's Site Manager.
- It is envisioned that very limited dust would result from a development proposal of this type, given the greenfield setting.

Wheel Wash facility

- A proprietary wheel cleaning bay will be provided on-site at the exit of the construction compound. The specific equipment employed will be dependent on availability during the construction phase.
- The wheel wash facilities will be securely constructed with no overflow and the effluent will be contained for proper treatment and disposal.

Dust monitoring

- Dust emissions will be monitored by carrying out daily on and off-site visual inspections of dust emissions, particularly focusing on any visible dust being carried towards or across the site boundary. Inspection results will be logged.
- Regular site inspections will be undertaken by the Site Manager or their representative to monitor compliance with the dust control measures.
- All dust complaints and any exceptional incidents causing dust emissions will be logged, along with the actions taken to resolve the situation.

Waste Monitoring

- All wastes will be removed from the site using a registered waste carrier. Waste will only be disposed of at facilities/sites authorised to receive it, which have an appropriate permit, licence or registered exemption. Waste management licence, permit or exemptions must be obtained from the facility/site.
- The storage of hazardous waste prior to its removal will also be subject to the appropriate requirements.
- The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally disposed of.
- Where possible waste materials will be reused on site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types and will use the National Colour Coding Scheme.

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- No waste will be left on-site following the completion of works.
- It is envisaged that the development would result in very little waste, given the greenfield location.

Noise and Vibration Control

- Noise and vibration nuisance could come from the operation of machinery on-site and vehicle movements to and from the site as well as within the site.
- Whilst the development, once operational, would result in very limited noise (during construction) - all works will be carried out in accordance with British Standard 5228 (BS 5228).
- Best Practicable Means (BPM) of noise control, as defined by Section 72 of the Control of Pollution Act 1974, will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

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4 Scope of the Planning Application Documents

4.1.1. The planning application will be submitted with the following assessments and reports:

Document	Description
Planning, Design and Access Statement	Document outlining the proposed development of the Application Site, its benefits, and the context of the surrounding area and compliance with planning policy.
Site Location Plan	Plan showing the location of the Site at 1:2500 scale, providing context to the immediate surrounding area. This Plan has been included with the submission of this report.
Site Layout Plan	A Plan showing the proposed layout of the proposed development. This plan has been included with the submission of this report.
Flood Risk Assessment and Drainage Strategy	An assessment completed to evaluate and assess the potential flood risk of the Application Site and how this may impact adversely upon the proposed development.
Archaeological Desk Based Assessment	A desk-based assessment regarding any potential archaeological significance of the Application Site.
Built Heritage Statement	A report to identify and assess the impact the proposed development may have on the setting and heritage significance of designated heritage assets (Listed Buildings, Conservation Areas etc.) and protected views.
Preliminary Ecological Assessment	A preliminary assessment of the ecological context of the Application Site, in addition to this assessment recommending any further ecological assessments.
Landscape and Visual Appraisal	An assessment focusing on the potential impact that the proposed development will have on the landscape and visual amenity of the surrounding area.
Transport Statement and Draft Construction Traffic Management Plan (CTMP)	Provide details of construction and operation, along with an appraisal of the permanent Site access arrangements. A CTMP will be submitted with the application in order to safeguard the amenity of nearby villages and in the interests of highway safety. This will establish the principal mitigation measures that would be incorporated into the scheme to address potential impacts of construction activities and establish the principles of

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	the management of working areas, temporary accesses and construction traffic routing.
Agricultural Land Classification (ALC) Survey	This assessment will examine the ALC grade of the land which is to be used for the proposed Solar PV Development.
Arboriculture Report	An assessment focusing on the potential impacts of the proposed development on existing trees and hedgerows on the Site.
Noise Assessment	An assessment of the potential noise impacts of the proposed development to ensure that there are no unacceptable impacts from noise.

Table 7: Documents Accompanying the Planning Application

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5 Conclusion

5.1.1. The Proposal will not result in any significant effects on the environment, and it is therefore concluded that an EIA is not required. A Screening Opinion is requested from Staffordshire Moorlands District Council to confirm this matter.

5.1.2. The Proposal is not Sited within or adjacent to any sensitive areas as defined by the '2017 Regulations'. Supporting documents will accompany any forthcoming Planning Application to provide information on the following matters:

- Landscape and Visual Impacts
- Built Heritage
- Archaeology
- Highways
- Flood Risk and Drainage
- Noise
- Agricultural Land Classification
- Ecology
- Arboriculture

5.1.3. Given the nature of the development Proposals, it is considered that whilst there may be some localised limited effects upon the environment as a consequence of the proposed development, these effects will be appropriately managed through the design of the layout, incorporation of appropriate mitigation measures and with the adoption of best practice measures. The Proposal is not considered to result in more wide-ranging effects.

5.1.4. The above screening request demonstrates that the proposed development will not have any significant effects in line with Schedule 3 of the "2017 Regulations". We therefore respectfully request that you issue a Screening Opinion which confirms that this application is not 'EIA Development'. Should you require any further information, please do not hesitate to contact us.

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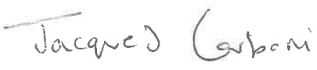
EIA Screening Request

Proposed 35MW Solar PV at New House Farm, Upper Cotton, Stoke on Trent, ST10 3DT

On behalf of BSR Energy

Prepared By:	Technical Review By	Authorised By:
		

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