
Land at Kiln Fields, Heckfield

Environmental Impact Assessment Screening Report

September 2021

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Prepared on behalf of
Enviromena Asset Management UK Ltd

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1 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore¹ on behalf of Enviromena Asset Management UK Ltd (hereafter referred to as the "Applicant"). The report accompanies a request to Hart District Council (HDC) to adopt a screening opinion to determine whether a proposed 18.01 megawatt (MW) solar farm on agricultural land at Kiln Fields, Heckfield constitutes EIA development.
- 1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended*² (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:
- *a plan sufficient to identify the land;*
 - *a description of the development, including in particular:*
 - (i) *a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) *a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
 - *a description of the aspects of the environment likely to be significantly affected by the development;*
 - *to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:*
 - (i) *the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) *the use of natural resources, in particular soil, land, water and biodiversity; and*
 - *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

Requirement for EIA

- 1.3 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations and Planning Practice Guidance¹ (PPG). EIA development is defined by the EIA Regulations as development:

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

- 1.4 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would

lead to likely significant effects on the environment.

1.5 In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;*
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and*
- (c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.6 In order to allow HDC to determine the need for EIA, this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Description and Context

- 2.1 The site is approximately 30.35 hectares (ha) in area and is currently in agricultural use, spanning several fields. It is located between the settlements of Heckfield and Hound Green and falls within the administrative boundary of Hart District Council (HDC). The site is bound by hedgerows and treelines on all sides. An unnamed lane bounds the north of the site, which leads to the B3349 at the site's eastern boundary. Agricultural buildings are located adjacent to the site's western boundary. The site is bound by further agricultural land on all sides. Areas of woodland are located within the north eastern part of the site, and also about the south eastern corner of the site boundary, between the eastern and western portions of the site. The woodland adjacent to the eastern part of the site is referred to as Brickkiln Copse, beyond which is commercial development. Within the site, there are two small ponds, one within the southern portion of the site, and the other at the north western boundary, into which two drains run.
- 2.2 There are no nationally or internationally designated sites located within the site. Those in proximity to the site are listed below. The closest statutory designation to the site is the Ivy Cottage Grade II Listed building, located approximately 23m east of the site, on the opposite side of the B3349.

Land Use

- 2.3 The site is currently in agricultural use. According to the Provisional Agricultural Land Classification (ALC) post-1988 available on DEFRA's Magic Map,ⁱⁱ where grade 1 is Best and Most Versatile (BMV) agricultural land and grade 5 is poorest quality agricultural land, the site is classified as Grade 3³. Grade 3 agricultural land may be considered BMV land depending whether it is classified as Grade 3a or Grade 3b. The provisional ALC does not specify this. As the site comprises agricultural use it is not expected to be heavily contaminated.

Landscape

- 2.4 The site is not located within an Area of Outstanding Natural Beauty (AONB) or a National Park. It is not situated within the Green Belt. The land surrounding the site is predominantly agricultural, with dispersed farmsteads and settlements. The site is approximately 575m from the settlements of Hound Green to the south, and 770m from Heckfield to the north.

Air Quality

- 2.5 Air Quality Management Areas (AQMAs) can be declared when there is an exceedance or likely to be an exceedance of an air quality objective. The site is not located within an Air Quality Management Area, and there are no AQMAs designated within Hart Districtⁱⁱⁱ.

Biodiversity

- 2.6 There are no ecological designations within the site or in its immediate proximity. Hazeley Heath Site of Special Scientific Interest (SSSI) is located approximately 2km to the east of the site, designated for its large tract of heathland, and associated plant communities, which is a scarce habitat nationally^{iv}. The Thames Basin Special Protection Area (SPA) coincides with the Hazeley Heath SSSI. The SPA forms part of Natura 2000, a European-wide network of sites of international importance for nature conservation established under the European Community Wild Birds and Habitat directives^v. As set out in the Hart Local Plan 2032, Brickkiln Copse, immediately to the east of the site is defined as a biodiversity area and the narrow woodland running north-south through part of the site is defined as being within the Green Infrastructure Network of HDC.

Heritage

- 2.7 There are several features of historic and cultural importance in proximity of the site. Within 2km of the site, there are one Grade I Listed, 108 Grade II Listed and two Grade II* Listed Buildings; the closest of these is Ivy Cottage, a Grade II Listed building located approximately 23m east of the site at the closest boundary, on the opposite side of the B3349. The Registered Parks and Gardens, Heckfield Place and Stratford Saye Park, lie approximately 1.3km to the north east and 1.4km to the north west, respectively. The site is also near to the Heckfield Conservation Area, which covers the settlement of Heckfield, located approximately 662m to the north of the site at its closest points.

Flood Risk and Drainage

- 2.8 The majority of the site lies within Flood Zone 1, at low risk of flooding from rivers. The northern and western portions of the site fall within Flood Zones 2 and 3, at a greater risk of flooding from rivers. The site is not located within a groundwater Source Protection Zone

Proposed Development

- 2.9 The proposed development comprises construction of solar farm with a DC capacity of 18.01MWp, to include the installation of solar panels with transformers and inverters, a distribution network operator (DNO) substation enclosure, a customer switchgear enclosure, security fencing, landscaping and other associated infrastructure.
- 2.10 The solar farm will comprise an array of photovoltaic solar panels, mounting frames and cables. The panels will be fixed at an angle of (+/-) 25 degrees and will be at 2.69m above ground level, when angled.

Mitigation

- 2.11 In accordance with Regulation 6(2)(e) of the EIA Regulations, a number of mitigation measures have been committed to at this screening stage as part of the proposed development.
- 2.12 In order to avoid potentially significant environmental effects during the construction phase, best practice measures will be implemented through a Construction Environmental Management Plan (CEMP), which will be secured by a planning condition attached to the planning permission. A Construction Logistics Plan and Construction Traffic Management Plan (CTMP) will also be adhered to, in order to manage all construction traffic and access.
- 2.13 Trees to be retained in proximity to areas of development activity, including areas for new surfacing, services, work site compounds and storage will be protected to ensure they are not damaged. This will be achieved with the use of temporary tree protection fencing in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction', to prevent access within the Root Protection Zone (RPZ) or canopy spread of trees. Where access is unavoidable, alternative protection arrangements such as ground protection (sufficient to protect the structure of the soil from compaction), and/ or access facilitation pruning (to ensure a reasonable clearance for operations is provided) will be required. Some trees may require removal at the site entrance to allow for the appropriate access width; all necessary measures to protect remaining trees will be undertaken. A Tree Survey report will be submitted with the planning application.
- 2.14 In order to avoid potentially significant glint and glare effects on human and ecological receptors, the proposed development's solar panels would be appropriately placed to avoid these effects. This would comprise inherent mitigation within the design of the proposed development.

3 SCREENING ASSESSMENT

Determining the Screening Approach

- 3.1 In determining whether the proposed development constitutes EIA development, considerations should be had for the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - Is it located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Whether it would lead to likely significant effects on the environment.
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance.

Schedule 1 Projects

- 3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

Sensitive Areas

- 3.5 'Sensitive areas' are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European-designated Sites;
- National Parks, The Broads, and AONBs; and
- World Heritage Sites and Scheduled Monuments.

3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining

whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

Thresholds

- 3.7 The proposals fall within category 10 of Schedule 2, 'Energy Industry', sub section 3(a) '*Industrial installations for the production of electricity...*'. The site is not located within or adjacent to a sensitive area and therefore the thresholds should be applied. The thresholds for installations for the production of electricity, as set out in Schedule 2, relate to developments where '*the area of works exceeds 0.5 hectare*'. At approximately 30.35 hectares, the proposed development exceeds this threshold. Therefore, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and the Planning Practice Guidance needs to be considered. Information on these is set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

and

- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development;
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the Planning Practice Guidance, which echoes the requirements of the EIA Regulations:

"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

- 3.10 A search for other developments that could result in cumulative effects with the proposed development was carried out using HDC's planning website in September 2021. The search identified no consented developments within proximity of the site that would be likely to result in potentially significant cumulative effects on the environment in cumulation with the proposed development. However, two planning applications awaiting determination were identified, consisting of a solar farm at Bunkers Hill Farm (ref: 21/00552/FUL) and a solar farm at Chosley Farm (ref: 20/03185/FUL), which are located approximately 3.5km south east and 8km south of the site, respectively. Due to the distance between the site and the Chosley Farm development, and the intervening landscapes, this potential solar farm development is not considered to be likely to result in significant cumulative effects with the proposed development. HDC's EIA Screening Opinion (ref: 20/01807/EIA) adopted for the proposed

solar farm scheme at Bunkers Hill Farm stated that significant environmental effects were not expected from the construction and operation of the development, therefore it is considered unlikely that this scheme would result in likely significant cumulative environmental effects with the proposed development.

National Planning Practice Guidance

- 3.11 Paragraphs 057 and 058 of the Planning Practice Guidance provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 2 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA development identified in the Planning Practice Guidance.

Table 2: Planning Practice Guidance Indicative Screening Criteria^{vi}

Development type	Indicative criteria and threshold	Key issues to consider
3(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)	Thermal output of more than 50 MW. Small stations using novel forms of generation should be considered carefully.	Level of emissions to air, arrangements for the transport of fuel and any visual impact.

Screening Assessment

- 3.12 This section assesses the proposed development against the EIA screening criteria outlined above and presents the assessment of the environmental effects likely to occur as a result of the proposed development. Table 3 sets out a review of all of the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Planning Practice Guidance EIA Screening Matrix

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
1. Natural Resources		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	N The construction, operation and decommissioning of the proposed development will not result in significant changes to the topography of the site. At the end of the proposed development's lifetime, the site will be restored to its previous conditions, if required. A Topographic Survey will be submitted with the planning	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
		application.	
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/ minerals or energy which are non-renewable or in short supply?	Y	The proposed development will involve the use of land and the materials to make the solar panels, including glass and metals. No other resources would be used in large quantities.	N At the end of the proposed development's lifetime, the panels and associated infrastructure would be removed and potentially reused or recycled depending on technology available at the time, and the land returned to agricultural use, if required.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Y	The site predominantly comprises undifferentiated Grade 3 agricultural land,. There are no forestry, fisheries, tourism or minerals resources that could be affected by the proposed development.	N The land within the site has the potential for loss of BMV land. Only losses above 20ha are considered potentially significant. The site area is 30.35ha. Given the nature of the proposed development, significant effects on agricultural land are not anticipated.
2. Waste			
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Y	The proposed development will involve limited waste arisings during installation. However, no waste will be generated during the operational phase.	N Waste would be managed and reduced in accordance with all applicable legislation and disposed of in line with best practice. Any waste generated during the construction phase of the development would be reused and recycled, where possible. The proposed development is not expected to be permanent and appropriate technology will be used to dismantle and recycle the panels at the time of its decommissioning.
3. Pollution and Nuisances			
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Y	<p>During the construction and decommissioning phases of the proposed development, dust would be generated.</p> <p>Pollutant emissions associated with the operation of construction plant and vehicles would also be expected during the construction phase.</p> <p>Once operational, limited vehicle emissions will be associated with the installation and maintenance of the proposed development. No hazardous, toxic or</p>	N <p>Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and it is not anticipated to generate significant adverse effects.</p> <p>Plant and Non Road Mobile Machinery (NRMM) would be operated in-line with the CEMP to ensure pollutant emissions are reduced and avoided where possible. NRMM will be maintained in a good condition and will not be left to idle. Construction vehicle emissions will be</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	noxious substances will be released to air from the proposed development's solar panels.	managed through the implementation of the CTMP, and operation of Heavy Good Vehicles (HGVs) will be dispersed across the working day to avoid a concentration of released pollutants and noise.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Y The potential exists for noise effects to result from the construction and decommissioning processes.</p> <p>Once operational, the proposed development would not generate any noise or release light, heat, energy or electromagnetic radiation. Significant noise effects resulting from the maintenance vehicles and activities required for the proposed development's solar panels are not anticipated, due to the infrequent, and low volume of activity required. Although not a source of light, the solar panels may reflect sunlight, which could impact human and ecological receptors but these significant effects are not anticipated.</p>	<p>N These effects will be managed in accordance with best practice measures, implemented through the CEMP, and are not anticipated to generate significant adverse effects that would affect the nearby sensitive receptors.</p> <p>A Glint and Glare Assessment will be submitted with the planning application which will inform placement of the proposed development's panels.</p>
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>N The proposed development is to be constructed on agricultural land, which is not anticipated to have significant contamination present. The land use proposed is also not highly contaminative.</p> <p>The proposed development's structures would be located within all flood zones, except for the proposed sub-station, which would be located in Flood Zone 1; a Flood Risk Assessment (FRA) will be submitted with the planning application which will inform mitigation. The site is not located within a groundwater SPZ; therefore, the risk of runoff into sensitive water</p>	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>sources and incursion of pollutants into groundwater is low and significant effects on these sensitive receptors from the proposed development are not anticipated.</p> <p>Hydrocarbons, including plant and vehicle fuel and lubricants, will be used during the construction and decommissioning phases. These would be stored and used in accordance with all applicable legislation and the CEMP to avoid releases of pollutants. As above, appropriate measures (e.g. adequate bunding), in accordance with all relevant legislation, would be implemented via a CEMP to prevent accidental spillages of contaminants during the decommissioning works and construction of the proposed development. The proposals are not expected to result in any significant adverse effects on land or water.</p> <p>Once operational, storage of chemicals or oils is not anticipated. If required, any such materials will be stored in appropriately bunded containers and in accordance with relevant legislation.</p>	
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	N The site is not located in an Air Quality Management Area, and there are no known exceedances of environmental standards in the surrounding area.	N/A
4. Population and Human Health		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	N The proposed development will not result in major accidents or disasters. The proposed development's structures would be located within all flood zones, except for the proposed sub-station, which would be located in Flood Zone 1; a Flood Risk	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
		Assessment (FRA) will be submitted with the planning application which will inform mitigation. The proposed development would also indirectly contribute to reducing climate change impacts through the generation of renewable electricity.	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	N	The proposed development will not present a risk to the population. The closest hamlet to the site is Hound Green, approximately 450m to the south east of the site, with dispersed individual farmsteads also around the site. There will be no significant risk of contamination of water sources, as the site is not located within a groundwater SPZ and hazardous materials will be managed, as highlighted above, during construction, operation and decommissioning to ensure the risk of spillages is mitigated.	N/A
5. Water Resources			
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Y	Within the site, there are two small ponds. One is located within the southern portion of the site, and the other at the north western boundary, into which two drains run. The site is not located within a groundwater SPZ. An FRA will be submitted with the planning application.	N/A
6. Biodiversity (Species and Habitats)			
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated	Y	There are no sites statutorily designated for ecology within or close to the site. The closest designation is Hazeley Heath SSSI, located approximately 2km to the east of the site, which coincides with the Thames Basin SPA. Brickkiln Copse, immediately to the east is defined as a biodiversity area and the narrow woodland running north-south through part of the site is defined as being	N All wildlife is statutorily protected under the Wildlife and Countryside Act 1981 and no works would be allowed to go ahead until an ecological appraisal has been undertaken. Surveys will be undertaken by qualified ecologists and any works necessary will be undertaken in accordance with legislation.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).		within the Green Infrastructure Network of HDC, as set out in the Hart Local Plan 2032. A Preliminary Ecological Appraisal (PEA), including a Biodiversity Net Gain matrix and Biodiversity Management Plan, will be submitted with the planning application.		
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Y	A PEA will be submitted with the planning application which will inform identification of habitats or species of importance on site.	N	As above.
7. Landscape and Visual				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	N	The site is not located in an Area of Outstanding Natural Beauty, National Park, or an Area of High Landscape Value. The proposed development is not considered to significantly affect any areas or features on or around the site that are of high landscape or scenic value. A Landscape and Visual Impact Assessment (LVIA), including a Landscape Strategy Plan, will be submitted with the planning application.	N/A	
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Y	The site is bound by hedgerows and trees, and is not in proximity to many human receptors, those being the farmstead located at the western boundary, and the commercial development to the south east, beyond Brickkiln Copse. The proposed development will be visible from the path that runs along the northern boundary of the site, and the B3349 to the east. However, views from a greater distance are not anticipated and very few receptors will have views into the site.	N	The proposed development will include a landscape design which will reduce the visual impact during the construction phase and on completion. The proposals will be carefully designed to ensure the proposed development integrates into the existing setting and character of the site and surrounding area. An LVIA including a Landscape Strategy Plan, will be submitted in support of the proposed development. Significant effects are not anticipated.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
8. Cultural Heritage/Archaeology		
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Y There are several features of historic and cultural importance in proximity of the site. Within 2km of the site, there are one Grade I Listed, 108 Grade II Listed and two Grade II* Listed Buildings; the closest of these is Ivy Cottage, a Grade II Listed building, located approximately 23m east of the site at its closest point, on the opposite side of the B3349. The Registered Parks and Gardens, Heckfield Place and Stratford Saye Park, lie approximately 1.3km to the north east and 1.4km to the north west, respectively. The site is also near to the Heckfield Conservation Area which covers the settlement of Heckfield, approximately 662m to the north of the site at its closest points.	N The heritage features will not be directly or indirectly affected by the proposals given the intervening natural screening of the site and the topography of the site. A Heritage Assessment will be submitted with the planning application.
9. Transport and Access		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	N The site will be accessed via an existing farm track which runs off the B3349..	N HGV movements in the construction, operation and decommissioning phases are anticipated to be low in frequency and volume. No significant effects on transport routes are anticipated. A Transport Statement will be submitted with the planning application.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	N Given the small-scale traffic movements associated with the proposed development during construction, operation and decommissioning, no significant effects are expected. A Transport Statement will be submitted with the planning application.	N/A
10. Land Use		
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism,	N The site is surrounded by agricultural land, with few residential properties. There are no community facilities in the vicinity of the site which would be affected by the construction, operation or	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		decommissioning of the proposed development.	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N	None known	N/A
11. Land Stability and Climate			
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	N	No.	N/A
12. Cumulative Effects			
12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction/operation phase?	N	No committed developments within proximity of the site have been identified that may result in potentially significant cumulative environmental effects with the proposed development during the construction, operational and decommissioning phases.	N/A
Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	No.	N/A

4 CONCLUSION

- 4.1 This screening assessment has considered whether the proposed development of a solar farm with a DC capacity of 18.01MWp on 30.35ha of land located between the settlements of Heckfield and Hound Green is likely to give rise to significant effects on the environment. The proposed development is considered to fall within Category 3 (a) of Schedule 2 of the EIA Regulations '*industrial installations for the production of electricity...*'. The site is not located within a sensitive area as defined by the EIA Regulations; however, it does exceed the 0.5ha threshold above which screening is required.
- 4.2 As identified in this report, the principal environmental effects from the proposed development would relate to traffic movements during the construction and decommissioning phases. However, these effects would be managed in accordance with a Construction Environmental Management Plan and Construction Traffic Management Plan secured through planning conditions, and there would be no significant residual effects on the environment.
- 4.3 The EIA Regulations require the consideration of the potential for cumulative effects at the screening stage. No committed developments within proximity of the site have been identified that may act in cumulation with the construction, operational or decommissioning phases of the proposed development to produce significant environmental effects.
- 4.4 In conclusion, this screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be of a sufficiently limited scale that effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

REFERENCES

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https://www.hart.gov.uk/sites/default/files/1_Residents/Environment/Noise_and_air_pollution/ASR_Hart_DC_England_2021_FINAL.pdf>
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- ^v Surrey Heath Borough Council (2005) < <https://www.surreyheath.gov.uk/residents/planning/planning-policy/thames-basin-heaths-special-protection-area-avoidance-measures>>
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APPENDIX 1

SITE LOCATION PLAN

Area: 305,865m2 (75.58 acres)



PROJECT NUMBER		DATE	SHEET	
24/08/2021			A	
PROJECT DESCRIPTION		DATE	REVISION	
PROJECT NAME AND ADDRESS		DATE	REVISION	
12500 GAI				
KIR FIELDS				
Hockley, Hampshire				
R327 01E				
DRAWING TITLE				
Site Location Plan				
DESCRIPTION				
STATUS				
Planning				
DRAWING REFERENCE NUMBER			PROJECT	
007016_06_Site_Location_Plan				



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