

**TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSEMENT) REGULATIONS 2017**

SCREENING OPINION

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	Case details	
A	Application number	2025/0444
B	Parish	Cawston & Heydon
C	Site Address	Land East Of Heydon Road Cawston Norfolk
D	Proposal	Request for EIA screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for erection of a Solar Photovoltaic Installation of 30 MW output and all associated supporting infrastructure including, cable routing, inverters and transformers, fencing, CCTV, and landscaping for temporary period of 42 years
E	Approval of reserved matters?	No
F	Area of development/works/new floorspace	Approximately 50 hectares

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	EIA Details	
A	Schedule 1	
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	No
(ii)	If yes, under which description of development? (i.e. no. 1)	N/A
B	Schedule 2	
(i)	Is the proposed development Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	Yes
(ii)	If yes, which description in Column 1? (i.e. no. 1)	3a Industrial installation for electricity generation on sites over 0.5 hectares
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No
(iv)	If Yes, which area?	N/A
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes

(vi)	If yes, which applicable threshold/criteria?	Site is over 0.5 ha
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	LPA Screening	
(i)	Has the LPA issued a Screening Opinion?	Yes - herewith
(ii)	Has the SoS issued a Screening Direction?	No
(iii)	If yes, is a copy of the Screening Opinion/Screening Direction on the file?	N/A
(iv)	If yes, was the Screening Opinion/Screening Direction positive?	N/A
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
	Reserved matters/conditions applications only	
(i)	Was the original planning permission subject to EIA screening?	N/A
(ii)	Was a Screening Opinion/Screening Direction issued for the original planning permission?	N/A
(iii)	If yes, is a copy of the Screening Opinion/Screening Direction for the original planning permission on file?	N/A

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	Environmental Statement	
	Has the applicant supplied an Environmental Statement for the current or previous (if reserved matters or conditions) application?	No

Screening

A. Checklist

Questions to be considered	Likely/Unlikely – briefly describe	Is this likely to result in a Significant effect? Yes/No – why?
1. Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies etc)	Likely. The development will change the appearance and use of the land from agricultural to a solar farm. The cable route is unlikely to result in physical changes in the locality.	No. The development will have an impact on the local landscape, but this will be relatively localised and can be considered through supporting documentation with a planning application submission.
2. Will construction or operation of the project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	The development will utilise some physical materials and energy for its construction / installation.	No. The amount of materials and energy would not be overly significant
3. Will the project involve use, storage, transport, handling or production of substances or materials which could be	Unlikely. None that are known / envisaged.	No. None that are known / envisaged.

harmful to human health or the environment or raise concerns about actual or perceived risks to human health?		
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Likely that there will be an amount of solid waste generated during the construction and decommissioning phases. No waste is likely to be produced during the operational phase.	No. Solid waste generated is unlikely to be so unusual so as to result in significant impacts either in quantity or type.
5. Will the project release pollutants or any hazardous, toxic or noxious substances to the air?	Unlikely as part of normal operations.	No. Traffic to and from the development will produce emissions and construction and decommissioning process may also generate an amount of on-site emissions. However, quantities are unlikely to be significant.
6. Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Some noise and disturbance during the construction and an amount of noise from proposed plant and equipment in operation. There is no permanent external lighting proposed.	No. Noise, vibration and light pollution during construction would be temporary in nature and unlikely to result in significant impacts. Any longer-term impact from noise and lighting and can be considered through the planning application process and would not be considered significant, likely to be limited to some noise from cooling equipment (for inverter units) during warmer months and security lighting.
7. 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?	Unlikely	No. Very unlikely that any pollutants would be released during construction process or where occurring that any would be significant.
8. 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?	Unlikely	No. None that are known.
9. Will there be any risk of accidents during construction or operation of the project	Unlikely. No particular risk expected given	No. Standardised health and safety management operations during construction is covered by other

which could affect human health or the environment?	the nature of construction / installation.	legislation and also as part of construction management plans secured within any planning application approved. This applies to the main part of the application site and the installation of the cable along the identified route.
10. Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	Unlikely	No, given the nature of the proposal.
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Cawston and Marsham Heaths (SSSI) – 2.15km to southeast Booton Common (SSSI) – 2.6km to southwest Norfolk Valley Fens (SAC) – 4.5km to south east	No. Given the nature of the proposed development and the distance and also intervening built development including local minor roads, development and screening.
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Immediately adjacent to Black Bridge Wood and Bluestone Plantation (priority Habitat Inventory – Deciduous Woodland	No. Given the nature of the proposed development it is unlikely that there will be any impacts of the sites.
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Ecology reports and surveys would be expected to be provided with any application to identify any site specific sensitives, but none identified or known to date.	No. Impact and mitigation can be considered through the planning process. Any hedgerow impact affected through the installation of the cable route will be localised and mitigated (e.g. additional planting) where identified.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Unlikely	No.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely	No.

<p>16. Is the project in a location where it is likely to be highly visible to many people?</p>	<p>Likely that project will be clearly visible from the highway network that runs alongside the western and part of the northern boundary and at least partially visible from points to the south and east where gaps in the boundary vegetation exist and/or during the parts of the year when vegetation has shed leaves.</p> <p>There could be some long distance views along parts of the Marriott's Way to the south although this and views from the south and east in particular depends on the landscaping proposed.</p> <p>The cables will be buried underground and so will not be visible when installed.</p>	<p>Unlikely that the development will be highly visible to a significant number of people. Nevertheless, the visual impact can be assessed through a Landscape Visual Impact Assessment (LVIA) as part of the planning application process.</p> <p>A Glint and Glare Assessment can also be submitted and considered as part of a future planning application.</p>
<p>17. 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?</p>	<p>The Marriott's Way is a well used recreational route but this is located a good distance away (approximately 650 metres at the closest point).</p> <p>Part of Heydon Road is likely to be affected during the course of the cable being laid however this is</p>	<p>No. Any visual impacts can be assessed through the Landscape Visual Impact Assessment (LVIA) as part of the planning application process.</p>

	not particularly suitable for recreational use.	
18. 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?	No. The site does not impact any areas of known congestion.	No. temporary impact of construction activities, including from traffic is unlikely to be significant. Traffic levels during the operational phase are expected to be low.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	<p>Likely. The site is immediately adjacent to the Heydon and Salle Conservation Area to the north and within close proximity to the east and west.</p> <p>The grade II listed Beerhouse Farmhouse is approximately 60 metres to the southeast. The grade II listed Dog Lodges is approximately 500 metres to the north. The grade II listed Malthouse Farmhouse is approximately 855 metres to the southeast. The grade II listed Cherry Tree Farm is approximately 650 metres to the west.</p> <p>There are also cropmarks of undated fieldsystems, three Neolithic flint axeheads and a flint adze and a sherd of Roman pottery. In addition, brick and flint building foundations are reported to have</p>	<p>No. Given the nature of the proposal it is considered that heritage impact can be considered in a heritage impact assessment accompanying a planning application.</p> <p>The scheme does not directly impact on the assets but on their setting so magnitude of change to the asset and its significance in this case would be minor. Also, the assets in question are a grade II dwelling and the conservation area which are judged to be of medium significance. Therefore, the impact wouldn't be significant and can be satisfactorily evaluated through a heritage impact assessment which would inform appropriate mitigation.</p>

	been found here in 1969.	
20. Is the project located in a previously undeveloped area where there will be a loss of greenfield land?	Likely.	No. Loss of green field land will need to be balanced against the benefits from the renewable energy. This transition however is unlikely to be significant and it is noted that the structures will sit on the land and can be reversible if the future demand changes.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Likely. Low numbers of residential accommodation is located to the north, east, south and west with a varying degree of separation. The cable route also runs close to a handful of properties.	No. Given the nature of the project, that it does not appear to entail non-standard construction techniques, it is unlikely any impact would be significant.
22. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Unlikely. There are only isolated properties close to the site.	No. The site is located in the countryside on agricultural land so significant effects are not anticipated.
23. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project.	Unlikely. There are no such properties within the immediate vicinity of the site.	No. The site is located in the countryside on agricultural land so significant effects are not anticipated.
24. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely. The area is part of a wider source protection zone.	Not envisaged. The (Greater Norwich Area) Strategic Flood Risk Assessment (SFRA) confirms the majority of the Greater Norwich area is underlain by a principal aquifer (bedrock designation) associated with gravel, sand, silt and clay in the east and chalk in the west and the superficial deposits in the study area which are understood to be generally of secondary (undifferentiated) aquifer in the south. The proposed development is unlikely to have a significant impact on these.
25. Is the project location susceptible to earthquakes, subsidence, landslides,	Likely. A small part of the site (towards the	No. The vast majority of the site is at the lowest risk from fluvial flooding and is in Flood Zone 1.

erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	north west) is within flood zone 3 and there are small areas of the site at risk from surface water flooding.	Small areas of the site are at risk low, medium and high risk of surface water flooding. Given the proposed use, the impact of flooding is not considered to be significant and can be considered via a Flood Risk Assessment as part of the planning application.
26. Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely.	At the time of writing this Screening Opinion, none are known.
27. Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	<p>Likely. A screening opinion has recently been considered for a solar farm approximately 1km to the southeast of the site and there are extant planning permissions for solar farms approximately 1km to the east on or adjacent to the former Oulton airfield.</p> <p>Substations for off-shore wind farm developments are also located within the area.</p>	No. While levels of separation between each site are not significant, the treatment of roadside and field boundaries along with the presence of plantations and other woodland blocks means that intervisibility between the sites and shared views of them are highly restricted. Consequently, there are not considered to be cumulative impacts arising. Construction activities can be considered as part of a construction traffic management plan that could be submitted in support of a planning application.

B	Conclusions	
(i)	Schedule and category of development	Schedule 2, Column 3(a)
(ii)	Summary of features of project and of its location	
	<p>a) Characteristics of development (see note 1 below)</p> <p>It is proposed to install a solar PV farm at a site of approximately 50 hectares in size that will generate up to 30 MW of electricity and will operate for a period of 42 years. The project will also include all associated infrastructure including cable routing, inverters and transformers, fencing, CCTV and landscaping.</p> <p>The proposed development does not give rise to any significant pollution or major incidents.</p>	
	b) Location of development (see note 2 below)	

	<p>The site comprises a mix of grade 2 and grade 3 agricultural land occupying four irregularly shaped field parcels to the east of Heydon Road. The majority of the site sits within the parish of Cawston, although the northwest corner of the site is within the parish of Heydon. The village of Cawston is approximately 1.5km away to the south of the site.</p> <p>Topography of the site is comparatively level with gradual slopes. Boundaries of the site are characterised largely by robust hedgerow and tree planting to its edges, albeit these are reduced to lower level hedgerow along some western sections of the site's boundary. A large area of woodland abuts much of the site's northern boundary, this area also featuring a modest lake within proximity of the site boundary. With the exception of the noted woodland area the site is surrounded by arable land to all aspects. There are no Public Rights of Way within the immediate proximity of the site.</p> <p>Small areas of the site are at varying risk of flooding and surface water flooding. The site is not within an environmentally sensitive area. The site is immediately adjacent to the Heydon and Salle Conservation Area which is primarily to the north of the site. There is a grade II listed Beerhouse Farmhouse approximately 60 metres to the southeast as well as a small number of other listed buildings within the vicinity of the main part of the site.</p> <p>The site has the potential to be of archaeological interest but no detailed investigations have been undertaken on this particular matter. Further regard can be given to these matters through the planning application process and individually and collectively, are not considered to be significant to require an Environmental Statement.</p>	
	<p>c) Characteristics of the potential impact (see note 3 below)</p> <p>The impact of the development is likely to be localised and not significant in nature and regard has been given to other solar power schemes (consented and potential) in reaching this view. In relation to the above considerations, the main impacts associated with the development is the visual impact on the local landscape, the impact upon the historic environment such as the conservation area and nearby listed buildings and the construction vehicles on the highway network.</p> <p>Recognising that there will be an impact, given the relatively flat topography of the landscape within the surrounding area, existing amounts of natural screening, proposed landscaping and the scale of development, visual impacts are likely to be limited to the more immediate area around the site. It is considered that the impacts upon the historic environment can be satisfactorily evaluated through a heritage impact assessment which would inform appropriate mitigation.</p> <p>Construction activity may use some of the same sections of the highway network but in view of the location of the sites and different stages at which each project (potential and existing) stand are such that the cumulative traffic impacts are unlikely to be so significant to warrant an Environmental Statement.</p> <p>Consequently, impacts are not considered to be significant enough to warrant an Environmental Statement. Impacts on landscape and landscape character, nature conservation and biodiversity, historic</p>	

	environment, transport and flood risk can all be dealt with through the planning application process and individually and collectively, do not require the submission of an Environmental Statement.	
(iii)	Is it necessary to issue a Screening Opinion?	Yes
(iv)	Is an Environmental Statement required?	No

Note 1: Characteristics of development

(Having regard to—

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

Note 2: Location of development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to—

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) 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;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation 66
 - (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;
 - (vii) densely populated areas;
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

In considering whether significant environmental effects are likely, you should have regard to the Annex A of C2/99 and indicative thresholds and selection criteria in Schedule 3 of the regulations. You should also note that in certain cases other statutory and non statutory designations – not included in the formal definition of “sensitive areas” in the regs, but which are nonetheless environmentally sensitive may be relevant in determining whether significant environmental effects are likely and therefore whether EIA is required.

Note 3: Characteristics of the potential impact

The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

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

C	Screening Decision	
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	Schedule 2 development – not likely to have significant effects on the environment	ES not required

Case Officer

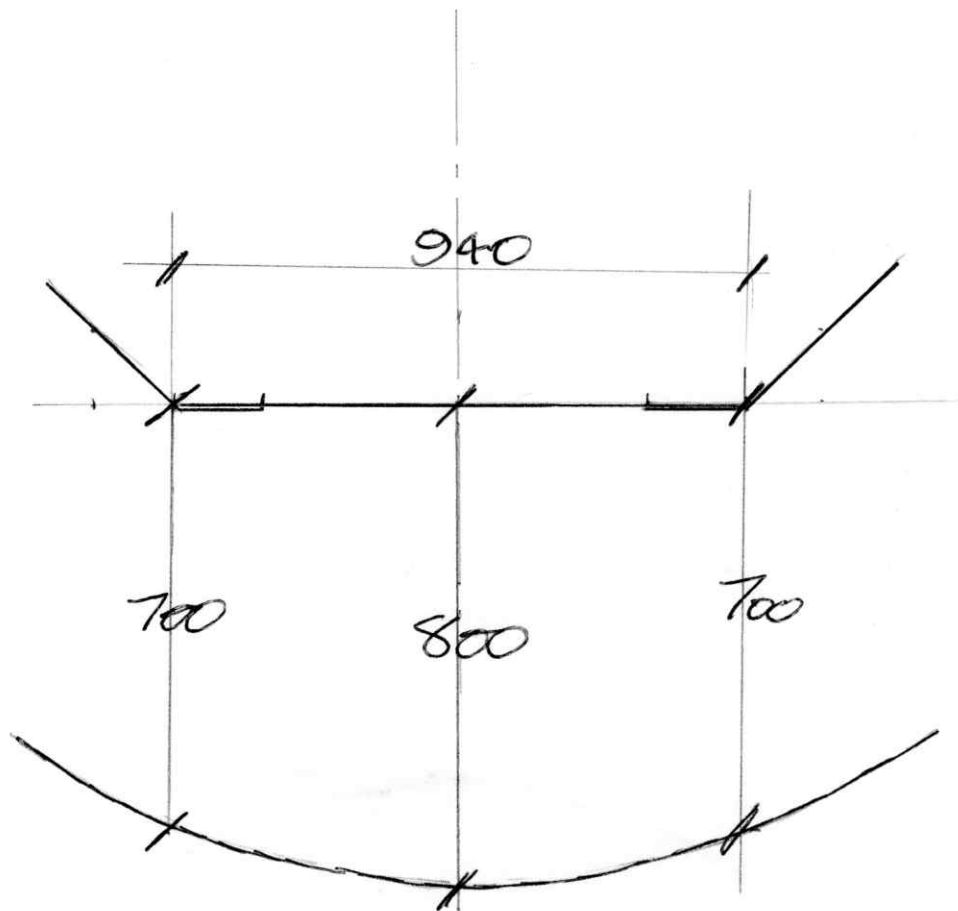
Signed : Christopher Rickman

Date : 27/03/2025

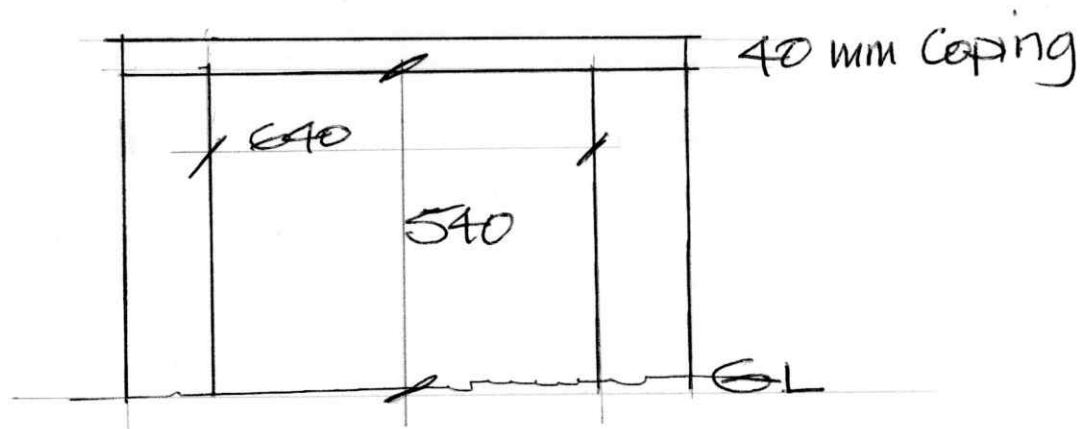
Authorising Officer

Signed : S Everard

Date : 27/03/2025



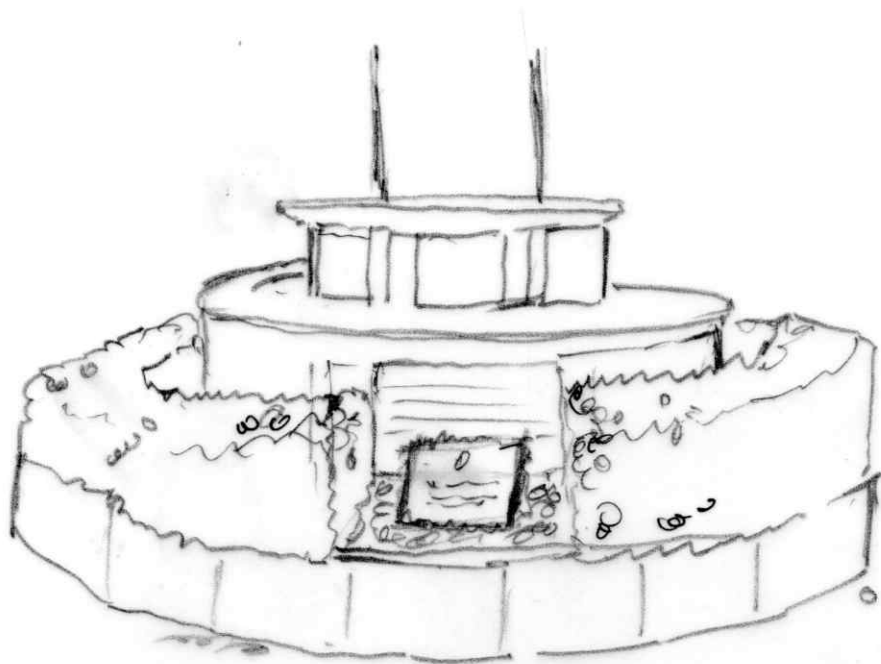
PLAN



ELEVATION

CAWSTON
WAR MEMORIAL

April 2025



SOUTH SIDE OF MEMORIAL



Community at heart
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Ms Sarah Vergette
Cawston

Tel 01508 533813 / 01603 430509
planning@southnorfolkandbroadland.gov.uk

Our ref 2025/0941

11 April 2025

Dear Sir/Madam,

Proposal: Creation of off street parking to the side of the house. Drop kerb
Location: Bulwers Terrace 25 Chapel Street Cawston Norfolk NR10 4BG
Applicant: Ms Penny Fisher
Application Type: Householder

An application for permission for the proposal described above has been received. Details of the Case Officer and copies of the submitted plans can be viewed on-line at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STQ3RIOQG5U00> by using the Further Information tab. **Please note:** any comments you make will also be available to view on-line.

You can submit your comments by emailing planning@southnorfolkandbroadland.gov.uk online at **www.southnorfolkandbroadland.gov.uk** or by post before 4 May 2025. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer. **Please note:** any comments you make will be available to view on-line.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached.

Yours sincerely

Development Management

Broadland District Council 2022

The Anti-Social Behaviour, Crime and Policing Act 2014

Fouling of Land by Dogs

The District of Broadland Public Spaces Protection Order No. 2

1. Broadland District Council (“the Council”) hereby makes the following Order:

- a. This Order is made by the Council in exercise of its powers under Section 59 and Chapter 2 of Part 4 of the Anti-Social Behaviour, Crime and Policing Act 2014 (“the Act”) and this Order may be cited as the Broadland District Council Public Space Protection Order No.2.
- b. The Council is satisfied that:
 - i. Activities carried on within the restricted area as defined in Article 2 below, being the fouling of land by dogs and/or the presence of dogs in enclosed play areas have had or are likely to have a detrimental effect on the quality of life of those in the area: and
 - ii. that such activities may be of a persistent or continuing nature and the restrictions imposed by this notice are justified.

2. The Restricted Areas

- a. This Order relates to all land within the administrative area of the Council, shown in red on the plan in Schedule 1 of this Order, (“the Restricted Area”). This Order relates to all public/private land open to the air to which the public have access with or without payment including but not limited to all public highways (to include verges, footways, and footpaths), all public parks, pleasure grounds, sports grounds, playing fields and play areas.

3. Requirements and prohibitions

- a. Fouling – failure to remove dog faeces

If a dog defecates at any time on land within the restricted area the person who is in control of the dog at that time shall remove the dog’s faeces from the land forthwith. This restriction is subject to the exemptions as stated in Article 4.

4. Exemptions

- a. The restrictions and prohibitions defined in Article 3 of this Order shall not apply to a person who is:

- i. registered as a blind person in a register compiled under Section 29 of the National Assistance Act 1948; or
- ii. has a disability that affects their mobility, manual dexterity, physical coordination, or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a registered charity and upon which they rely for assistance.

5. For the purposes of this Order

- a. A person who habitually has a dog in their possession shall be considered in charge of the dog at any time unless at that time another person is in charge of the dog.
- b. Placing dog faeces in a suitable waste disposal receptacle shall be considered sufficient removal to satisfy the requirement of Article 3.
- c. The Council does not consider being unaware of dog defecation (whether by reason of not being in the vicinity or otherwise), or not having a device for or other suitable means of removing the faeces as an acceptable reason for failing to remove the faeces as require by Article 3.

6. Offences

- a. Under section 67 of the Act, it is an offence for a person, without reasonable excuse, to do anything that the person is prohibited from doing by a public space protection order or to fail to comply with a requirement to which the person is subject under a public space protection order.
- b. A person failing to comply with a requirement or prohibition set out in Articles 3(a) or 3(b) of this Order shall be guilty of an offence unless he or she has reasonable excuse for failing to do so.
- c. A person guilty of an offence is liable on summary conviction to a fine not exceeding Level 3 on the standard scale.
- d. Pursuant to section 68 of the Act, a Constable or authorised person of the Council, may issue a fixed penalty notice to anyone he or she has reason to believe has committed the offences specified above. This gives the person to whom it is issued the opportunity of discharging any liability to conviction for the offence by payment of a fixed penalty to the Council.
- e. The level of the fixed penalty shall be £100 save that if the fixed penalty is paid within 10 days following the date of the notice the amount payable is reduced to £80.

- f. A person who pays the fixed penalty within the period of 14 days following the date of the notice may not be convicted of the offence in respect of which the fixed penalty notice was issued.

7. Commencement and duration of the Order

- a. This Order comes into force on 13th October 2022 and shall remain in force until the 12th October 2025 unless extended under section 60 of the Act.

8. Right to Appeal

- a. Any interested person wishing to challenge the validity of this Order must do so within 6 weeks beginning with the date on which this Order is made or, if applicable, varied.
- b. An application under Section 66 of the Anti-Social Behaviour, Crime and Policing Act 2014 is to the High Court.
- c. An interested person means an individual who lives in the restricted area or who works in or visits that area

Dated 13th October 2022

The Common Seal of Broadland District Council

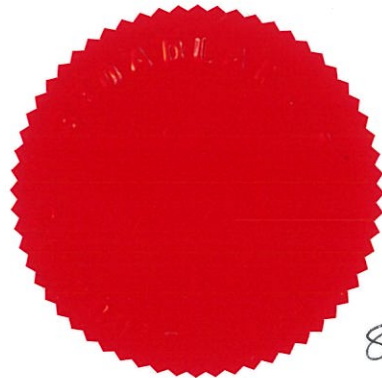
Was hereunto affixed in the presence of

Linda Mockford
Deputy Monitoring Officer



Officer of the Relevant Service

N. HOWARD
ASSISTANT
DIRECTOR
REGULATORY



8354



Community at heart

