



Ministry of Housing,  
Communities &  
Local Government

Tom Sylger Jones MRTPI BA hon's PGC(EIA)  
on behalf of Fleet Solar Limited  
sylgerjones@gmail.com

**Please ask for:** Rachael Beard  
**Tel:** 0303 44 48050  
**Email:** Rachael.beard@communities.gov.uk  
**Your ref:**  
**Our ref:** PCU/EIASC/

**Date:** 24 February 2021

Dear Mr Sylger Jones

**Request for a Screening Direction  
Town and Country Planning (Environmental Impact Assessment) Regulations  
2017  
Proposal for: Solar Farm at Land at Ford Farm within Hart District Council**

I refer to your client's request dated 13 January, made under 6(10) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017(S.I. 2017/571) ("the 2017 Regulations") for the Secretary of State's screening direction on the matter of whether or not the above development is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at paragraph 3 (a) Industrial installations for the production of electricity steam and hot water of Schedule 2 to the 2017 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2 of the 2017 Regulations, the Secretary of State considers your client's proposal to be 'Schedule 2 development' within the meaning of the 2017 Regulations.

In preparing this screening direction, the Secretary of State has had regard to Planning Practice Guidance. However, having taken into account the selection criteria in Schedule 3 to the 2017 Regulations the Secretary of State does not consider that the proposal is likely to have significant effects on the environment, see the attached written statement which gives the reasons for direction as required by 5(6) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 7(5) of the 2017 Regulations the Secretary of State hereby directs that the proposed development described in your client's request and the documents submitted with it, **is not 'EIA development'** within the meaning of the 2017 Regulations.

Any permitted development rights which your client's proposal may enjoy under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

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You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter and the written statement to Hart District Council

Yours sincerely

*Rachael Beard*

**Rachael Beard**  
**Senior Planning Manager**  
**(This decision was made by officials on behalf of the Secretary of State under delegated powers)**