



Sequential Site Selection Report Addendum: Sites Assessment

**30 MW Solar PV Array on Land South of Berrington,
Shrewsbury, Shropshire, SY5 6HA**

On behalf of Eenergy International Ltd

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

Version History

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1	13/09/2023	Internal Draft
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1. Introduction

1.1. Background

- 1.1.1. This document has been prepared by ADAS Planning (Agent) on behalf of Econergy International Ltd (Appellant) in relation to proposals for the erection of a 30MW Solar PV development at land south of Berrington, Shrewsbury, Shropshire, SY5 6HA.
- 1.1.2. The Planning Application (Ref. 22/04355/FUL) was validated by Shropshire Council on 27th September 2022 and reported to Shropshire Southern Area Planning Committee on 9th May 2023. The Application was refused against the Officer's positive recommendation for approval, with three reasons for refusal in relation to 1) Loss of Best and Most Versatile Agricultural Land, 2) Adverse visual impact and 3) Adverse ecology impact.
- 1.1.3. The purpose of this document is to provide further information on the sites that were considered for the proposed development, and why these were discounted. This Report should be read in conjunction with the submitted Site Sequential Selection Report, which set out the methodology but did not discuss discounted sites in detail.
- 1.1.4. This document, together with the Site Sequential Selection Report, confirms that there are no suitable alternative sites for a proposed solar PV development within a suitable distance of the available grid connection. The UK is experiencing serious and well-documented grid connection delays, with delays of up to 15 years for many projects. The appeal site benefits from an available grid connection which is due to come into effect in 2024. Projects like this, on suitable sites, are essential if the UK is to meet its climate change commitments and increase solar power fivefold by 2035.

1.2. Econergy's Solar Portfolio in the UK

- 1.2.1. Econergy International Ltd is an Independent Power Producer (IPP) that develops, owns, and operates large-scale renewable energy projects both throughout the UK and internationally.
- 1.2.2. The Appellant secured a Distribution Network Operator (henceforth 'DNO') Grid Offer with 'Western Power Distribution' in 2021, which is due to come into effect in 2024. Therefore, subject to the outcome of the forthcoming Planning Appeal, the construction works can begin without delay and energy generated and fed into the national grid.
- 1.2.3. To contextualise, the Appellant currently holds a portfolio of circa. 1.7 GW of secured Grid Connections in the UK, however, this proposal is the only scheme that can be built-out from the portfolio within the next 12 months. This is due to long lead-in times for grid connection, both at the application stage and installation stage, which is currently 2034 or later (as communicated by the DCO).
- 1.2.4. Furthermore, the DNO confirmed on 17th of August 2023, that the 33kV network in the Shrewsbury-Ironbridge GSP Group has reached its thermal limit. Consequently, all new

generation applications into this network will have to wait until Q4 2033 for connection at the earliest.

- 1.2.5. The resulting delays, which are well known and repeated nationally, will have severe consequences in terms of the UK's ability to achieve net zero by 2050, as committed to in the Climate Change Act 2008 (2050 Target Amendment) Order 2019. It is therefore imperative, that opportunities for renewable energy development are seized, particularly where agreements for grid connection are in place and will soon be live.

1.3. Scope of the Report

- 1.3.1. The remainder of this Report is structured as follows:

- Chapter 2 outlines the proposed methodology;
- Chapter 3 analyses 4 potentially developable areas;
- Chapter 4 provides a summary of the appeal site; and
- Chapter 5 sets out the summary and conclusions.

- 1.3.2. The following supporting plans are also included in Appendix A:

- Study Area
- Environmental Designations
- Conservation Designations
- Agricultural Land Classification
- Flood Risk Zones
- Settlement Buffers
- Public Right of Way (PRoW)
- Roads Plan
- Combined Plans
- Development Sites and Constraints
- Development Sites

2. Methodology

2.1. Introduction

- 2.1.1. This chapter outlines the methodology that has been utilised for the purposes of undertaking this sequential assessment. In the absence of local or national guidance, this methodology draws from best-practice and professional judgement where required. The details of this are provided in the following sections.

2.2. Search Area

- 2.2.1. There is no guidance in local or national planning policy on the minimum search area that should be included for the purposes of this assessment.
- 2.2.2. Grid connection is the main restriction when reviewing and assessing a suitable location for solar development, with potential development sites being limited due to available grid infrastructure and capacity, as well as site-specific constraints.
- 2.2.3. Econergy secured a DNO Grid Offer with Western Power Distribution in 2021 and this is due to come into effect in 2024. The referenced offer provides access into the Grid, via the overhead line between the substations at Bayston Hill and Cross Houses. Due to the waiting-times for new applications for grid-connection (2034 or later), the assessment will proceed on the basis of this existing DNO Grid Offer.
- 2.2.4. In order to secure a grid connection, a suitable site must be identified to accommodate the solar array. A 6km search corridor (3k either side of the OH line) was utilised to search for a suitable site. This is considered a reasonable search area, as any further would result in an increased environmental impact, due to the need to connect the array to the grid via underground cabling. In addition to environmental effects and disturbance during construction, a long cable route also crucially results in thermal power loss, meaning the array would export less energy.
- 2.2.5. The chosen search area is significant in size and represents an extensive search.
- 2.2.6. Figure 1 overleaf indicates the search area. The plan is included in full at Appendix A.

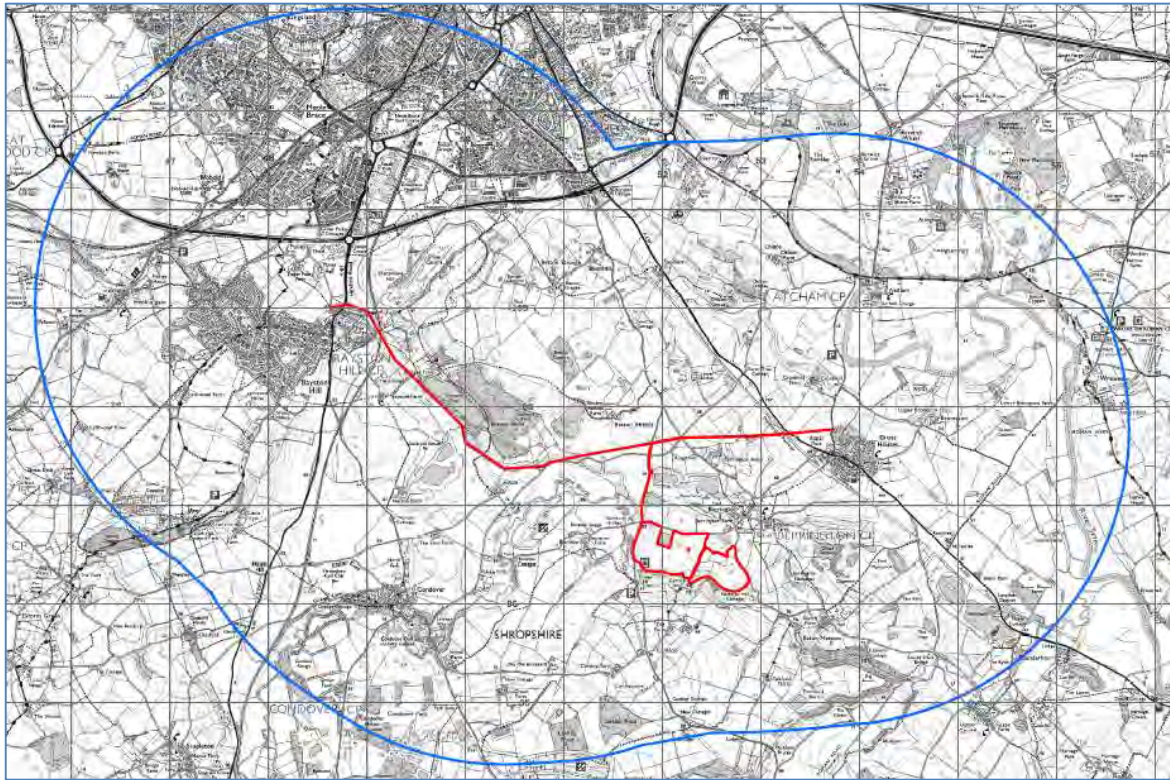


Figure 1: Search Area

2.3. Site Size

- 2.3.1. The Appellant has undertaken financial modelling to assess the viability of a solar development in this location. Various costs are considered in the modelling exercise, including connection costs (which are site-specific), cabling, materials and construction costs, and operation and management costs. The Appellants financial modelling has found that this scheme would become financially unviable if it was below around 25MW. For solar schemes over 25MW, the average site area requirement to accommodate 1MW is 3.7 acres. Therefore, the minimum site size for the purposes of this alternative site assessment, is 93 acres (38 hectares). For completeness, this Sites Assessment considers suitable sites over 35 hectares in size.

2.4. Brownfield Sites

- 2.4.1. The Town and Country Planning (Brownfield Land Register) Regulations 2017 places a responsibility on the Council to prepare and maintain a register of brownfield sites. The Council's Brownfield Register was accessed online to establish whether there are any sequentially preferable sites. Through this exercise, it was confirmed that there are no brownfield sites of the necessary scale within the 3km search area.
- 2.4.2. The Council does not keep a register for commercial rooftops within this district, nor has an online search revealed any rooftops of a sufficient scale within the 3km search area.

2.5. Table of Mapped Constraints

- 2.5.1. Following confirmation of the search area, and the minimum site size requirements, Table 1 overleaf outlines the key constraints that have been considered as part of this exercise. All constraints are mapped in full at Appendix A.

Table 1: Proposed Constraints

Constraint	Description
Agricultural Land Classification (ALC)	<p>This constraint map displays ALC grading across the search area, based on the indicative mapping from Natural England. It is not possible to undertake site-specific surveys on all sites within the search area, as this would be prohibitively expensive, however the Natural England mapping provides a reasonable and fair indication of the likely grade of the land.</p> <p>For the purposes of site selection, this assessment discounts sites wholly within Grade 2 or higher, but considers and assesses potential alternative sites in the same indicative grade as the appeal site (Grade 3) to identify whether there are any other sites more suited to solar PV development within the same grade or lower.</p>
Environmental Designations	<p>This constraint map displays all ecological designations within the search area, such as SSSIs and RAMSAR sites. Sites immediately adjacent, or in close proximity to, ecological sites have not been discounted, but this is a constraint which is considered in the assessment of the relevant identified sites.</p>
Heritage Assets	<p>This constraint map displays all Listed Buildings, Registered Parks and Gardens, Conservation Areas, and Scheduled Monuments within the search area.</p> <p>A 200m buffer has been drawn around Conservation Areas and Scheduled Monuments due to their scale and heritage significance. Around Listed Buildings, sites have not been discounted, but the potential for heritage harm has been considered in the assessment of the relevant identified sites.</p>
Flood Zones	<p>This constraint map displays all areas that comprise of Flood Risk Zones 2 and 3. The Site is wholly within Flood Risk Zone 1 (lowest risk) therefore all alternative sites at higher risk of flooding have been discounted.</p>

Settlements	<p>This constraint map displays settlements and built-up areas within the search area, with a 200m buffer drawn around each based on the Shropshire Settlement Hierarchy.</p> <p>A buffer has been drawn around settlements, to identify sites that are less likely to result in impacts on residential amenity.</p> <p>This assessment does not map individual dwellings or provide a buffer around said dwellings across the search area, as this would likely discount all sites, however potential impacts have been considered in the assessment of the relevant identified sites.</p>
Approved/Pending Solar Schemes	<p>This constraint map displays the location of approved/pending solar and other major developments in the search area, to identify any potential cumulative effects or incompatible neighbouring uses.</p>
Public Right of Way (PRoW)	<p>This constraint map displays the location of any Public Right of Ways (PRoWs) within the search area, to assess any potential impacts to user amenity.</p> <p>Sites which have a PRoW crossing them have not been discounted, however the potential impacts on the PRoW have been considered in the assessment of the relevant identified sites.</p>
Highways	<p>This constraint map displays the local road network – only sites that have potential access to the public highway have been considered.</p>

3. Analysis of Identified Development Sites

3.1. Introduction

- 3.1.1. The following Chapter provides an assessment of each potential alternative site that was identified through implementation of the outlined methodology.
- 3.1.2. Each of the identified sites, are of a suitable size and distance from the POC, and therefore meet the criteria set out in the core methodology in Chapter 2.
- 3.1.3. In terms of agricultural land, it is noted that the search area is overwhelmingly Grade 2 and 3 according to the Natural England mapping. As set out above, it is not feasible to undertake site-specific surveys on all sites within the search area, as this would be prohibitively expensive, however the Natural England mapping provides a reasonable and fair indication of the likely grade of the land.
- 3.1.4. The appeal site is indicated on the Natural England mapping as potential Grade 3 land, which is the lowest grade agricultural land in the search area. The subsequent site-specific ALC survey found the appeal site to include some Grade 2 and 3a land, however this could not be known at the point of site-finding and is broadly consistent with the rest of the search area.

3.2. The Potential Development Sites

- 3.2.1. The identified potential development sites, resulting from the constraints mapping are displayed in Figure 1 overleaf. All plans are included in full in the Appendices.

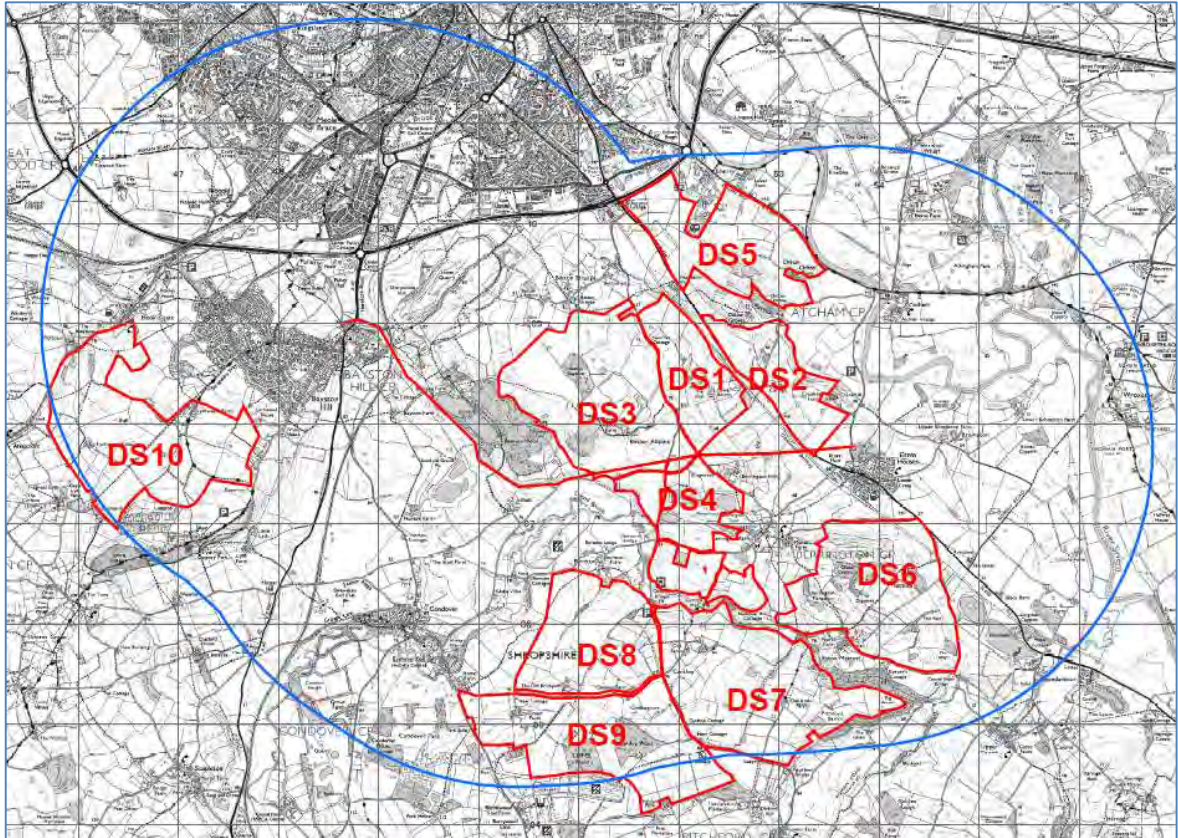


Figure 2: Potential Development Sites

3.3. Development Site One ('DS1')

3.3.1. Site DS1 is an area of circa. 82 hectares and is located directly north of the overhead line.

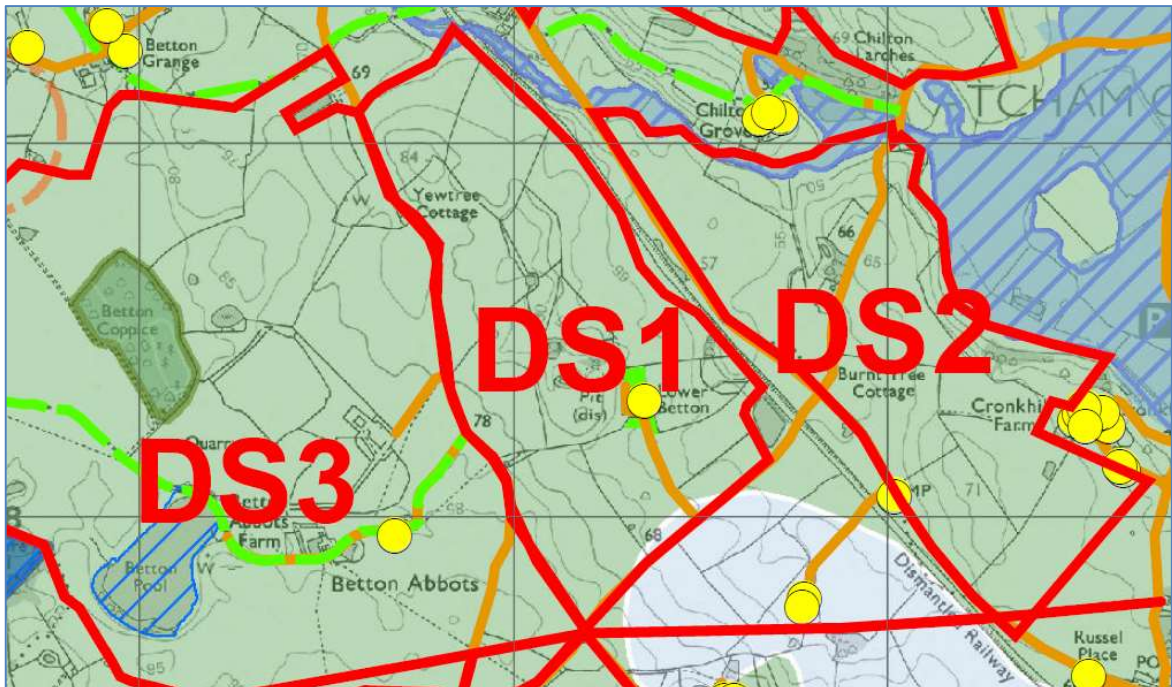


Figure 3: Potential Development Site DS1



Figure 4: Google Earth Imagery of Site DS1

- 3.3.2. This Site is comprised of approx. 13 field parcels, which appear to serve arable purposes. Natural England ALC Mapping indicates that the area is entirely Grade 3 (Good to Moderate Quality) land. As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.3.3. The topography of the Site slopes down towards the northeast, with the eastern half of the Site oriented towards the north and east. This is not optimal for solar energy, which requires access to sunlight throughout the day to be effective.
- 3.3.4. There are some views into the Site from the surrounding countryside, including from isolated residential dwellings to the western aspect. This is to be expected of any large Site, but would represent a similar constraint to the appeal site.
- 3.3.5. There is a Grade II Listed Building in the centre of this Site, Lower Betton Farmhouse and the associated stable block (Ref. 1055578), of which there are clear views from the south. Due to the position of the Listed Building within the Site, this would likely result in some heritage harm and require potentially significant mitigation.
- 3.3.6. Overall, due to topographic constraints with the orientation of the land, heritage constraints in relation to the Listed Building in the centre of the Site, and potential landscape and visual and amenity impacts, Site DS1 is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS1 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely

to be similar quality, therefore it is unlikely DS1 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.4. Development Site Two ('DS2')

3.4.1. Site DS2 is an area of circa. 84 hectares and is located directly north of the overhead line, on the east side of the A458.

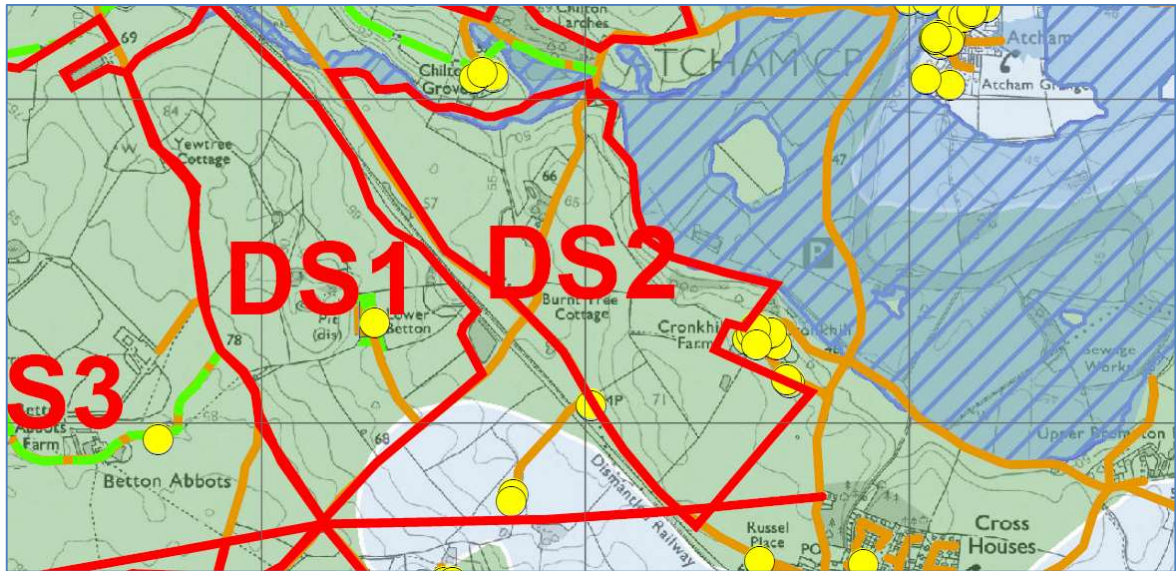


Figure 5: Potential Development Site DS2



Figure 6: Google Earth Imagery of Site DS2

3.4.2. The Site is comprised of approximately 10 field parcels, which appear to serve exclusively arable purposes. Natural England ALC Mapping indicates that the Site is entirely Grade 3

(Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.

- 3.4.3. The topography of the Site slopes from a high point in the west of the Site, to a low point to the east, and is therefore oriented to the east. Much like Site DS2, this is again not optimal for solar energy, which requires access to sunlight throughout the day to be effective.
- 3.4.4. There is a National Trust Site (Attingham Park Estate: Cronkhill) located to the east, which is separated by low hedgerow, with trees at intervals. There are also a number of listed heritage assets, as listed below:
- Pump approx. 10m to south east of Cronkhill Lodge (Grade II, Ref. 1055104)
 - Cronkhill Lodge (Grade II, Ref. 1177008)
 - Former Sundial approx. 20m to the south east of Cronkhill (Grade II, 1055100)
 - Stables, Cow House, Loose Box and former Fodder Room and Farmworker's Accommodation (Grade II, Ref. 1307633).
 - Barn approx. 70m to the west of Cronkhill (Grade II, 1055102)
 - Former Bull Pens, Shelter Sheds, Loose Boxes and Foldyard Walls approx. 25m to the west of Cronkhill (Grade II, Ref. 1055103).
 - Cow House, Pigsties, Small Shed and Linking Wall approx. 10m to the west of Cronkhill (Grade II, Ref. 1055101).
 - Cronkhill (Grade II, Ref. 1176915)
 - Coach House and Stable Block with wall adjoining to east approx. 25m to the west of Cronkhill (Grade II, Ref. 1176954).
- 3.4.5. Due to clear views across many parcels of the Site from several of these Heritage Assets, it is likely that a proposed solar development in this location would result in harm to their significance through changes to their setting.
- 3.4.6. Overall, due to topographic constraints to solar development, together with likely heritage impacts, Site DS2 is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS2 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS2 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.5. Development Site Three ('DS3')

- 3.5.1. Site DS3 is an area of circa. 212 hectares, and is located directly north of the overhead line.

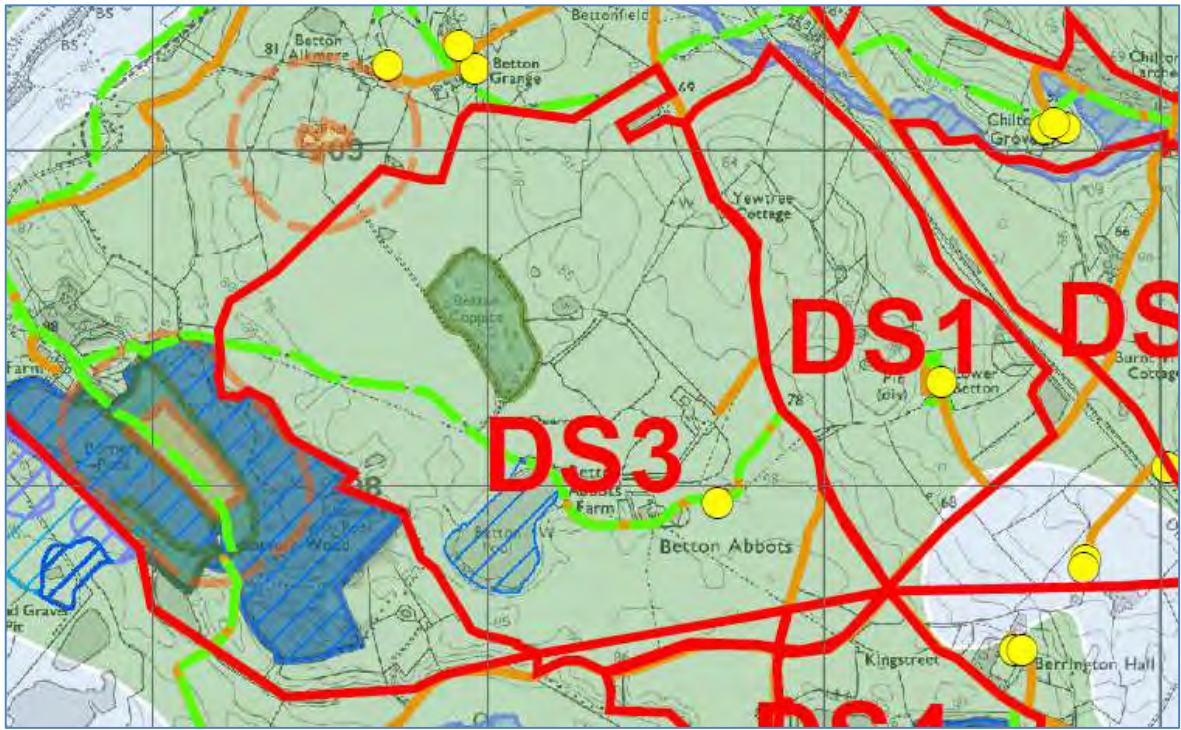


Figure 7 Potential Development Site DS3



Figure 8: Google Earth Imagery of Site DS3

- 3.5.2. This Site is formed of approximately 9 main field parcels, which appear to serve a combination of arable and grazing purposes. Natural England ALC Mapping indicates that the Site is wholly Grade 3 (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.5.3. Bomere, Shomer and Betton Pools (SSSI) is located both within, and adjacent to the south western boundary of the Site. This comprises part of a nationally important series of open water and peatland sites resulting from natural depressions left approximately 15,000 years ago. Also, adjacent to the south west is Midland Meres and Mosses Phase 1 (Ramsar), which comprises of wetlands. These ecological designations are of national importance and represent a potentially significant constraint in these parts of the Site.
- 3.5.4. PRoW Ref. 0407/3/1 and 0407/8/1 meet each other to the centre of the Site, travelling through open fields in the process. Due to the absence of intercepting screening, users of the route would experience open views of the development area. In addition, there is a PRoW running along the northern site boundary as can be seen in Figure 7 above, which would offer further views into the site.
- 3.5.5. There is a Listed Building in the centre of the site, the setting of which would likely be affected by development in the surrounding fields. In addition, there are further Listed Buildings to the north, as indicated on Figure 7:
- Betton Strange Farmhouse (Grade II, Ref. 1055546)
 - Betton Alkmere (Grade II, Ref. 1055545)
 - Betton Strange Hall (Flats Numbers 1-18) (Grade II, Ref. 1366713)
 - Church of St. Margaret (Grade II, Ref. 1055547)
- 3.5.6. In addition to the above, there are Scheduled Monuments located to the northwest (ref. 1019646) and to the west (ref. 1006251) of this Site, as shown above in Figure 7. Due to the absence of screening along some sections of the boundary, it is likely that a proposed solar development in this location would result in harm to their significance through changes to their setting.
- 3.5.7. It is also noted that there is a series of existing overhead lines crossing this area. This would not prevent development, however this represents an additional constraint, as no panels could be positioned underneath the lines.
- 3.5.8. Overall, due to national ecological designations, heritage assets, and the potential for amenity impacts to users of PRoW within the fields, Site DS3 is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS3 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS3 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.6. Development Site Four ('DS4')

3.6.1. Site DS4 is an area of circa. 66 hectares and is located directly north of the appeal site.

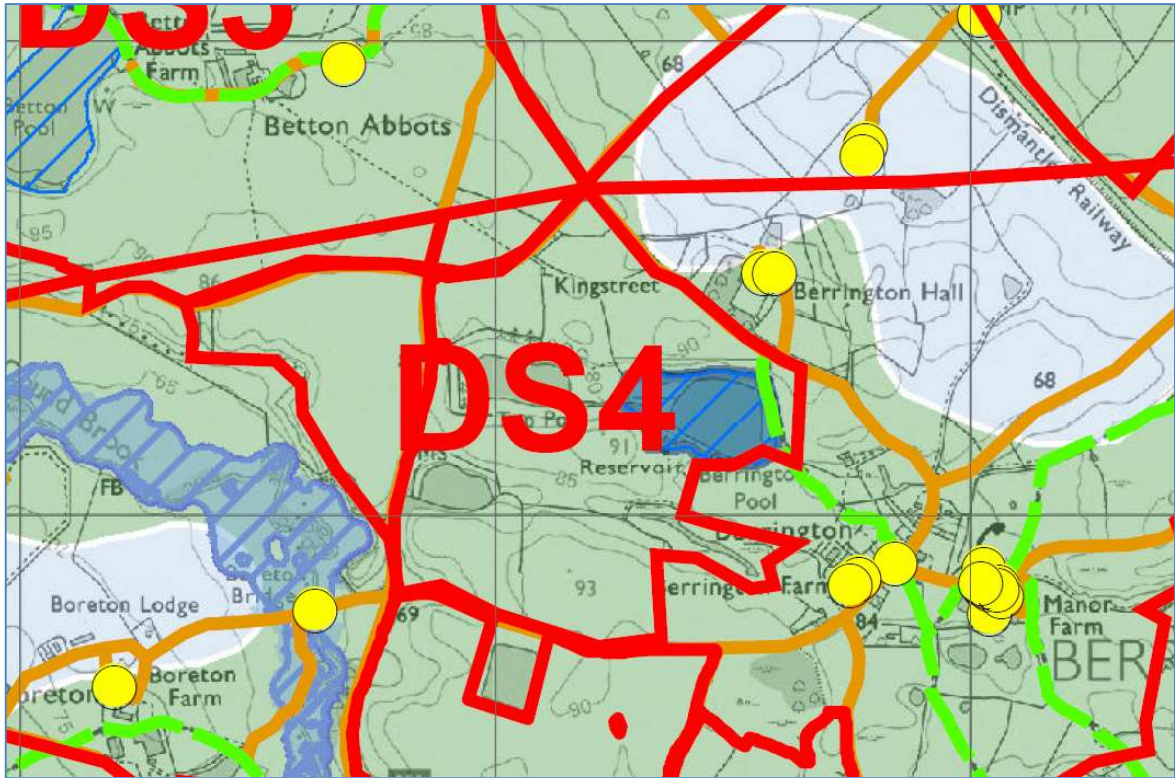


Figure 9: Potential Development Site DS4



Figure 10: Google Earth Imagery of Site DS4

- 3.6.2. This Site is formed of approximately 7 main field parcels, which appear to serve agricultural purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is entirely Grade 3 (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.6.3. This area contains several ponds and wooded areas, and is made up of smaller parcels of land separated by hedgerow and trees. The topography is mixed, with high points in the centre of individual parcels falling away to the field boundaries. This would be technically challenging for solar development, which is better suited to larger open field parcels.
- 3.6.4. The Site contains Berrington Pool, which is designated as a SSSI and a Ramsar site. This designation is owed in-part to its status as part of a nationally important series of open water and peatland sites in England. Berrington Pool is an ecology site of national importance and represents a potentially significant constraint in this part of the Site.
- 3.6.5. PRoW Ref. 0407/14/1 travels through the eastern section of Site, and offers some views over the site and the surrounding countryside.
- 3.6.6. Due to the physical structure of the Site including the topography and wooded areas, as well as the proximity to Berrington Pool SSSI, and the potential for impacts on users of PRoW 0407/14/1, Site DS4 is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS4 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS4 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.7. Development Site Five ('DS5')

- 3.7.1. Site DS5 is an area of circa. 173 hectares, and is located to the north of the overhead line.

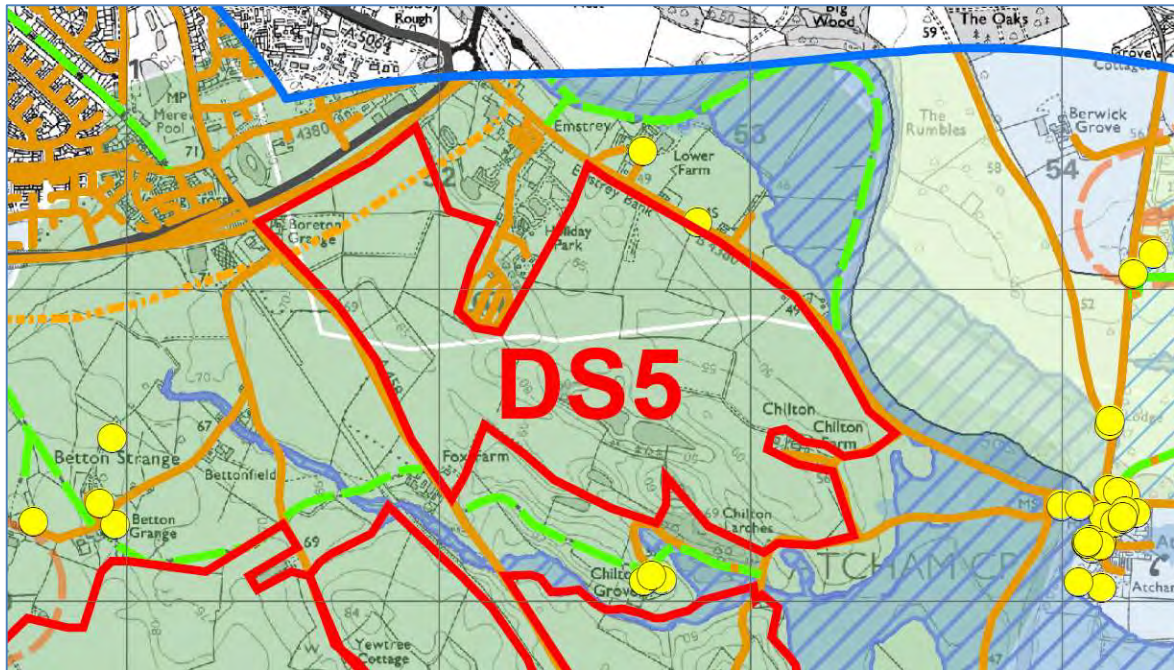


Figure 11: Potential Development Site DS5



Figure 12: Potential Development Site DS5

- 3.7.2. This Site is formed of approximately 16 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is predominantly Grade 3 (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar

proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.

- 3.7.3. This area contains several ponds and wooded areas, and is made up of smaller parcels of land separated by hedgerows and trees. The topography is mixed, but overall, slopes downwards towards the ponds to the south east. This would be technically challenging for solar development, which is better suited to larger, flatter, open field parcels.
- 3.7.4. There are a number of heritage assets within close proximity to the site, including Longer Hall Park And Garden (Grade II, Ref. 1001128) to the north west. Also of note, are the following heritage assets, which are situated to the north and to the south at Chiltern Grove:
- Emstrey Farmhouse (Grade II, Ref. 1177027)
 - Milestone (Grade II, Ref. 1307846)
 - Chilton Grove (Grade II, Ref. 1055098)
 - Former coach house and stables (Grade II, Ref. 1307677)
 - Dovecote (Grade II, Ref. 1055099)
- 3.7.5. Due to the absence of screening along some sections of the boundary, it is likely that a proposed solar development in this location would result in harm to their significance through changes to their setting.
- 3.7.6. There is a holiday park to the centre of the Site which currently experiences open views of the land. Whilst views of the development are expected for a Site of this size, the impact is likely to be particularly adverse in this case due to the spatial relationship between the holiday park and this land.
- 3.7.7. Due the physical structure of the Site, including the topography, the potential harm to the heritage assets, and the location of the holiday park, it is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS5 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS5 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.8. Development Site Six ('DS6')

- 3.8.1. Site DS6 is an area of circa. 115 hectares, and is located to the south east of the overhead line.

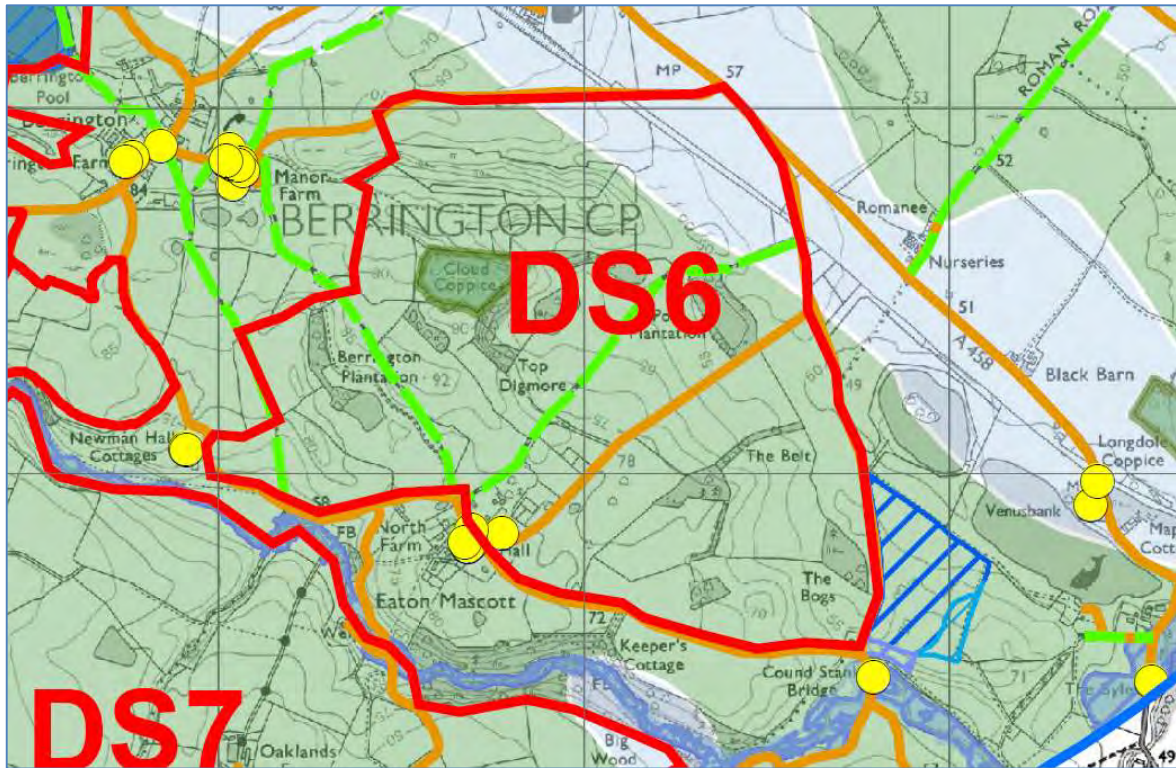


Figure 13: Potential Development Site DS6



Figure 14: Potential Development Site DS6

3.8.2. This Site is formed of approximately 18 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping

indicates that the Site is predominantly Grade 3 (Good to Moderate Quality), with a small section of Grade 2 in the northeast section of the Site (Very Good Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.

- 3.8.3. There is an ancient woodland to the centre of Site DS6 ('Cloud Coppice') as well as several pockets of non-designated woodland. The topography is undulating throughout the Site, with the highest point being towards the southern field boundary. This would be technically challenging for solar development, which is better suited to flatter, open field parcels.
- 3.8.4. PRoW Ref. 0407/1/1 and 0407/3R/1 meet each other to the centre of the Site, travelling through predominantly open fields in the process. Due to the absence of intercepting screening, users of the route would experience open views of the development area.
- 3.8.5. There are a number of heritage assets within close proximity to the site, with a cluster to the north west in Berrington, and to the south west at Newman Hall Cottages and Eaton Mascott.
- 3.8.6. Due to the physical structure of the Site, the nearby heritage assets, and location of the PRoWs on Site, it is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS6 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS6 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.9. Development Site Seven ('DS7')

- 3.9.1. Site DS7 is an area of circa. 120 hectares, and is located to the south of the overhead line.

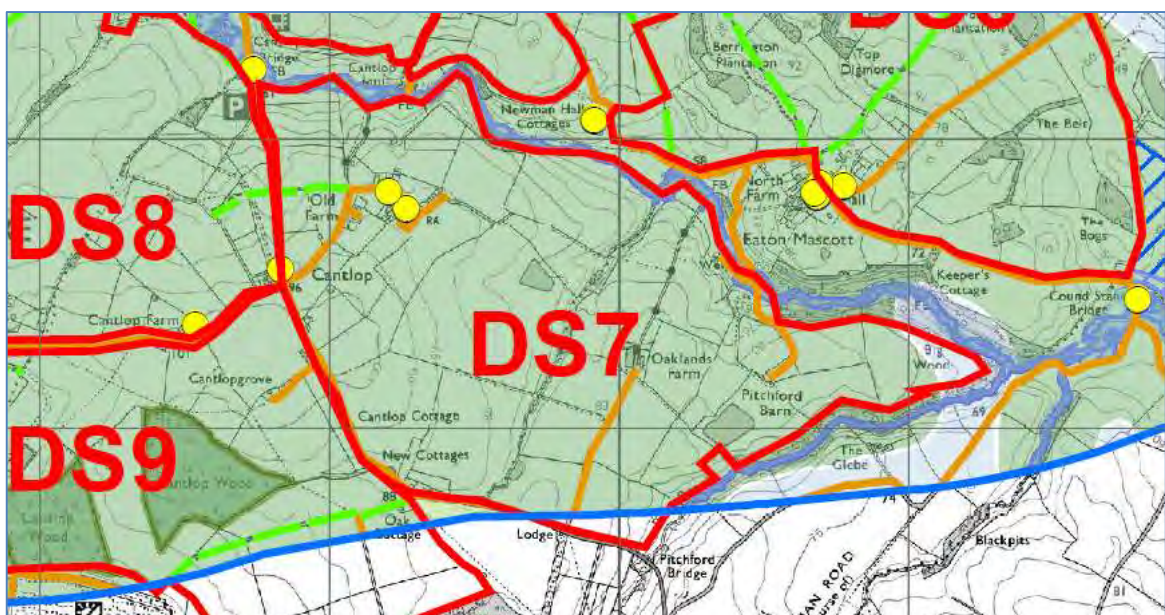


Figure 15: Potential Development Site DS7



Figure 16: Potential Development Site DS7

- 3.9.2. This Site is formed of approximately 21 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is comprised entirely Grade 3 agricultural land (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.9.3. This area contains several ponds and is made up of smaller parcels of land separated by hedgerow and trees. There are two farmsteads within the boundary DS7, comprising of Oaklands Farm and Old Farm. The topography of the Site slopes down to the north towards the river. This would be technically challenging for solar development, which is better suited to larger, flatter, open areas of land.
- 3.9.4. There are two heritage assets within the boundary of this Site, comprising of a village pump (Grade II, Ref. 1366714) and a former farmhouse (Grade II, Ref. 1055548). There are also other heritage assets located towards the west, north and east of Site DS7. The site also immediately abuts Pitchford Hall Registered Park and Garden (Grade II, Ref. 1001133). Locating the proposed solar development on this site would very likely harm the significance of the referenced assets (namely, those within the Site), by way of the change to their setting.
- 3.9.5. There is short stretch of PRow (Ref. 0407/5R/2) between the highway and 'Old Farm' immediately to the east. Depending on the final layout of the proposal, users of this route could be likely to experience views of the development, in contrast to the currently open fields.

3.9.6. Due to physical structure of the Site, the potential impact to the heritage assets, and the PRoW within the Site, it is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS7 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS7 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.10. Development Site Eight ('DS8')

3.10.1. Site DS8 is an area of circa. 131 hectares, and is located to the south of the overhead line.

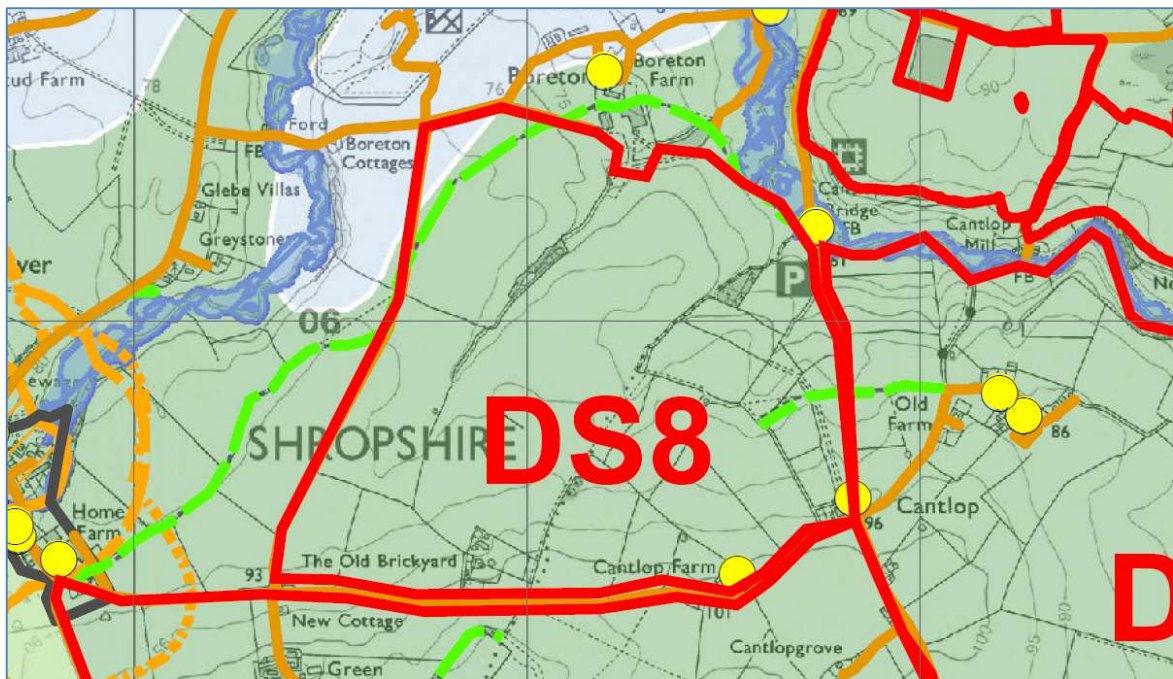


Figure 17 Potential Development Site DS8



Figure 18 Potential Development Site DS8

- 3.10.2. This Site is formed of approximately 8 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is largely Grade 3 (Good to Moderate Quality), with a section of Grade 2 in the northeast section of the Site (Very Good Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.10.3. It is noted that there is an existing solar farm to the north west (Application Ref. 13/03519/FUL). Due to the close proximity of Site DS8, there is potential for some cumulative landscape and visual impact.
- 3.10.4. There are a number of heritage assets within close proximity and immediately abutting the site, including:
- Boreton Farmhouse (Grade II, Ref. 1175180)
 - Boreton Bridge (Grade II, Ref. 1176929)
 - Cantlop Bridge (Grade II*, Ref. 1366715)
 - Milestone (Grade II, Ref. 1055549)
 - Granary (Grade II, Ref. 1055577)
- 3.10.5. PRoW Ref. 0407/3/1 and 0407/8/1 both cross within this Site, and currently experience largely unrestricted views of open fields. Locating the solar farm in this location, would result in unscreened views of the development, and would require extensive landscaping to mitigate this effect.

3.10.6. Due to the potential cumulative impacts of the neighbouring solar farm, the potential impacts to the heritage assets and the PRoWs within the Site, it is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS8 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS8 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.11. Development Site Nine ('DS9')

3.11.1. Site DS9 is an area of circa. 162 hectares, and is located to the south of the overhead line.

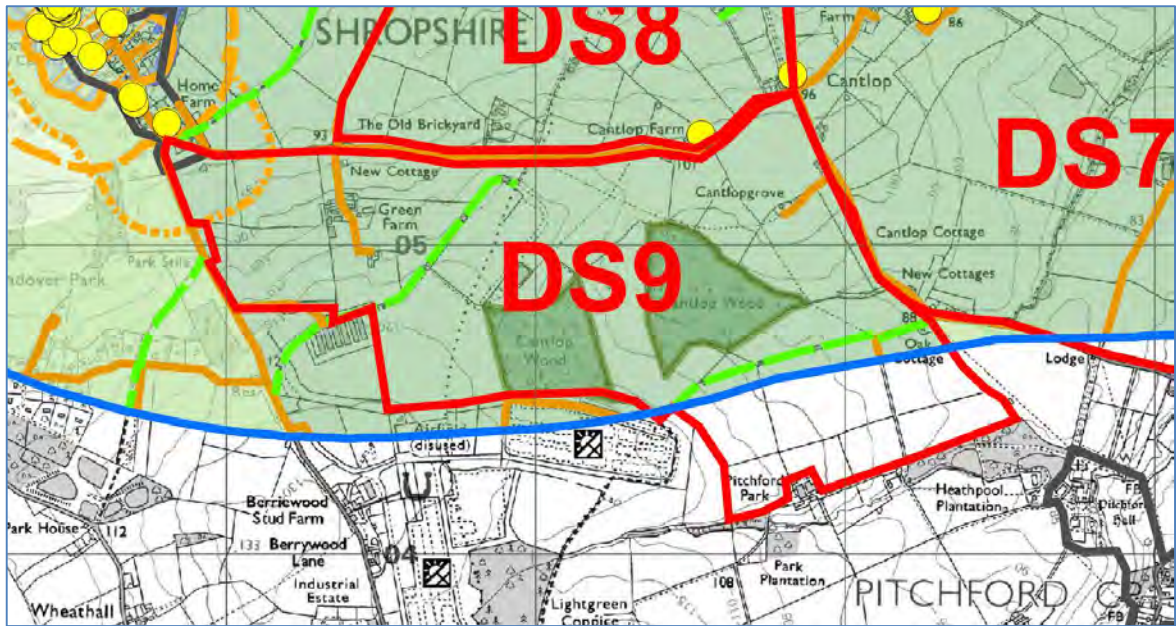


Figure 19: Potential Development Site DS8



Figure 20 Potential Development Site DS9

- 3.11.2. This Site is formed of approximately 18 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is entirely Grade 3 (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.11.3. It is noted that there is an existing solar farm to the south (Application Ref. 14/03446/FUL). Due to the close proximity of Site DS9, there is potential for some cumulative landscape and visual impacts.
- 3.11.4. There are two sections of ancient woodland to the centre of Site DS9 ('Cantlop Wood'). This would be technically challenging for solar development, which is better suited to larger open fields, and would likely require additional buffers.
- 3.11.5. PRoW Ref. 0407/2Y/1 and 0413/54/1 both cross within this Site, and currently experience largely unrestricted views of open fields. In this respect, users of the routes would experience open views of the development if it were to be placed in this location. Furthermore, the site immediately abuts Pitchford Hall Registered Park and Garden (Grade II, Ref. 1001133) to the east, and Candover Hall Registered Park and Garden (Grade II, Ref. 1001118) to the west).
- 3.11.6. Due to the presence of ancient woodland, the potential impact to heritage assets, and the PRoWs within the Site, it is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS9 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS9 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

3.12. Development Site Ten ('DS10')

- 3.12.1. Site DS10 is an area of circa. 308 hectares, and is located to the west of the overhead line.

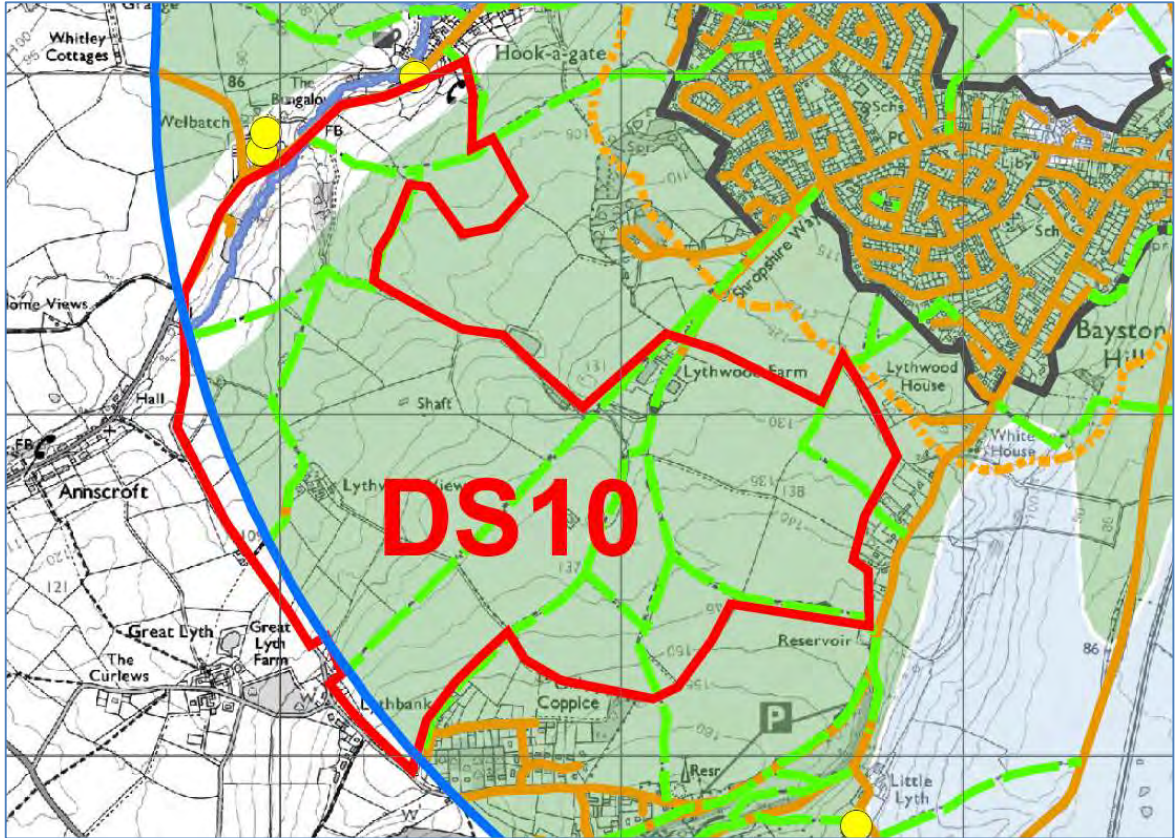


Figure 21: Potential Development Site DS10



Figure 22: Potential Development Site DS10

- 3.12.2. This Site is formed of approximately 20 main field parcels, which appear to serve arable purposes in connection with an existing farm business. Natural England ALC Mapping indicates that the Site is entirely Grade 3 (Good to Moderate Quality). As can be seen above, the area appears to be mostly farmed, therefore like with the appeal site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.
- 3.12.3. This area contains several ponds and clusters of trees, and is made up of smaller parcels of land separated by hedgerow and trees. There are a number of PRowS running through the Site, which connect into the larger network of pedestrian routes in the area. It is unlikely that a Planning Application to divert or extinguish these routes would be viewed favourably by the Council, nor indeed local residents. Furthermore, the development of a solar farm in this location would likely result in a significant impact to the enjoyment of walkers using this network.
- 3.12.4. There are a number of heritage assets within close proximity to Site DS10, as listed below:
- Cherry Cottage (Grade II, Ref. 1055074)
 - Welbatch Farmhouse (Grade II, Ref. 1055069)
 - Farm Buildings at Welbatch (Grade II, Ref. 1055070)

- 3.12.5. There are some views into the Site from the surrounding countryside, including from residential dwellings to south and northeast. This is to be expected of any large Site, but would represent a similar constraint to the appeal site.
- 3.12.6. Due to the presence of the PRowS, and the associated limitations this would impose to the layout of the scheme, as well as the impact to nearby residential properties, Site DS10 is not considered likely to be any better suited to the development than the appeal site. Furthermore, Site DS10 and the appeal site are both identified as the same Grade on the Natural England ALC mapping and are likely to be similar quality, therefore it is unlikely DS10 would result in any significantly lesser impact on BMV land even if it was equally as suitable in other regards.

4. Analysis of Proposed Site

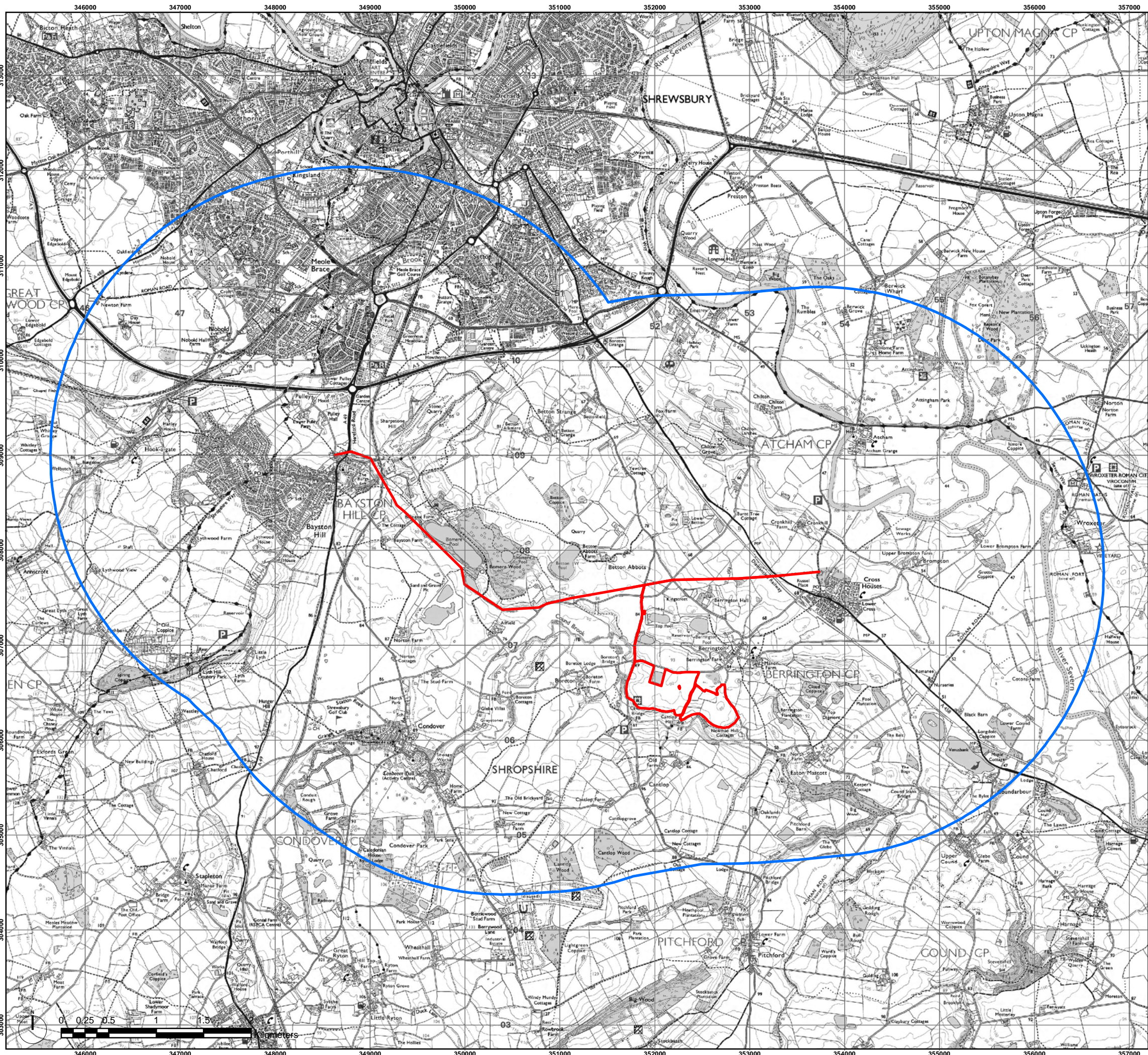
- 4.1.1. The appeal site measures 44.09 hectares in size and is located within 1km of the point of connection.
- 4.1.2. The site is a suitable size and is comprised of two large field parcels of undulating land, rising to the north, suitable for solar development. As the site is comprised of just two main field parcels, the proposal can access sufficient sunlight, whilst maintaining and enhancing the existing landscape structure.
- 4.1.3. The site benefits from a suitable construction access route from the west, which has been arranged to avoid Berrington village to minimise disturbance.
- 4.1.4. There are no landscape or ecological designations on or near the site that would be affected by the proposal.
- 4.1.5. There are some Heritage Assets in the surrounding area, however as set out in the Built Heritage Statement submitted within the Planning Application, the proposal will not result in harm to any Listed Buildings.
- 4.1.6. The site is located in Flood Risk Zone 1, at the lowest risk of flooding.
- 4.1.7. The nearest Public Right of Way (Ref. 0407/16/1) is located outside of the site to the east, and users would experience only limited views of the development from these vantage points.
- 4.1.8. The site is identified on Natural England mapping as Grade 3 land; however, this is the lowest grade land in the search area, which is dominated by Grade 2 and 3 land. A subsequent ALC Survey has found the site to be a mixture of Grade 2, Grade 3a and Grade 3b. This is broadly consistent with that of the rest of the search area.
- 4.1.9. Overall, for the reasons set out above, the appeal site is well suited to a solar development of this scale, and there are demonstrably no sequentially preferable sites within the search area.

5. Conclusion

- 5.1.1. The purpose of this document is to provide further information on the sites that were considered for the proposed development, and why these sites were discounted. This Report should be read in conjunction with the submitted Site Sequential Selection Report, which set out the methodology but did not discuss discounted sites in detail.
- 5.1.2. The search identified a total of 10 potential alternatives to the Appeal Site, which were subject to further assessment. These have each been assessed in turn and have been found to be no better suited to the development than the Appeal Site.
- 5.1.3. This document, together with the Site Sequential Selection Report, confirms that there are no suitable alternative sites for a proposed solar PV development within the search area.

6. Appendices

6.1. Appendix A: Plans Pack



LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development

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Issue.	Issue Details	Date
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Client:
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 Project:
Berrington Solar Farm

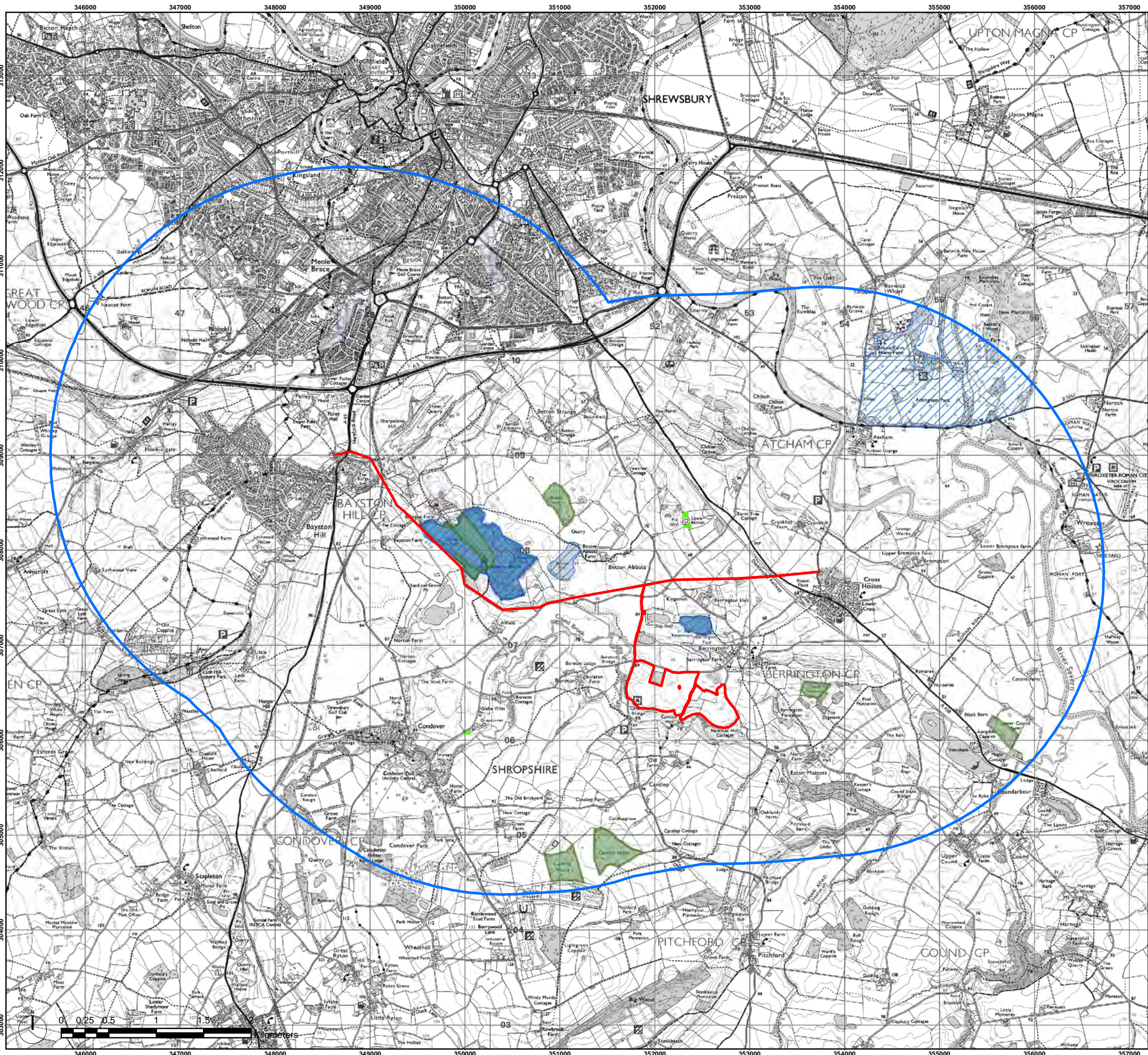
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Traditional Orchard
- Ancient Woodland
- Sites of Special Scientific Interest
- Ramsar Site
- Local Nature Reserves

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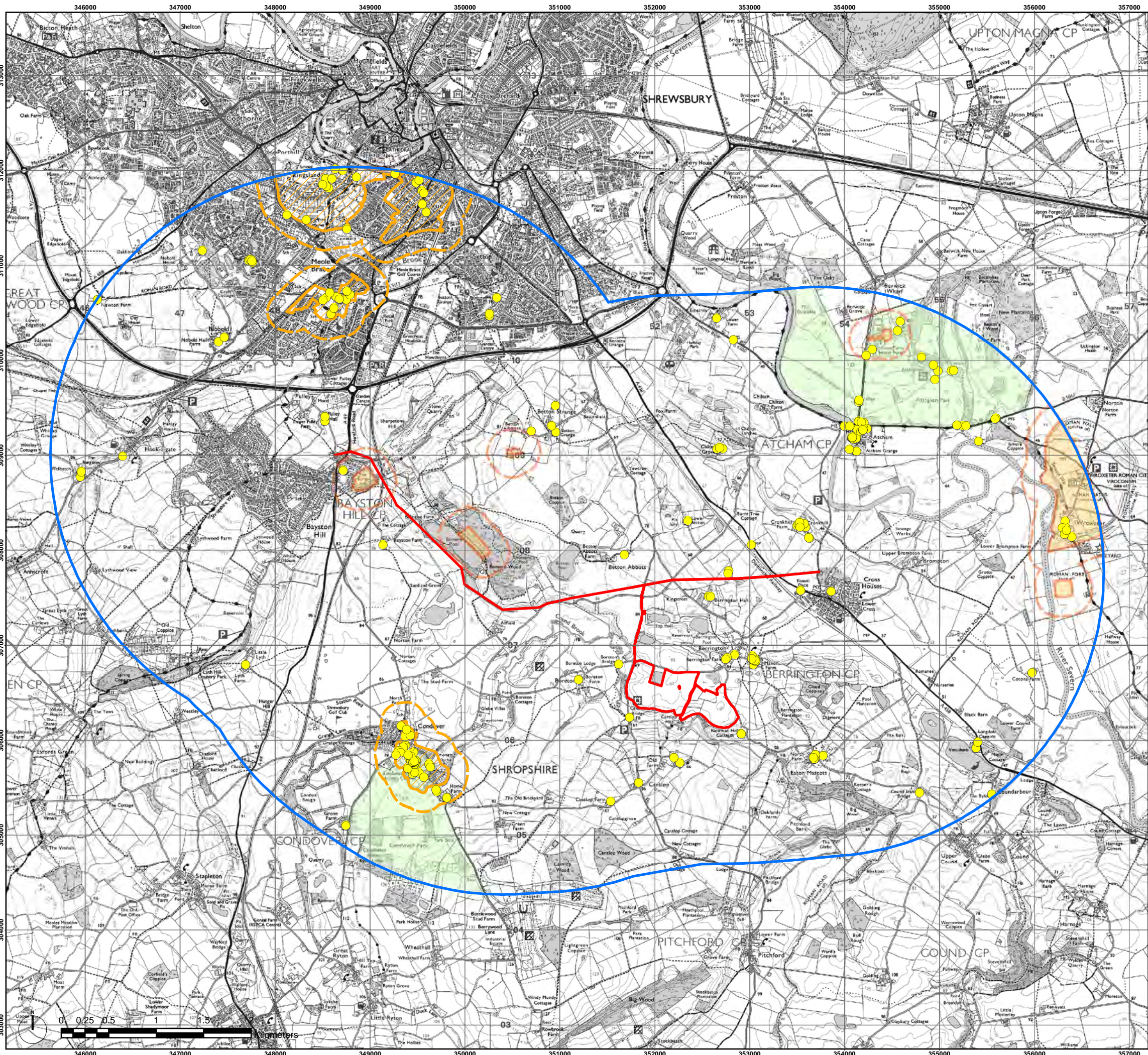
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Listed Building
- Conservation Area
- Conservation Area 200m Buffer
- Scheduled Monument
- Scheduled Monument 200m Buffer
- Parks & Gardens

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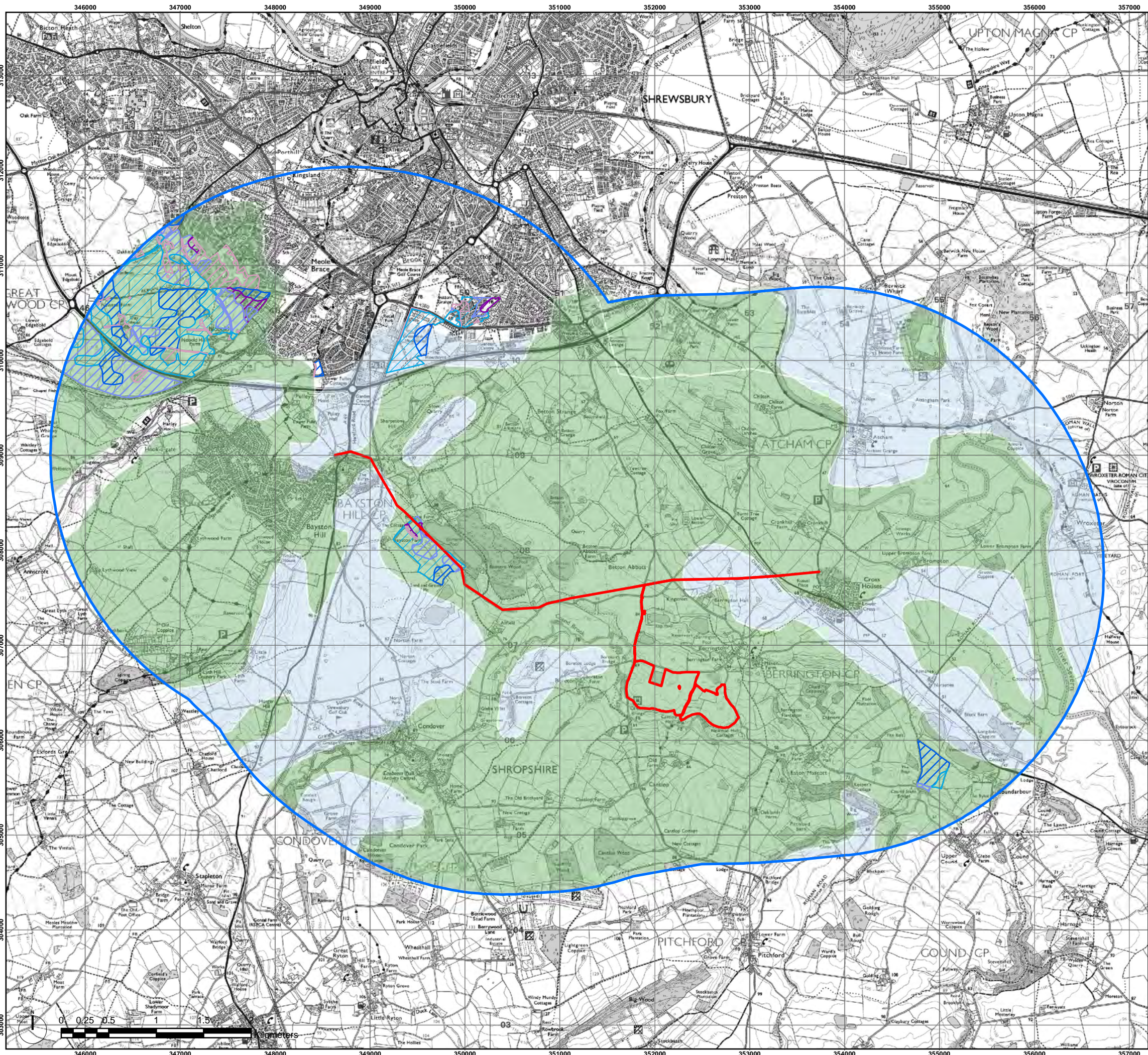
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- ALC Grade Post 1988**
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Other
- Provisional ALC Grade**
- Grade 2 - Very Good Quality
- Grade 3 - Good to Moderate Quality

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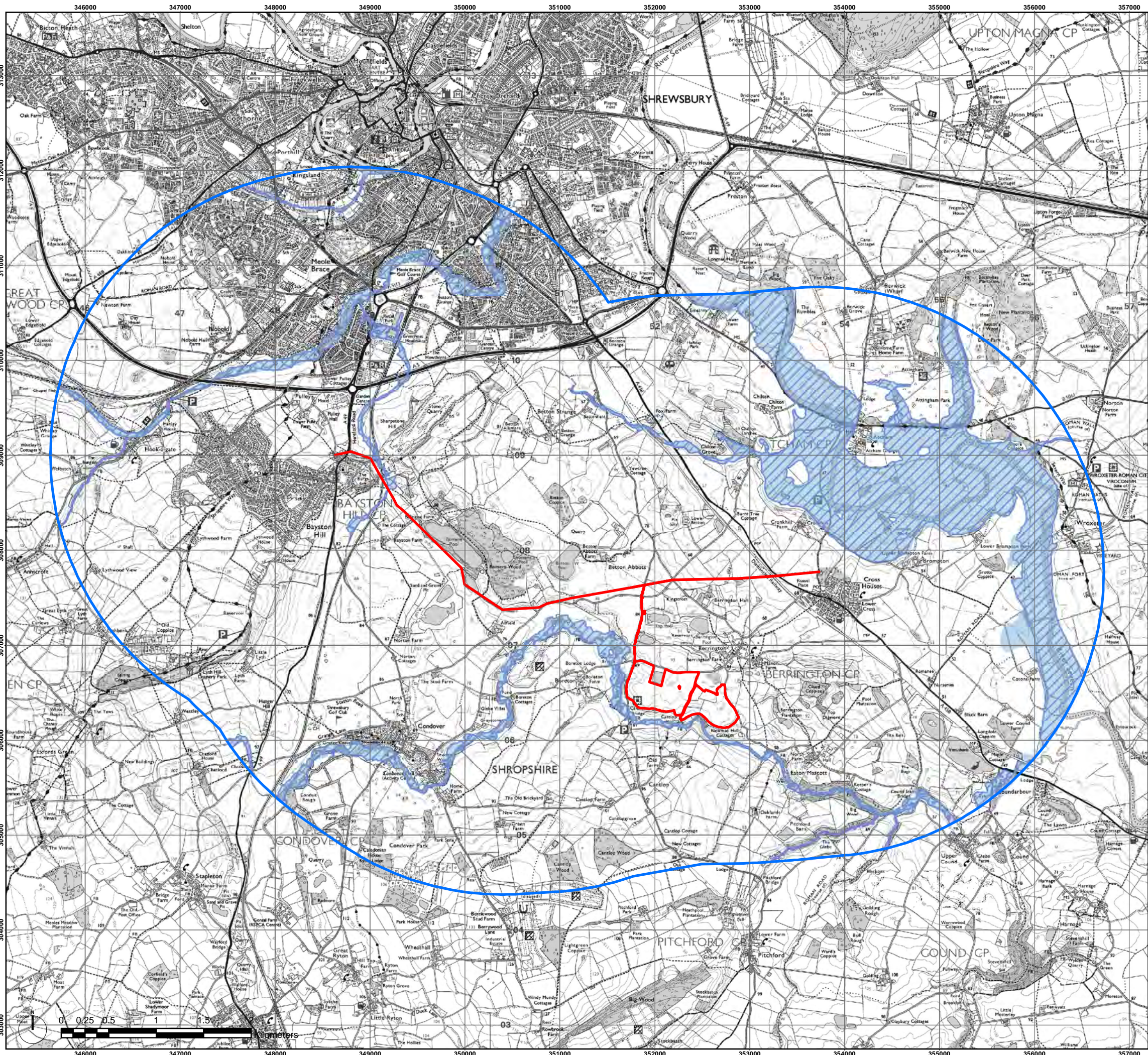
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Flood Zone 2
- Flood Zone 3

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Berrington Solar Farm

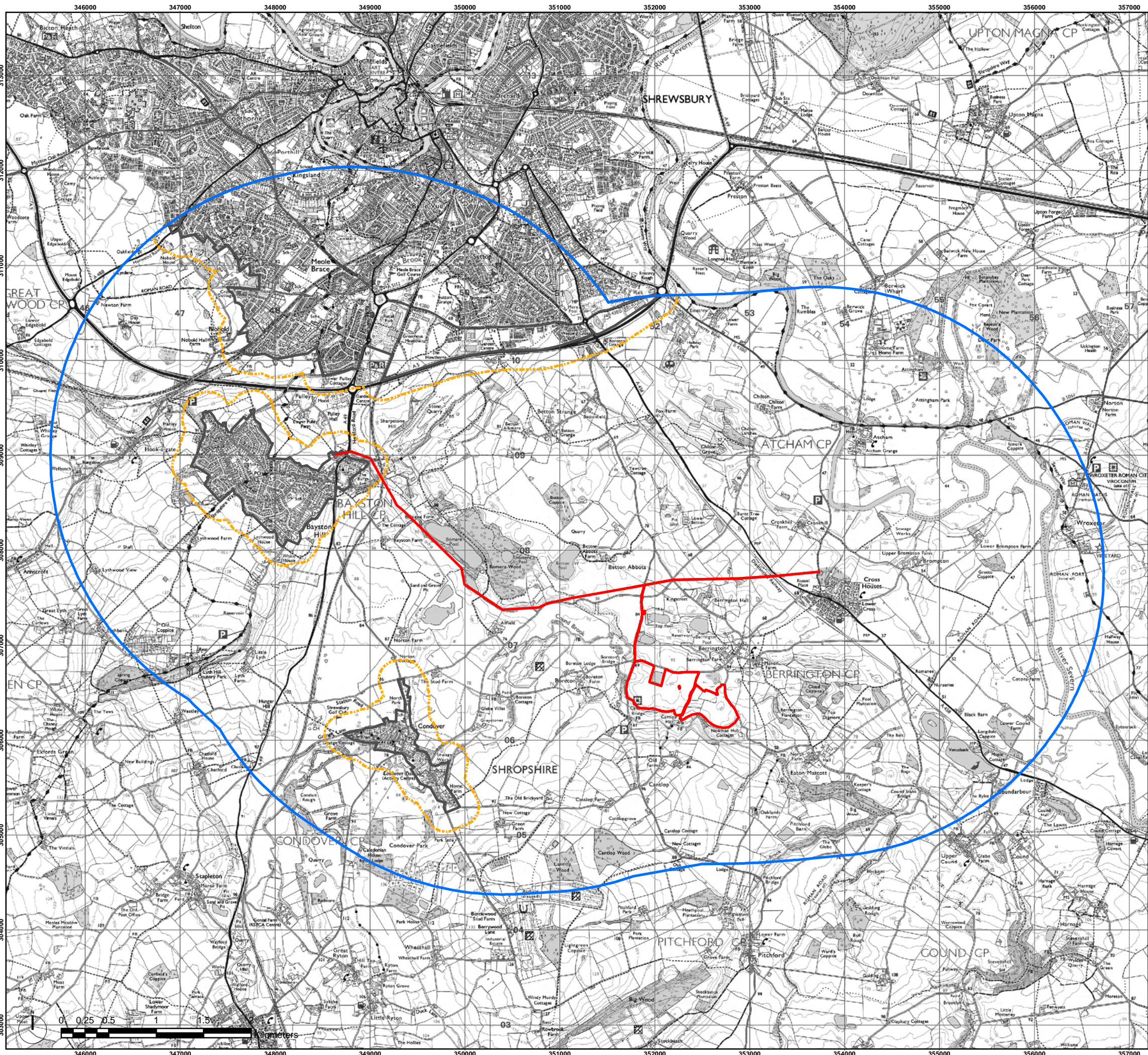
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Settlement
- 200m Settlement Buffer

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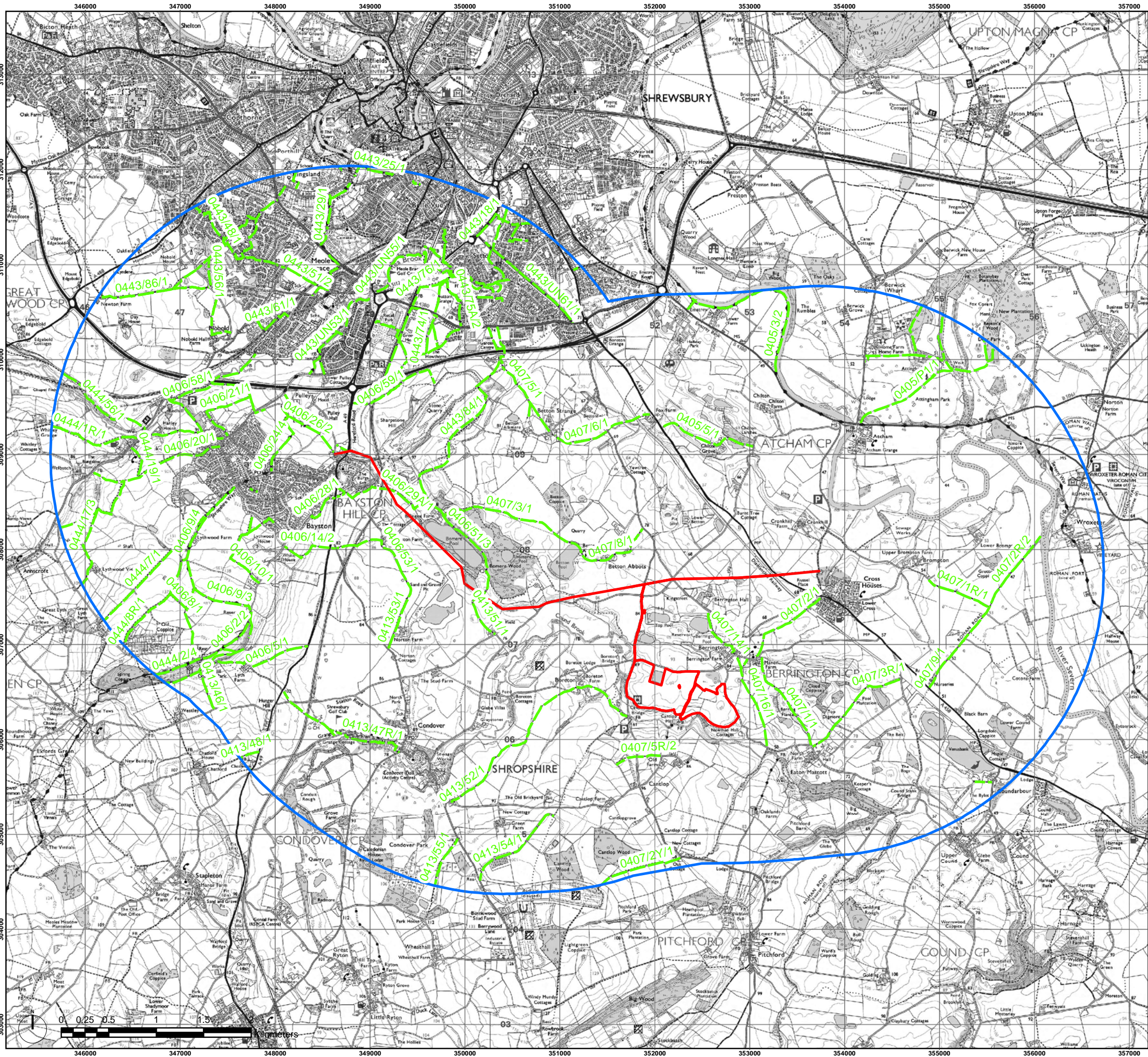
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Public Right of Way

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Project:
 Berrington Solar Farm

Drawing Title:
Figure 7: Public Right of Way (PRoW)

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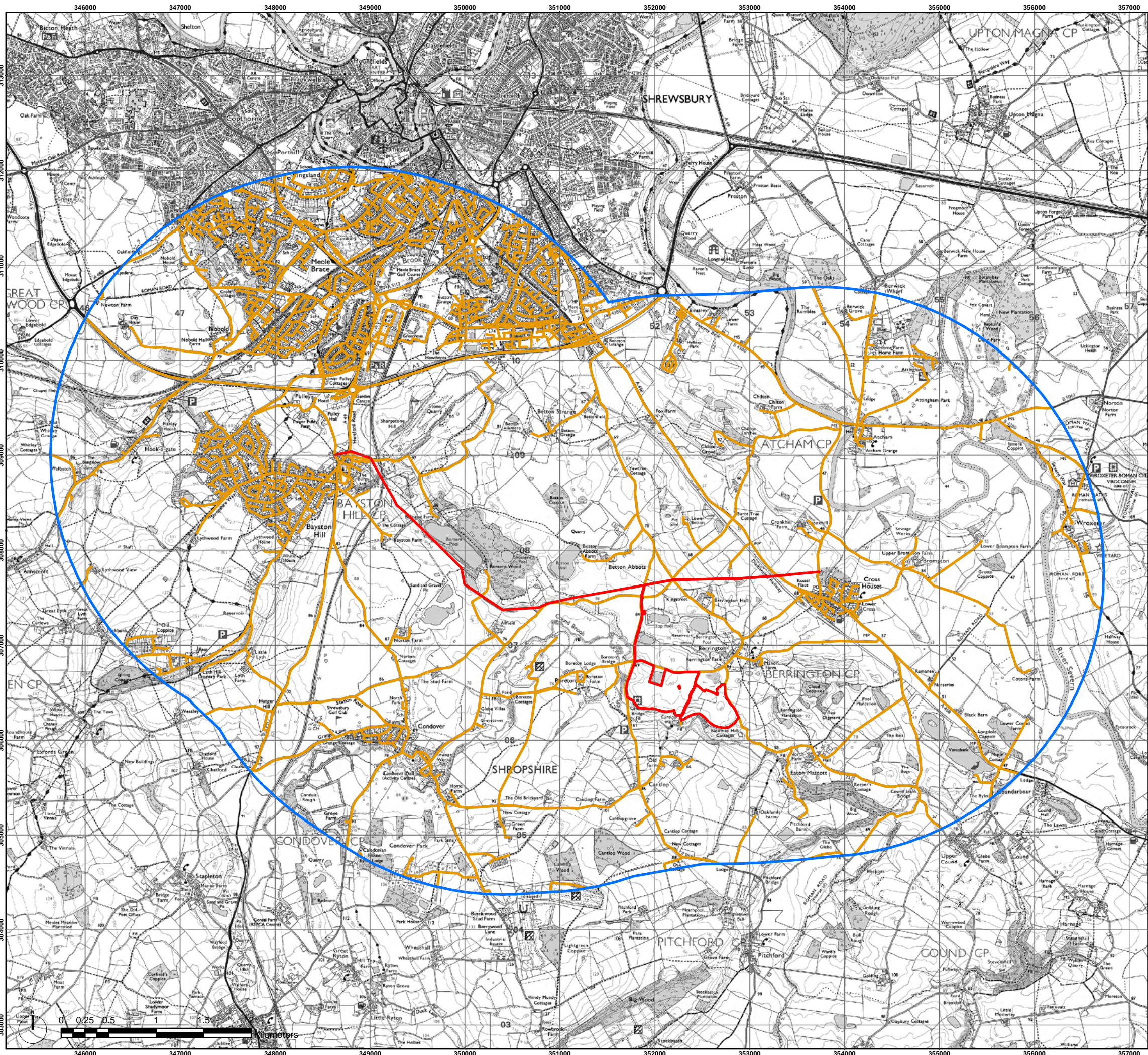
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LEGEND

- Linear Connection
- 3km Study Area
- Proposed Development
- Road Network

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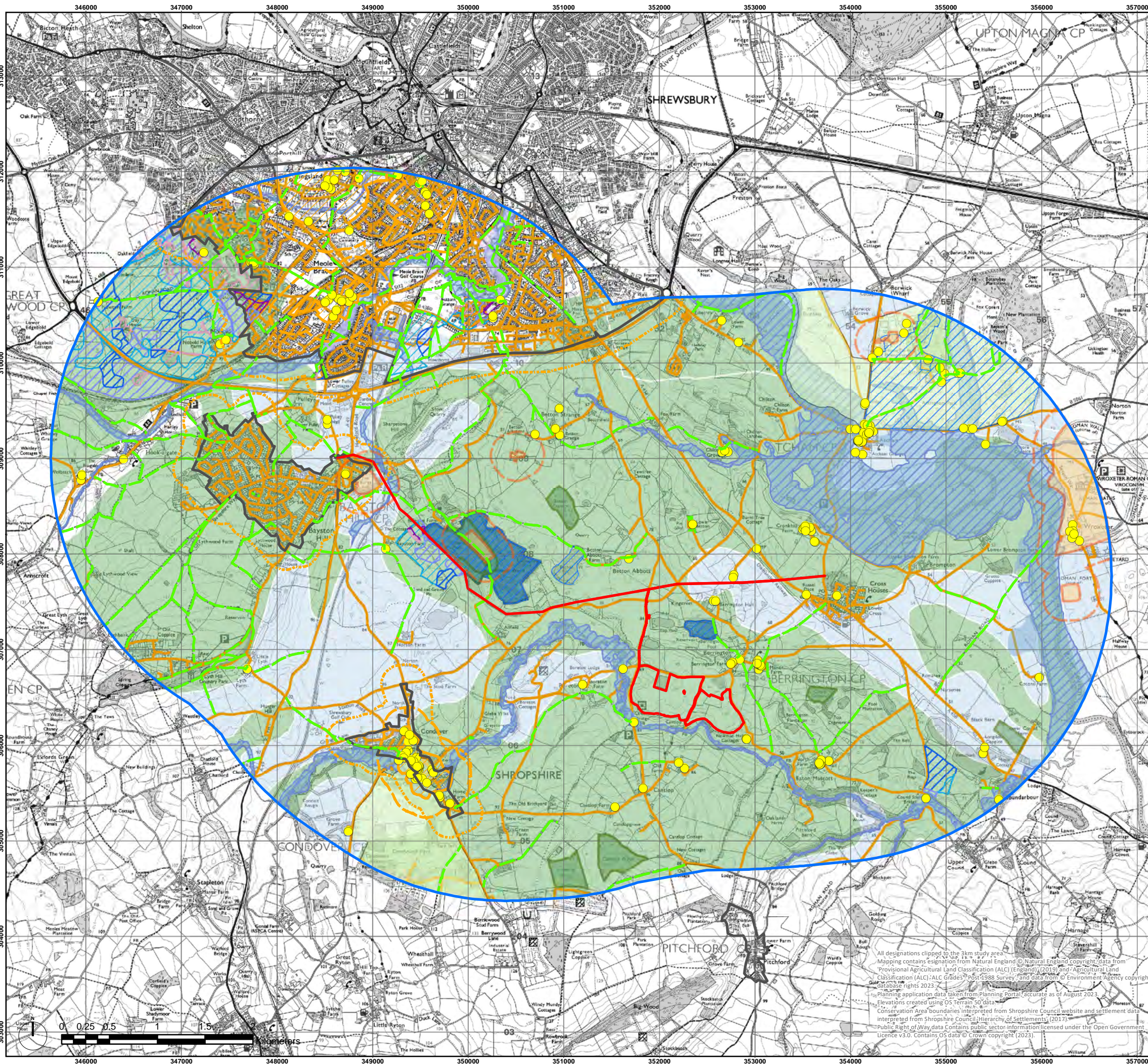
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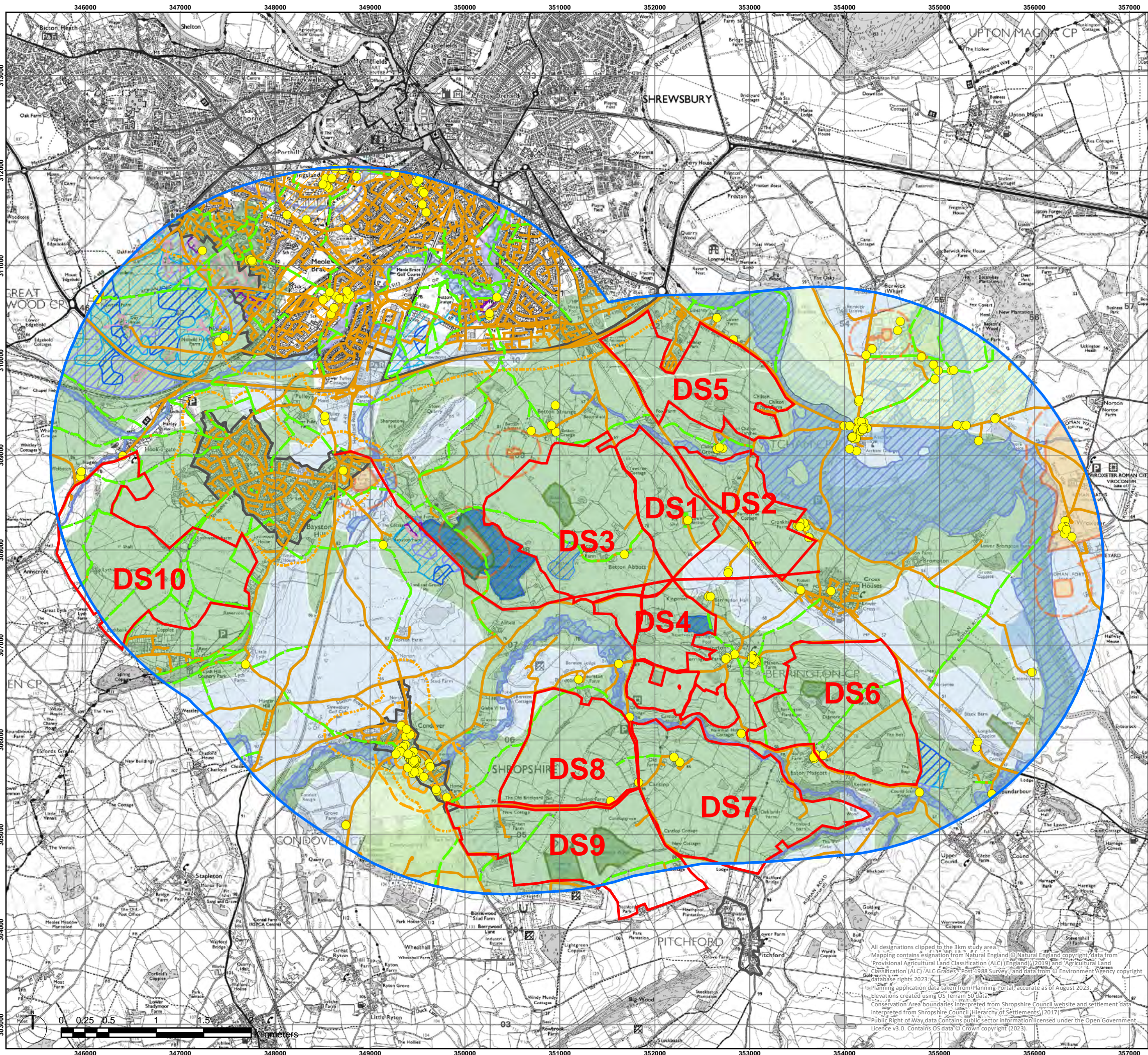
- Linear Connection
- 3km Study Area
- Proposed Development
- Public Right of Way
- Settlement
- 200m Settlement Buffer
- Listed Building
- Conservation Area
- Conservation Area 200m Buffer
- Scheduled Monument
- Scheduled Monument 200m Buffer
- ALC Grade Post 1988**
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Other
- Traditional Orchard
- Ancient Woodland
- Sites of Special Scientific Interest
- Parks & Gardens
- Ramsar Site
- Local Nature Reserves
- Flood Zone 2
- Flood Zone 3
- Road Network
- Provisional ALC Grade**
- Grade 2 - Very Good Quality
- Grade 3 - Good to Moderate Quality

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Figure 9: Combined Plans
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- LEGEND**
- Linear Connection
 - 3km Study Area
 - Development Site
 - Proposed Development
 - Listed Building
 - Public Right of Way
 - Road Network
 - Settlement
 - 200m Settlement Buffer
 - Conservation Area
 - Conservation Area 200m Buffer
 - Scheduled Monument
 - Scheduled Monument 200m Buffer

- ALC Grade Post 1988**
- Grade 2
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 - Grade 3b
 - Grade 4
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Drawing Title:
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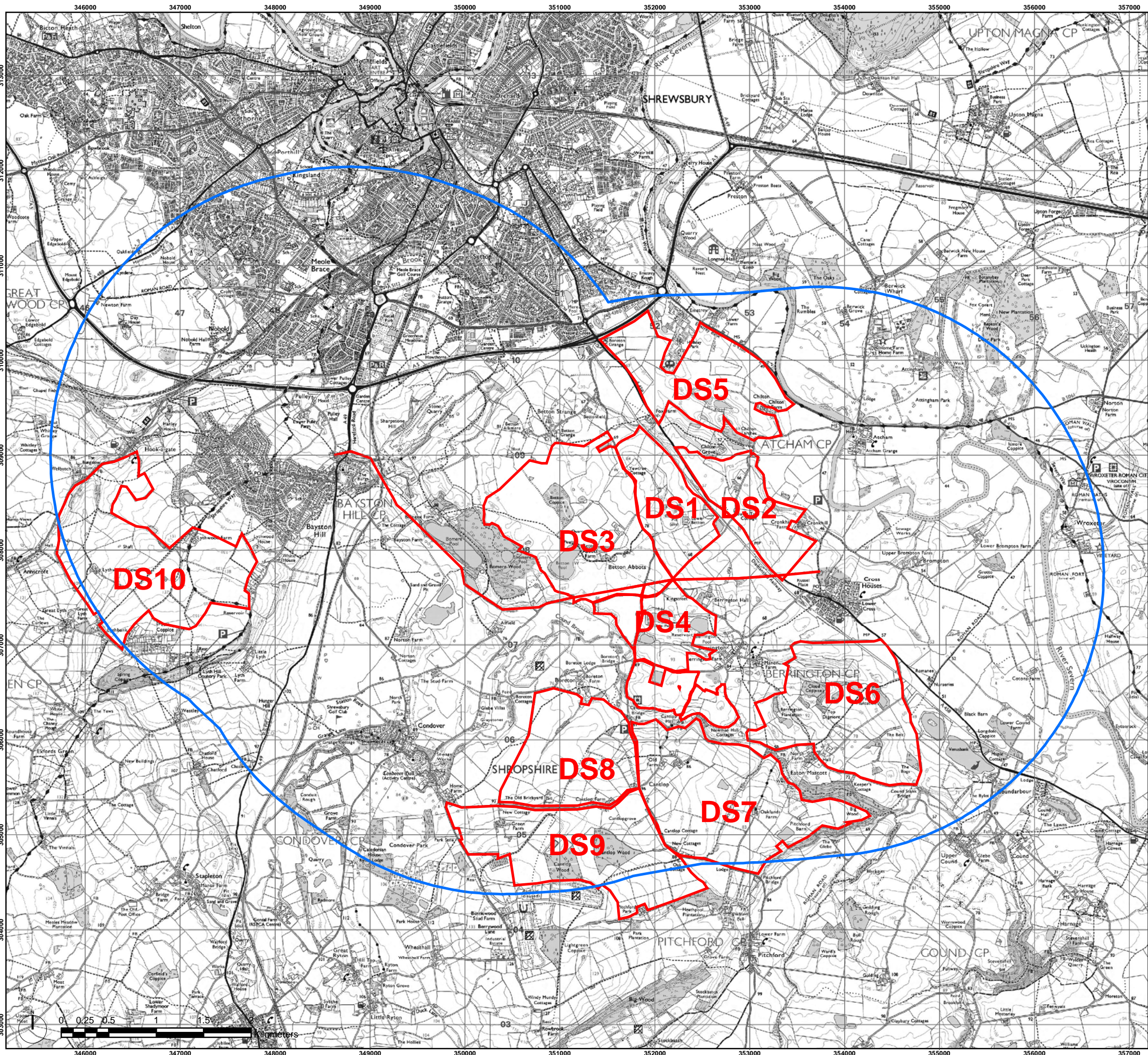
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LEGEND

- Linear Connection
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- Development Site
- Proposed Development

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Figure 11: Development Sites
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Sequential Site Selection Report Addendum: Sites Assessment

30 MW Solar PV Array on Land South of Berrington,
Shrewsbury, Shropshire, SY5 6HA

On behalf of Eenergy International Ltd

Prepared By:	Technical Review By	Authorised By:
		