



## **APPENDIX 8**

Extracts from applications made by Low Carbon  
to Uttlesford District Council  
showing approach to site selection

Objection to development at  
Maggotts End, Manuden  
(Pelham Spring Solar Farm)

PINS Reference: S62A/22/0011

# PLANNING STATEMENT

## PELHAM SPRING SOLAR FARM

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- 4.25 A search of the Local Authority's online planning records shows that there have been no planning applications for the site to note.

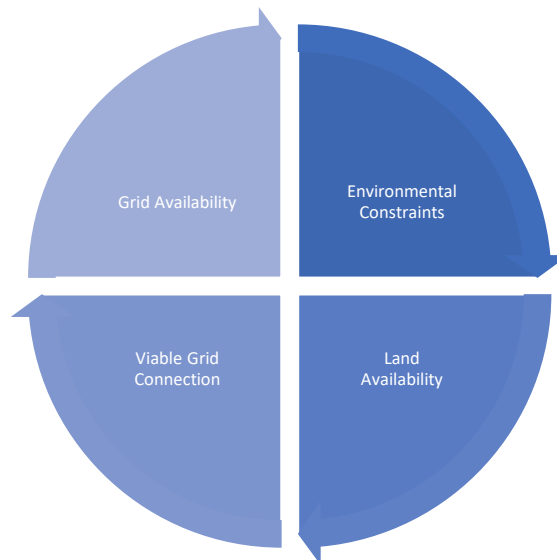
#### Relevant Off-Site Applications

- 4.26 Planning permission was granted in October 2016 for the development of a 49.9MW battery storage facility on land immediately to the north of Pelham Substation (ref. UTT/16/2316/FUL). This development was to support Enhanced Frequency Response (EFR) which is a service required by National Grid to help it balance the frequency fluctuations on the grid system. This battery storage technology is a crucial element in the delivery of reliable solar-generated electricity. As such, this planning permission is deemed relevant and establishes that Pelham Substation is a well-equipped electricity generating station for accommodating a solar farm of this scope as proposed.

#### **Site Selection**

- 4.27 In identifying the site, the applicant has undertaken a detailed methodical site selection exercise. This exercise has involved the careful consideration of several important design criteria, including technical feasibility, environmental and planning constraints, and land availability. The criteria were determined with reference to relevant planning policy.
- 4.28 The site selection process was broadly split into the following sequence of activities:
- definition of a search area based on grid capacity;
  - analysis of any previously developed land;
  - analysis of any lower grade agricultural land;
  - analysis of planning constraints; and
  - establishment and assessment of a short-list;
- 4.29 In undertaking their site selection process, the applicant has a number of essential technical requirements, including:

- Suitable site area to accommodate the solar PV arrays; and
- A location in close proximity to an existing grid connection point.

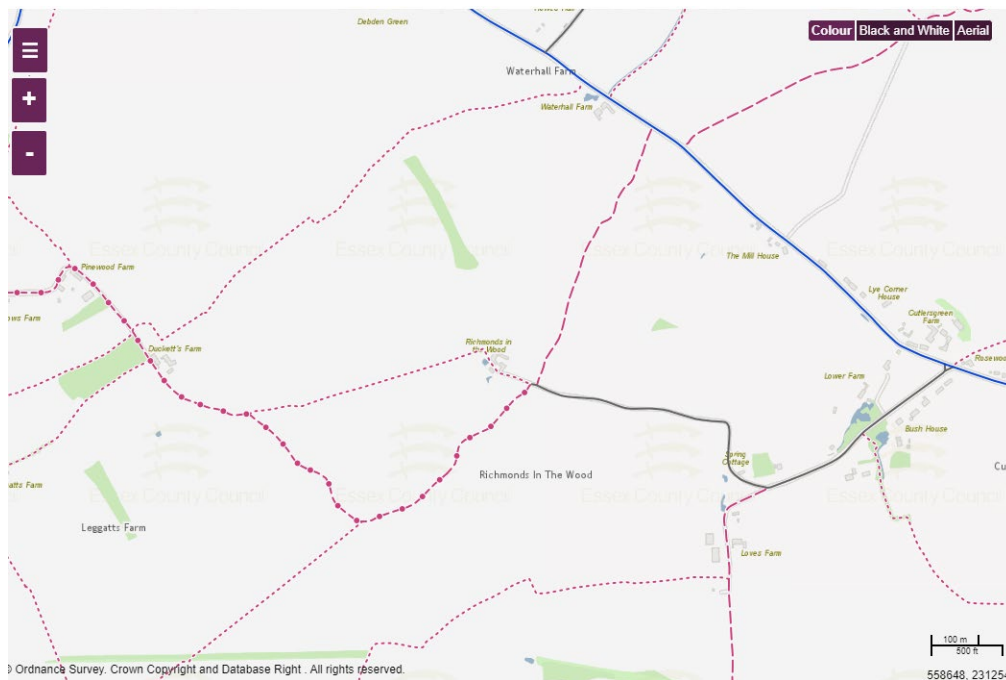


4.30 In addition to the essential technical criteria noted above, which must be satisfied to enable an efficient and viable solar farm, there are several other preferential criteria which the applicant have identified to guide the selection of the site. The site should generally:

- Be outside an area at risk of flooding;
- Avoid areas of statutory protection and ecological impact;
- Comprise a relatively level site to minimise the impact of the Proposed Development on the surrounding landscape;
- Be available for development, (i.e. a accommodating landowner and also not constrained by current or future Proposed Development);
- Be near to an existing highway to enable solar panels to be delivered to site.

# PLANNING STATEMENT

## CUTLERS SOLAR FARM



## **Planning History**

### On Site Applications

- 4.17 A search of the Local Authority's online planning records shows that there have been no planning applications for the site to note.

### Relevant Off-Site Applications

- 4.18 Low Carbon has secured planning permission has been granted for a 44MW solar farm at Terriers Farm, Thaxed (ref. 19/1864/FUL). Construction of the solar farm has recently begun.

## **Site Selection**

- 4.19 In identifying the site, the Applicant has undertaken a detailed methodical site selection exercise. This exercise has involved the careful consideration of several important design criteria, including technical feasibility, environmental

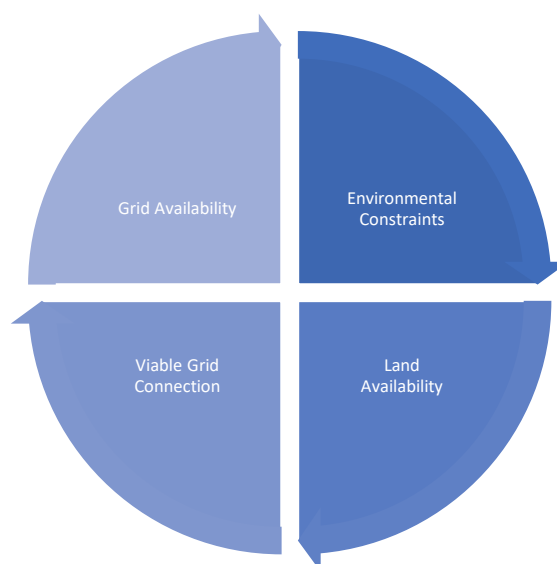
and planning constraints, and land availability. The criteria were determined with reference to relevant planning policy.

4.20 The site selection process was broadly split into the following sequence of activities:

- definition of a search area based on grid capacity;
- analysis of any previously developed land;
- analysis of any lower grade agricultural land;
- analysis of planning constraints; and
- establishment and assessment of a short-list;

4.21 In undertaking their site selection process, the Applicant has a number of essential technical requirements, including:

- Suitable site area to accommodate the solar PV arrays; and
- A location in close proximity to an existing grid connection point.



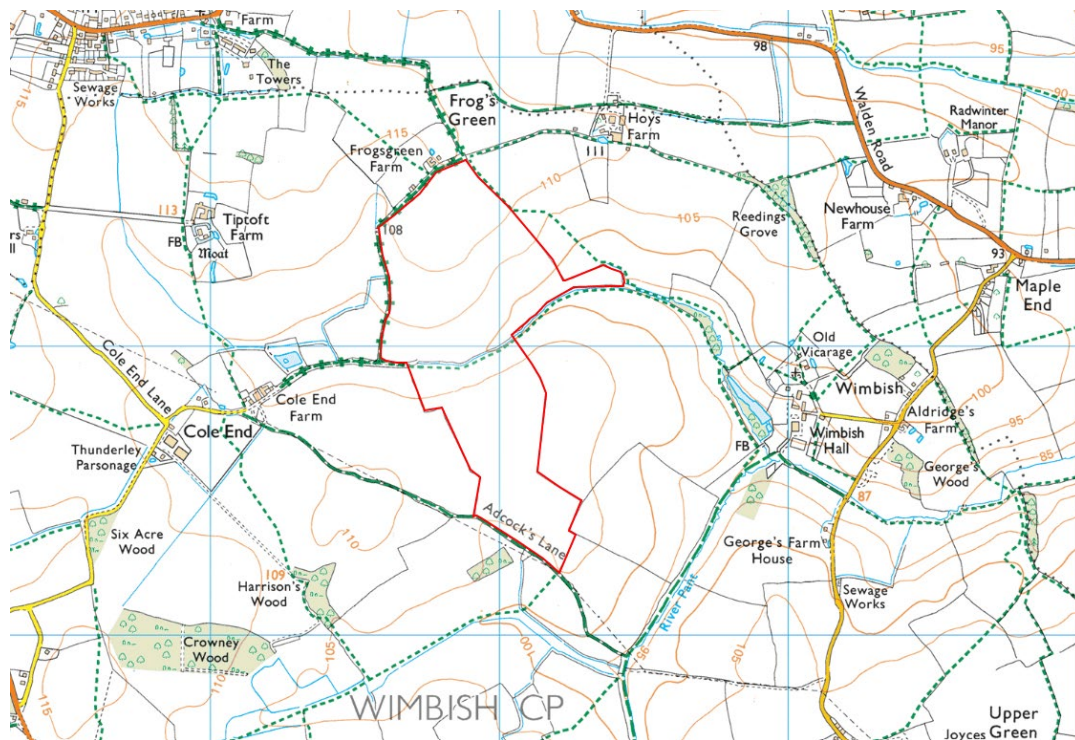
4.22 In addition to the essential technical criteria noted above, which must be satisfied to enable an efficient and viable solar farm, there are several other preferential criteria which the Applicant has identified to guide the selection of the site. The site should generally:

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- Be outside an area at risk of flooding;
  - Avoid areas of statutory protection and ecological impact;
  - Comprise a level site to minimise the impact of the Proposed Development on the surrounding landscape;
  - Be available for development, (i.e. a willing landowner and also not constrained by current or future Proposed Development);
  - Be near to an existing highway to enable solar panels to be delivered to site safely.



# PLANNING STATEMENT

## LONG MEADOW SOLAR FARM



### Planning History

4.27 A search of the Uttlesford District Council online planning records shows that there have been no relevant planning applications made to note.

### Site Selection

4.28 In identifying the proposed development site, the applicant has undertaken a detailed methodical site selection exercise. This exercise has involved the careful consideration of several important design criteria, including technical feasibility, environmental and planning constraints, and land availability. The criteria were determined with reference to relevant planning policy.

4.29 The site selection process was broadly split into the following sequence of activities:

- definition of a search area based on grid capacity;
- analysis of any previously developed land;
- analysis of any lower grade agricultural land;
- analysis of planning constraints
- establishment and assessment of a short-list;

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4.30 In undertaking their site selection process, the applicant has a number of essential technical requirements, including:

- Suitable site area to accommodate the solar PV arrays; and
- A location in close proximity to an existing grid connection point.

4.31 In addition to the essential technical criteria noted above, which must be satisfied to enable an efficient and viable solar farm, there are several other preferential criteria which the applicant have identified to guide the selection of the site. The site should generally:

- Be outside an area at risk of flooding;
- Avoid areas of statutory protection and ecological impact;
- Comprise a level site to minimise the impact of the proposed development on the surrounding landscape;
- Be available for development, (i.e. a willing landowner and also not constrained by current or future proposed development);
- Be near to an existing highway to enable solar panels to be delivered to site safely.