SITE SELECTION REPORT ON BEHALF OF BERDEN SOLAR LIMITED

DEVELOPMENT OF A GROUND MOUNTED SOLAR FARM WITH A GENERATION CAPACITY OF UP TO 49.99MW, TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

AT BERDEN HALL FARM, GINNS ROAD, BERDEN

PINS REFERNCE S62A/22/0006 (UTTLESFORD REFERENCE UTT/22/2046/PINS)

SITE SELECTION REPORT

1. INTRODUCTION

Background

1.1 This document has been prepared by Statera Energy Limited on behalf of Berden Solar Limited in relation to proposals for the erection of a ground mounted solar farm with a generation capacity of up to 49.99MW AC, together with associated infrastructure and landscaping development at Berden Hall Farm, Ginns Road, Berden.

1.2 While Statera Energy Limited's primary focus is on delivery and operation of low carbon flexible assets, its employees and Directors had extensive experience in solar development and delivery and have been fully involved in Berden Solar Limited following its incorporation.

1.3 The Planning Application with reference S62A/22/0006 was submitted under section 62A of the Town and Country Planning Act 1990 on 7 July 2022.

1.4 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 document also reflects a review of the site selection assessment which has been undertaken since the decision to grant planning permission pursuant to the Planning Application was quashed.

2. EXECUTIVE SUMMARY

2.1 The primary objectives for the Project in the site selection process were the availability of a 132kv grid connection (in terms of both capacity and a physical connection), the proximity to a substation and the timeframe for a grid connection. These remained the primary objectives when the back check and review was undertaken. In addition, the ability to make use of the existing battery storage connection and grid infrastructure was an important consideration.

2.2 This document, confirms that there are no suitable alternative sites for a proposed solar PV development which meets these primary objectives. This reflects the previous assessment, as reported as part of the Planning Application (see Appendix A).

2.3 Initially, environmental considerations were not material in this process because the alternatives identified in the initial site selection process did not deliver the primary objectives of the Project or were not available. It was confirmed that, in high level terms, any alternatives would have a similar environmental impact to the site. This is supported by the back check and review which has been undertaken.

Scope of the Report

2.4 The remainder of this Report is structured as follows:

2.4.1 Chapter 2 outlines the proposed methodology;

2.4.2 Chapter 3 analyses other potentially developable areas;

2.4.3 Chapter 4 provides a summary of the site; and

2.4.4 Chapter 5 sets out the summary and conclusions.

3. METHODOLOGY

Introduction

3.1 This chapter outlines the methodology that has been utilised for the purposes of undertaking this assessment as part of the back check and review. 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.

Search Area

3.2 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.

3.3 Grid connection (both proximity to a substation, availability of a connection (capacity) and the timeframe for the connection) was one of the main considerations 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. The second main consideration was the ability to make use of the existing battery storage connection and grid infrastructure. These remain the main considerations.

3.4 In order to secure a grid connection, a suitable site must be identified to accommodate the solar array. A 3km search radius (from the grid connection point) 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.

3.5 The chosen search area is significant in size and represents an extensive search.

3.6 Figure 1 overleaf indicates the search area. The plan is included in full at Appendix B.

Site Size

3.7 The Applicant 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 Applicants financial modelling has found that this scheme would become financially unviable if it was below 35MW AC. The minimum site size for the purposes of this alternative site assessment, is approximately 130 acres.

Brownfield Sites

3.8 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 preferrable sites. Through this exercise, it was confirmed that there are no brownfield sites of the necessary scale within the search area. See plan in Appendix C.

3.9 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 search area.

Table of Mapped Constraints

3.10 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. See plans mapping these constraints in Appendix D.

Constraint	Description

Agricultural Land Classification (ALC)	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.
Environmental Designations	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.
Heritage Assets	This constraint map displays all Listed Buildings, Registered Parks and Gardens, Conservation Areas, and Scheduled Monuments within the search area. Around Listed Buildings, the potential for heritage harm has been considered in the assessment of the relevant identified sites.
Flood Zones	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.
Approved / Pending Solar Schemes	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.
Public Right of Way (PRoW)	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. 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.
Highways	This constraint map displays the local road network – only sites that have potential access to the public highway have been considered.

4. ANALYSIS OF IDENTIFIED DEVELOPMENT SITES

4.1 The following Chapter provides an assessment of each potential alternative site that was identified through implementation of the outlined methodology.

4.2 Each of the identified sites, are of a suitable size and distance from the Point of Connection, and therefore meet the criteria set out in the core methodology in Chapter 2.

4.3 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.

4.4 The application site is indicated on the Natural England mapping as containing potential Grade 2 land. The subsequent site specific ALC survey found the application site to include some Grade 2 and 3a land, however this is in a smaller proportion compared to the rest of the search area.

Identified Site 1 ('IS1')

4.5 Site IS1 is an area of approximately 130 acres and is located south of the B1038 and Starling's Green. This Site is comprised of approx. 5 field parcels, which appear to serve arable purposes. Natural England ALC Mapping indicates that the area is grade 2 land. the area appears to be mostly farmed, therefore like with the application site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.

4.6 The topography of the Site is predominantly flat and good for ground mounted solar development.

4.7 The site is crossed with Public Rights of Way and is overlooked on the north, west and south by a selection of residential dwellings.

4.8 There are listed buildings to the north of the site at Starling's Green and to the south at Berden Priory. There is also a Scheduled Monument in the north northeast of the site.

4.9 Overall, the site has been discounted because of its proximity to residential dwellings and greater distance from the point of grid connection. The site performs no better in heritage, landscape or ALC metrics than the site proposed.

Identified Site 2 ('IS2')

4.10 Site IS2 is an area of approximately 140 acres and is located to the east of East End at Greens Farm. This Site is comprised of approximately 6 field parcels, which appear to serve arable purposes. Natural England ALC Mapping indicates that the area is grade 2 land. The area appears to be mostly farmed so therefore like with the application site, a solar proposal in this location would also result in the temporary loss of full agricultural productivity of farmed agricultural land.

4.11 The topography of the Site is predominantly flat and good for ground mounted solar development. Part of the site is gently sloping south and optimal for a solar layout.

4.12 The site is crossed with Public Rights of Way and is overlooked on the north by houses at East End. The site is better screened by views from the south, west and east.

4.13 There are listed buildings to the north of the site at East End and to the south of the site.

4.14 Overall, the site has been discounted because of its proximity to residential dwellings and greater distance from the point of grid connection. The site performs no better in heritage, landscape and or ALC metrics than the site proposed. The landowner was also approached and was unwilling to enter into discussions to lease the land.

5. ANALYSIS OF PROPOSED SITE

5.1 The application site is located within 10m of the point of connection.

5.2 The site is a suitable size and is comprised of four large field parcels of land, divided by hedges typically 2 – 6m high and suitable for solar development. As the site is comprised of just four main field parcels, the proposal can access sufficient sunlight, whilst maintaining and enhancing the existing landscape structure.

5.3 The site benefits from a suitable construction access route from the existing farm entrance off Ginns Road.

5.4 There are no landscape or ecological designations on or near the site that would be affected by the proposal.

5.5 There are multiple Heritage Assets in the surrounding area, however as set out in the constraints map, the number of Heritage Assets is broadly consistent with every site across the search area.

5.6 The site is located in Flood Risk Zone 1, at the lowest risk of flooding.

5.7 There are several Public Rights of Way that cross the site however the flat topography of the site means users would experience only limited views of the development.

5.8 The site is identified on Natural England mapping as containing Grade 2 land; the search area is dominated by Grade 2 land however there is a lower proportion of Grade 2 land at the site than in the wider search area. 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.

5.9 Overall, for the reasons set out above, the Application Site is well suited to a solar development of this scale, and there are demonstrably no sequentially preferable sites within the search area.

6. CONCLUSION

6.1 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.

6.2 The search identified a total of 2 potential alternatives to the Application 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 Application Site.

6.3 This document confirms that there are no suitable alternative sites for a proposed solar PV development within the search area.

APPENDIX A – PREVIOUS ASSESSMENT

From: Kirsty Cassie [redacted]
Sent: 24 February 2023 11:57
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/22/0006 Land At Berden Hall Farm, Berden

Hi Leanne,

In response to point 5 ……*Site selection is initially driven by available grid connection. A solar scheme of this size needs to be located in a region where there is available capacity on the 132kV network or transmission network; has good irradiance; and can be connected and operational on a near dated time horizon. It is well known that grid availability is extremely constrained throughout the country and Pelham substation was the substation from which a sufficiently large grid connection was available to enable the applicant to contribute to the renewable energy capacity required to meet the government's net zero targets. This area of the country has good irradiance. Once Pelham substation had been settled on as a location, following a grid-capacity site selection process, the applicant considered if there were other areas of land within the vicinity of the substation on which a solar scheme of the size proposed could be sited. Alternative sites within the vicinity of Pelham substation are either too small to deliver the proposed capacity or are under consideration by other developers for solar and/or battery schemes. Accordingly, the decision to select and promote the application site was driven by those factors rather than the environmental considerations of these other sites, because the iterative site selection process did not reach the point of specifically considering the environmental factors as part of that decision. In other words, these other sites were never true alternatives because they either did not deliver the capacity required or they were not realistically available. This meant that there was no reason to consider the environmental dimension. For what it is worth, the other sites (if they had not been under consideration by other developers) in high level environmental terms, appear to be broadly similar to the application site.*

I hope this covers everything now.

Many thanks,

Kirsty
Kirsty Cassie
Project Developer
[redacted]

STATERA
BALANCING THE GRID

Statera Energy Limited | 1st Floor | 145 Kensington Church Street | London | W8 7LP

From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: 23 February 2023 15:08
To: Kirsty Cassie [redacted]
Cc: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/22/0006 Land At Berden Hall Farm, Berden

Dear Kirsty

Thank you for your message.

In relation to point 5 and my later message …….*It is noted that 'alternatives' largely relating to scheme design is already mentioned in the ES. However, for the avoidance of any doubt the additional information being requested extends to any other sites being considered as alternatives by the applicant. For example if the applicant has not looked at other sites at all purely for grid connectivity reasons it needs to briefly state that - the response would then form part of the public record.*

This appears unanswered to date and is requested by the inspector. Please can the applicant provide a response.

Many thanks
Leanne

From: Kirsty Cassie [redacted]
Sent: 22 February 2023 16:45
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/22/0006 Land At Berden Hall Farm, Berden

Hi Leanne,

Please see our responses in **green** below.

1. In relation to the ecology objections from the Council. The inspector is seeking that current objections are narrowed down as far as possible prior to the hearing through the submission of additional information. Can the applicant provide a full update of how it intends to resolve the current ecological objections and answer the queries made by the Council below in full. The applicant needs to clearly set out/address the licencing position and any known impediments to an application being successful in order for legal compliance. It is also necessary that any conditions sought to be relied upon by the applicant or Council for any matter are drafted and circulated between parties and the Inspector (as the Appointed Person).

   Following comments from Place Services, Statera Energy (the applicant) submitted revised Skylark Mitigation Plans, providing an alternate field for the mitigation plots, this alternate plan has been reviewed and consequently approved by Place Services.

   Cherryfield Ecology were instructed to submit a GNC DLL Enquiry Form. This application was submitted to NE on the 17/02/2023 (please see email attached).

   The applicant was advised by its ecologists that construction activities can come within 30m of a Badger sett as long as it is timed for outside the December-April period when dependent cubs are below ground. Comments received by the Senior Ecological Consultant, Place Services at Essex County Council are noted and the applicant can confirm that construction work will not take place within 30m of the badger sett unless the necessary Natural England License is obtained. [redacted]

2. The inspector also notes that there is commentary from consultees and third parties on effects to the setting of listed buildings in the vicinity. Aerial photographs and some idea of the distances involved could be provided (or signposted in existing documentation submitted where applicable) in light of access restriction to inform the hearing. Such information would assist the hearing process and is therefore requested.

   Aerial plans, photomontages, descriptions, and distances can be found in Appendix 5.2 Illustrative Material for Assessing the Effect of the Solar Fam on Heritage Assets.

3. There is also a potential s106 issue raised in relation to Historic England and securing off site works for heritage asset purposes. The applicant is requested to give full response on how it intends to deal with those matters. If a s106 is to be secured and tabled it would need to be done so in advance of the hearing.
   Historic England's consultation response recommends a conservation management plan is put in place for the proposed interpretation of the heritage assets. The applicant is satisfied that a condition to secure such a plan would meet paragraph 55 of the NPPF (tests for planning conditions) in that such a plan would be:

   - **Necessary: the applicant needs to mitigate the impacts of the development on the heritage assets**
   - **Relevant to planning: heritage impacts are relevant to planning.**
   - **Relevant to the development to be permitted: the location of the assets in the vicinity of the development means the mitigation is relevant to that development.**
   - **Enforceable: A suitably worded negative condition to secure the approval of a conservation management plan (in consultation with Historic England), and the installation of mitigation works prior to commencement of the development would ensure enforceability of the condition. Provided the condition wording (as well as any discharge letter) compelled the applicant to comply with any relevant ongoing/maintenance practice requirements within the management plan, then enforceability of the proposals during operation of the scheme would also be secured.**
   - **Precise: the wording of the condition is a matter for the decision maker. However, a suitably worded negative condition to ensure approvals of plans and off-site works are standard in planning permissions and therefore precise wording should be easily achievable.**
   - **Reasonable in all other respects: the applicant considers that a suitably worded condition would not contain any unreasonable elements.**

   The National Planning Practice Guidance states that a section 106 agreement should only be used "where it is not possible to address unacceptable impacts through a planning condition" Given that the relevant mitigation is capable of being secured via condition (see above), an S106 is not necessary and therefore would fail the test in regulation 122 of the CIL Regulations that planning obligations be "necessary". We note that Historic England's response suggests adequate funding is secured for interpretation of the heritage assets. The applicant does not consider that this merits an S106 given that:

   - **the funding needed for interpretation boards for the assets will be *de minimis* in the context of the wider development for a utility scale solar scheme;**
   - **it is possible for a negatively worded planning condition to restrict commencement of development until an applicant has demonstrated available funding; and**

- **in any event, the applicant agreeing to install the relevant works prior to commencement of development (see "Enforceable" above) means the applicant will need to have put the funds to the mitigation before it can commence the wider scheme.**

4. A statement to how any s106/condition applicable would meet the relevant legal tests.

   See above

5. The applicant is requested to provide a short statement of how it has considered 'alternatives' in the development of the proposal, also to assist hearing proceedings.

   The main driver for location the solar farm at this location is its proximity to the existing Pelham Substation (importantly the 132kV electrical network) and the high solar irradiance associated with the area. In addition, the Site is already afforded a high degree of visual enclosure with the opportunity of providing additional screening that can become effective within a short timeframe, minimising its impact on the wider landscape.

   At a local level, Uttlesford District Council voted to declare a climate emergency in August 2019 and are currently in the process of preparing a climate change action plan that will set out realistic, measurable and deliverable targets that define how the Council will achieve net zero carbon by 2030. The action plan is currently anticipated to be adopted by April 2023.

   The proposed development would meet the annual equivalent electricity demands of approximately 15,200 homes or 26,000 electric cars, while also offsetting 47,000 metric tonnes of CO2 (when compared to generation of electricity by non- renewable sources.

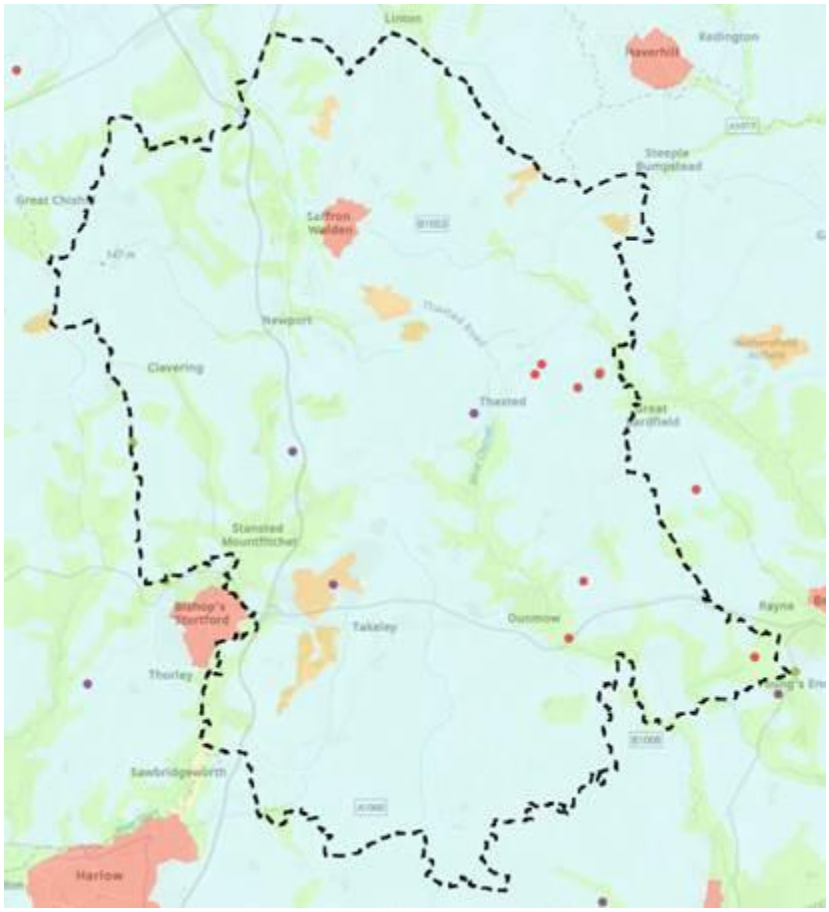
   The National Infrastructure Commission recommends that in meeting these targets, the UK's energy mix needs to be made up of around 90% renewables. At page 18 of the report, it is recommended that across all scenarios, significant levels of solar, onshore wind and offshore wind will need to be deployed with between 129 – 237 GW (gigawatts) of renewable energy capacity in operation by 2050. To achieve this, the report recommends the following split:

   - **56-121 GW of solar;**
   - **18-27 GW of onshore wind, and**
   - **54 – 86 GW of offshore wind**

   To achieve the above targets would require a significant increase in installed capacity across the UK, including over nine times the current installed capacity of solar technologies in the UK, which as of October 2020 is around 13.4GW according to the Department for Business, Energy & Industrial Strategy (BEIS). When considering the above figures and applying them to the number of local authorities across the UK, this would mean that there is an additional 107.6 GW of solar capacity required across the 382 local authorities across England, Scotland, Wales and Northern Ireland required to meet the NIC's upper figure for solar.

The plan below shows the Uttlesford District Council boundary overlaid with the Agricultural Land Classification map[1], the points indicate operational renewable assets, the red dots are solar developments. There are 12 listed renewable operational developments within Uttlesford DC, 7 solar sites, 2 batteries and 3 AD plants. The combined total output of the solar schemes is 88.8MWs, 77MWs of that solar has been consented and built on Grade 2 land[2].

Typically, 1MW of solar will occupy 4 acres of land, using this calculation, we can deduce that if this scheme were to be consented there would be up to 355 acres of land within Uttlesford occupied by solar farms, this would account for 0.34% of farmland within the district. This proposal consists of 37% grade 2 and 63% grade 3a/3b which illustrates how the proposal has avoided BMV land as far as reasonably practical given the extensive BMV land across the District as evidenced by the data and plan below.



- **Grade 1 - 0**
- **Grade 2 – 515.73028082 km2 (80.4%)**
- **Grade 3 - 109.54553782 km2 (17%)**
- **Grade 4 – 0.1195121 km2 (0.01%)**
- **Non-Agricultural – 12.72772724 km2 (1.9%)**
- **Urban – 3.1288002 (0.48%)**

[1] https://www.data.gov.uk/dataset/952421ec-da63-4569-817d-4d6399df40a1/provisional-agricultural-land-classification-alc

[2] [redacted]

We are also looking to provide responses to ECC Highways and Uttlesford and Hertfordshire EHOs. I have attached the scope of work being carried out in relation to the CTMP, we hope to be able to provide this additional information within the next 3 weeks. The Technical Noise Notes should be completed by the end of this week.

Many thanks,

Kirsty
Kirsty Cassie
Project Developer
[redacted]

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Statera Energy Limited | 1st Floor | 145 Kensington Church Street | London | W8 7LP

From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: 17 February 2023 10:18
To: Kirsty Cassie [redacted]
Cc: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/22/0006 Land At Berden Hall Farm, Berden

Dear Kirsty

Following on from my email below and in particular point 5 and for clarity. It is noted that 'alternatives' largely relating to scheme design is already mentioned in the ES. However, for the avoidance of any doubt the additional information being requested extends to any other sites being considered as alternatives by the applicant. For example if the applicant has not looked at other sites at all purely for grid connectivity reasons it needs to briefly state that - the response would then form part of the public record.

Kind regards
Leanne

From: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Sent: 16 February 2023 15:21
To: Kirsty Cassie [redacted]
Cc: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/22/0006 Land At Berden Hall Farm, Berden
Importance: High

Good afternoon Kirsty

I refer to the above application.

https://www.gov.uk/guidance/section-62a-planning-application-s62a220006-berden-hall-farm-ginns-road-berden-additional-documents

1. In relation to the ecology objections from the Council. The inspector is seeking that current objections are narrowed down as far as possible prior to the hearing through the submission of additional information. Can the applicant provide a full update of how it intends to resolve the current ecological objections and answer the queries made by the Council below in full. The applicant needs to clearly set out/address the licencing position and any known impediments to an application being successful in order for legal compliance. It is also necessary that any conditions sought to be relied upon by the applicant or Council for any matter are drafted and circulated between parties and the Inspector (as the Appointed Person).

2. The inspector also notes that there is commentary from consultees and third parties on effects to the setting of listed buildings in the vicinity. Aerial photographs and some idea of the distances involved could be provided (or signposted in existing documentation submitted where applicable) in light of access restriction to inform the hearing. Such information would assist the hearing process and is therefore requested.

3. There is also a potential s106 issue raised in relation to Historic England and securing off site works for heritage asset purposes. The applicant is requested to give full response on how it intends to deal with those matters. If a s106 is to be secured and tabled it would need to be done so in advance of the hearing.

4. A statement to how any s106/condition applicable would meet the relevant legal tests.

5. The applicant is requested to provide a short statement of how it has considered 'alternatives' in the development of the proposal, also to assist hearing proceedings.

I'm seeking all of the information indicated above is acknowledged and responses provided by the applicant by no later than 24 February.

Kind regards
Leanne

From: Ella Gibbs - Senior Ecological Consultant
Sent: 15 February 2023 15:27
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: Land At Berden Hall Farm, Berden - UTT/22/2046/PINS - S62A/22/0006

Hi Leanne,

Has the countersigned IACPC document for the Great Crested Newt District Level Licence been submitted for this site yet?

Also, could it be confirmed what type of Badger sett is located on site and to be closed under a mitigation licence please? If it is a main sett we will need further information about proposed mitigation such as the provision of an alternative sett. Alternatively, measures to avoid impacts to the sett can be provided.

I will need the above information before I can lift my holding objection. I am happy to put this into a formal response if preferred.

Kind regards,

Ella Gibbs ACIEEM BSc (Hons)
Senior Ecological Consultant at Place Services

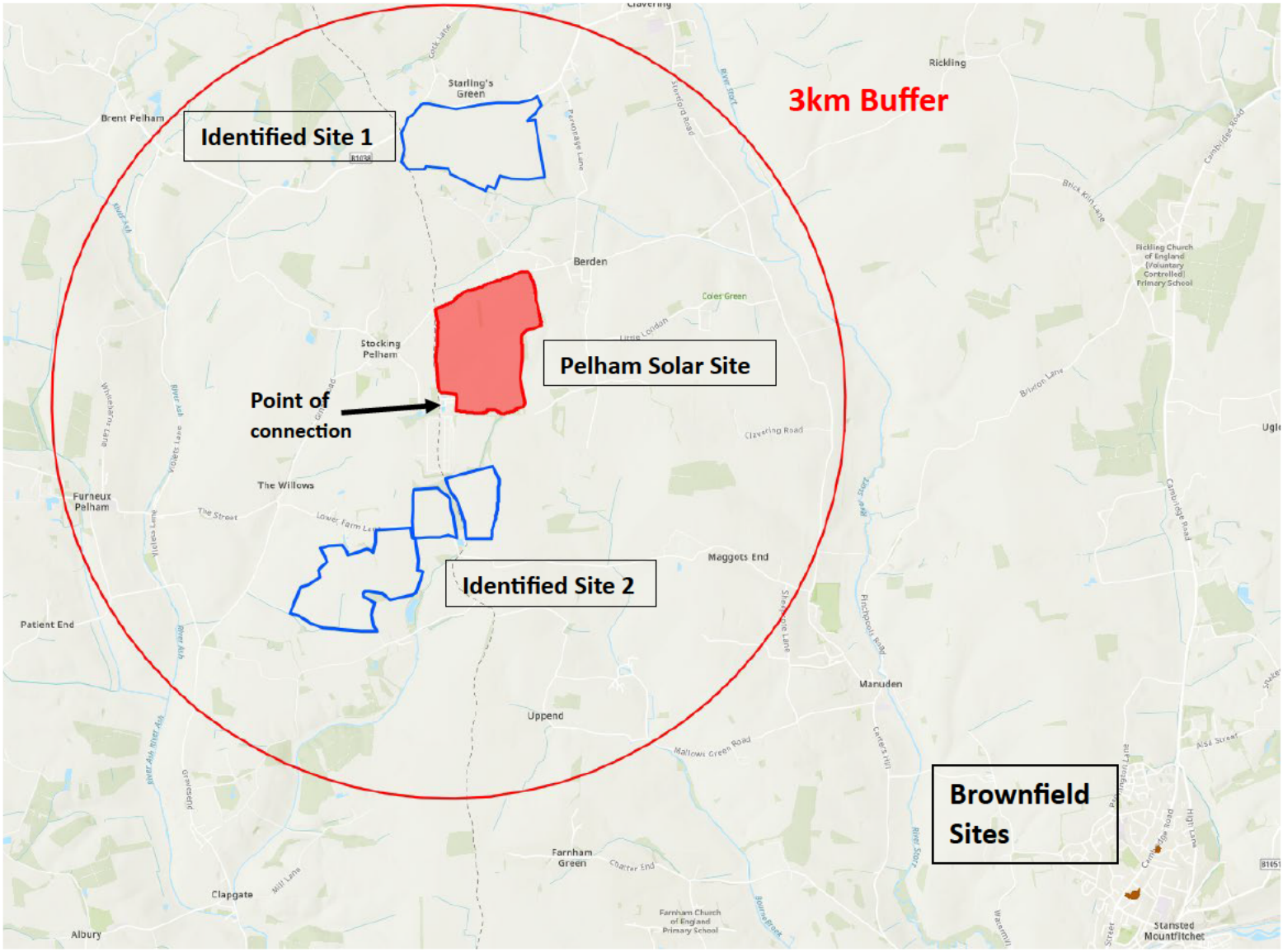
APPENDIX B – SEARCH AREA

3km Search Area from Point of Connection

Identified Sites Within 3km of Point of Connection

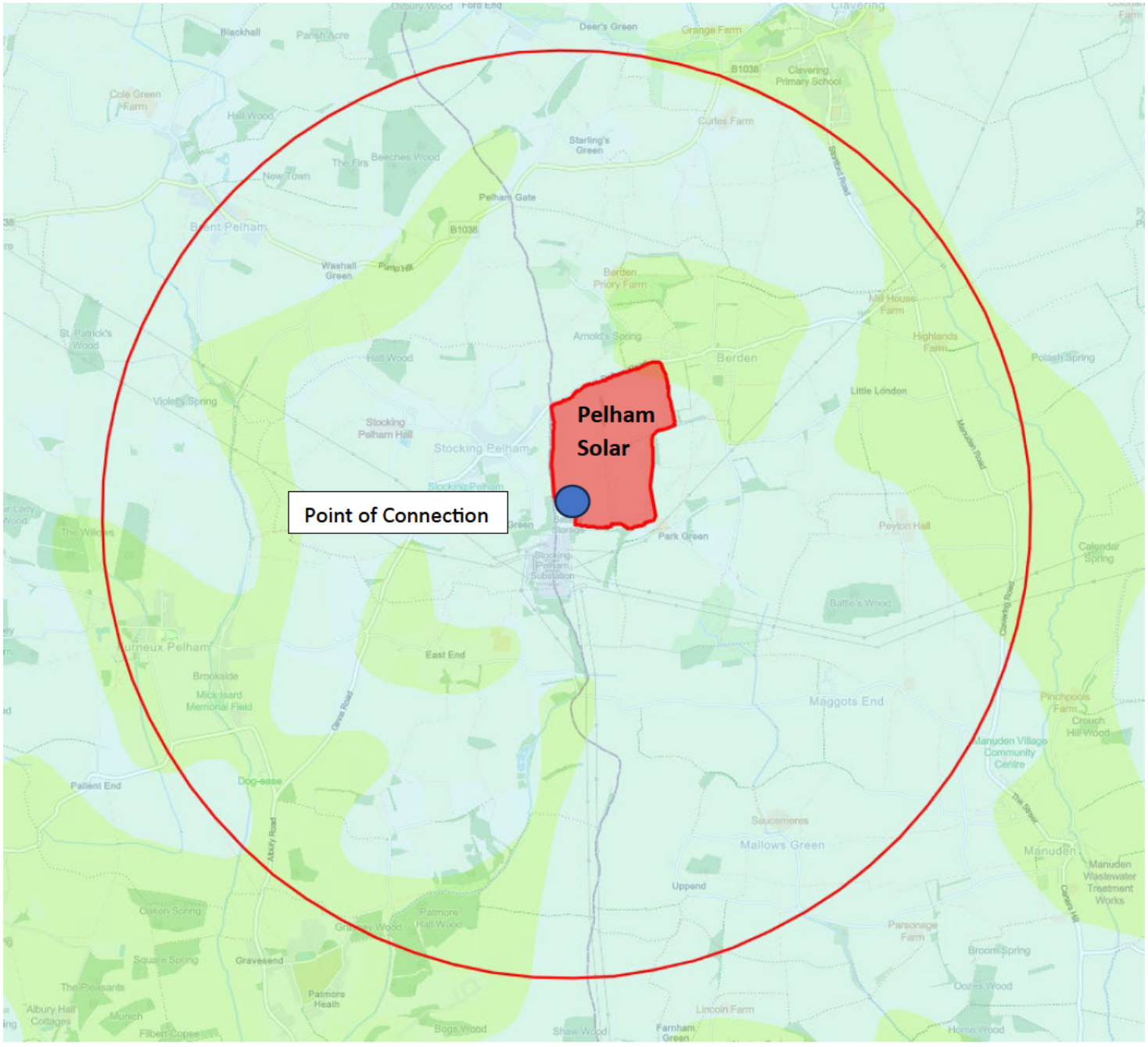
APPENDIX C – BROWNFIELD LAND

Closest Brownfield Sites



APPENDIX D – CONSTRAINTS MAPS

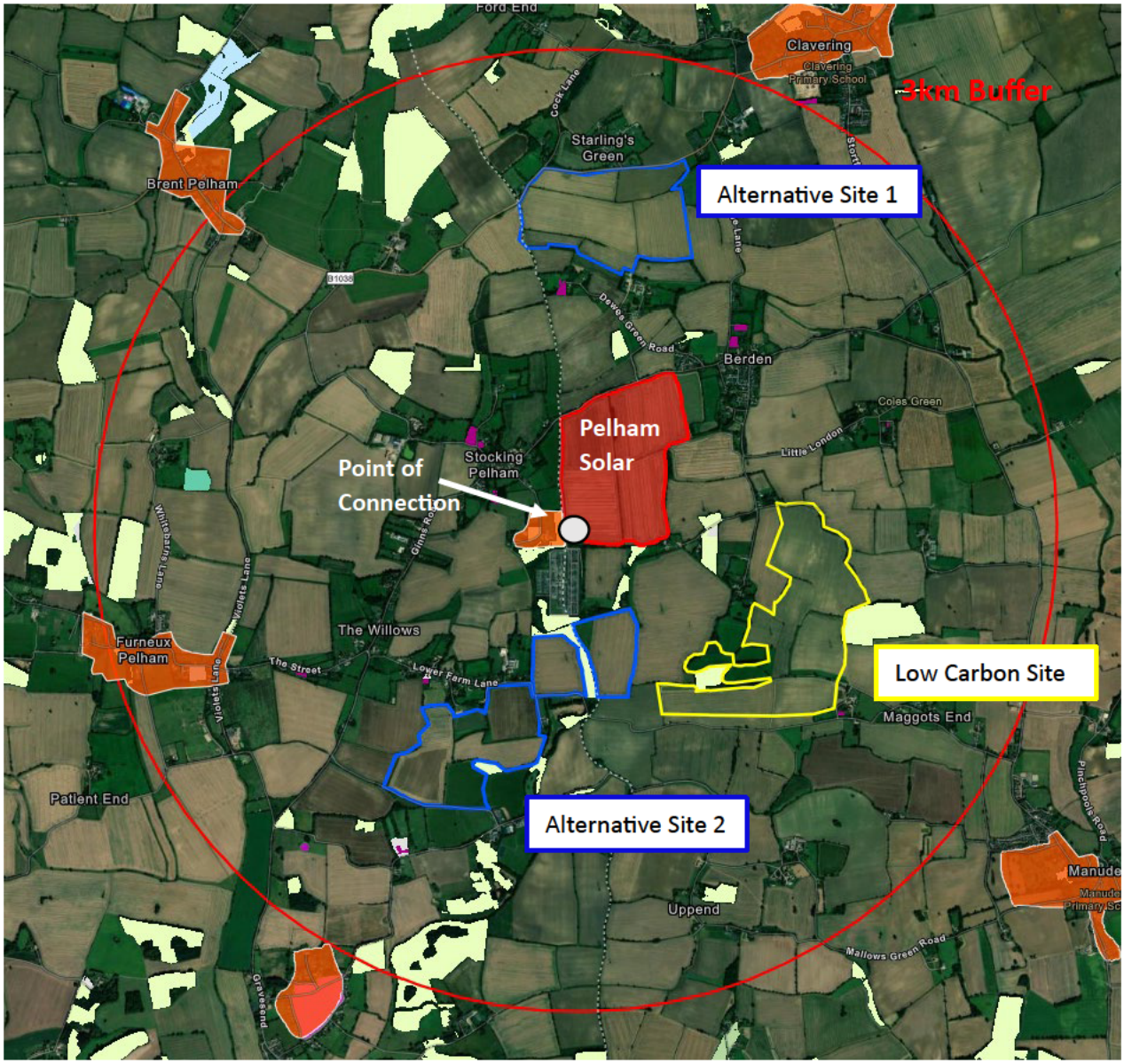
Agricultural Land Classification



Provisional Agricultural Land Classification (ALC)

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban

Land Based Designations



Special Areas of Conservation (England)

Conservation Areas (England)

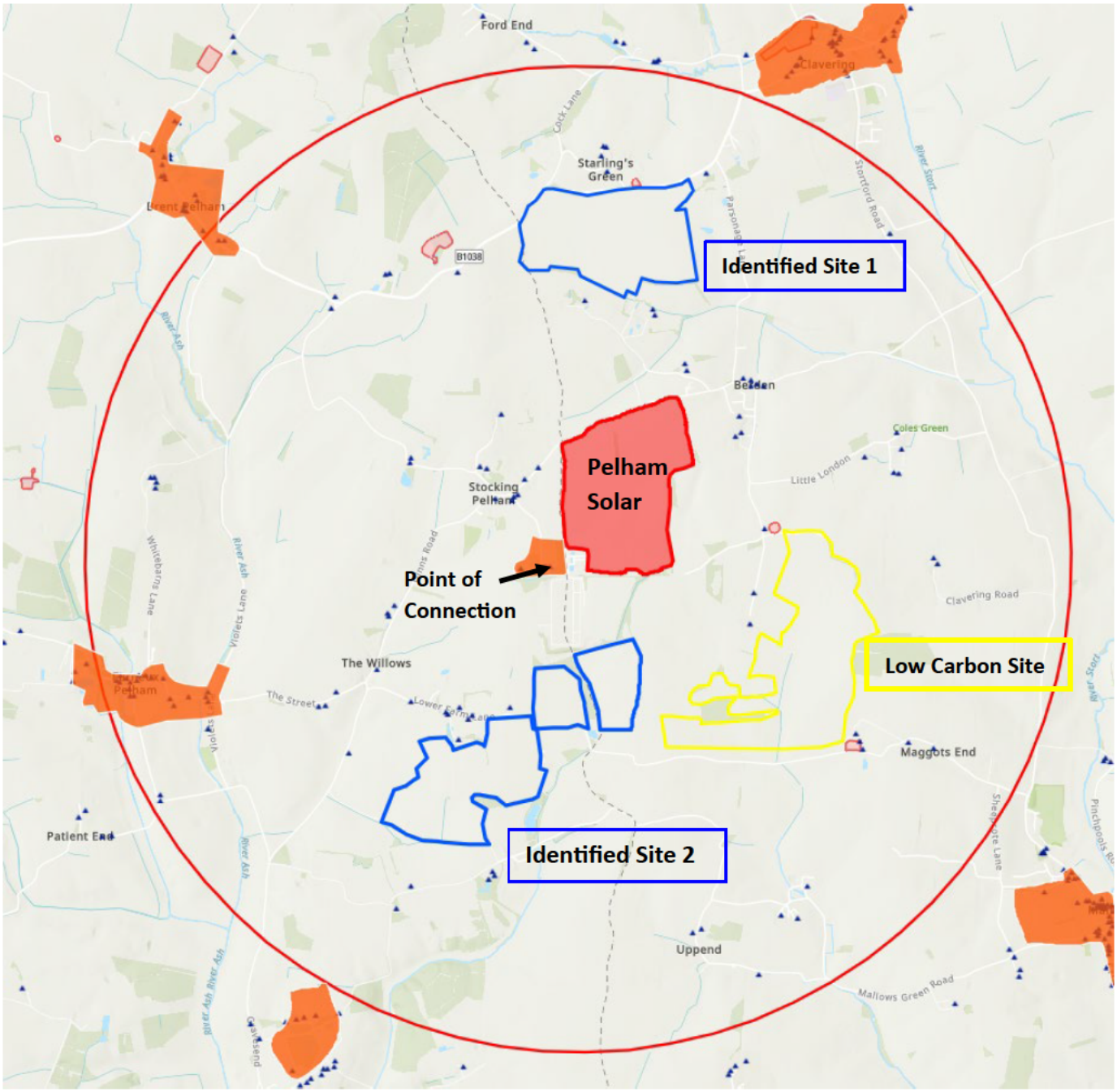
Special Protection Areas (England)

Sites of Special Scientific Interest (England)

Priority Habitats Inventory (England)

Deciduous woodland

National Heritage List



National Heritage List for England (NHLE)

Listed Building points

Building Preservation Notice points

Certificate of Immunity points

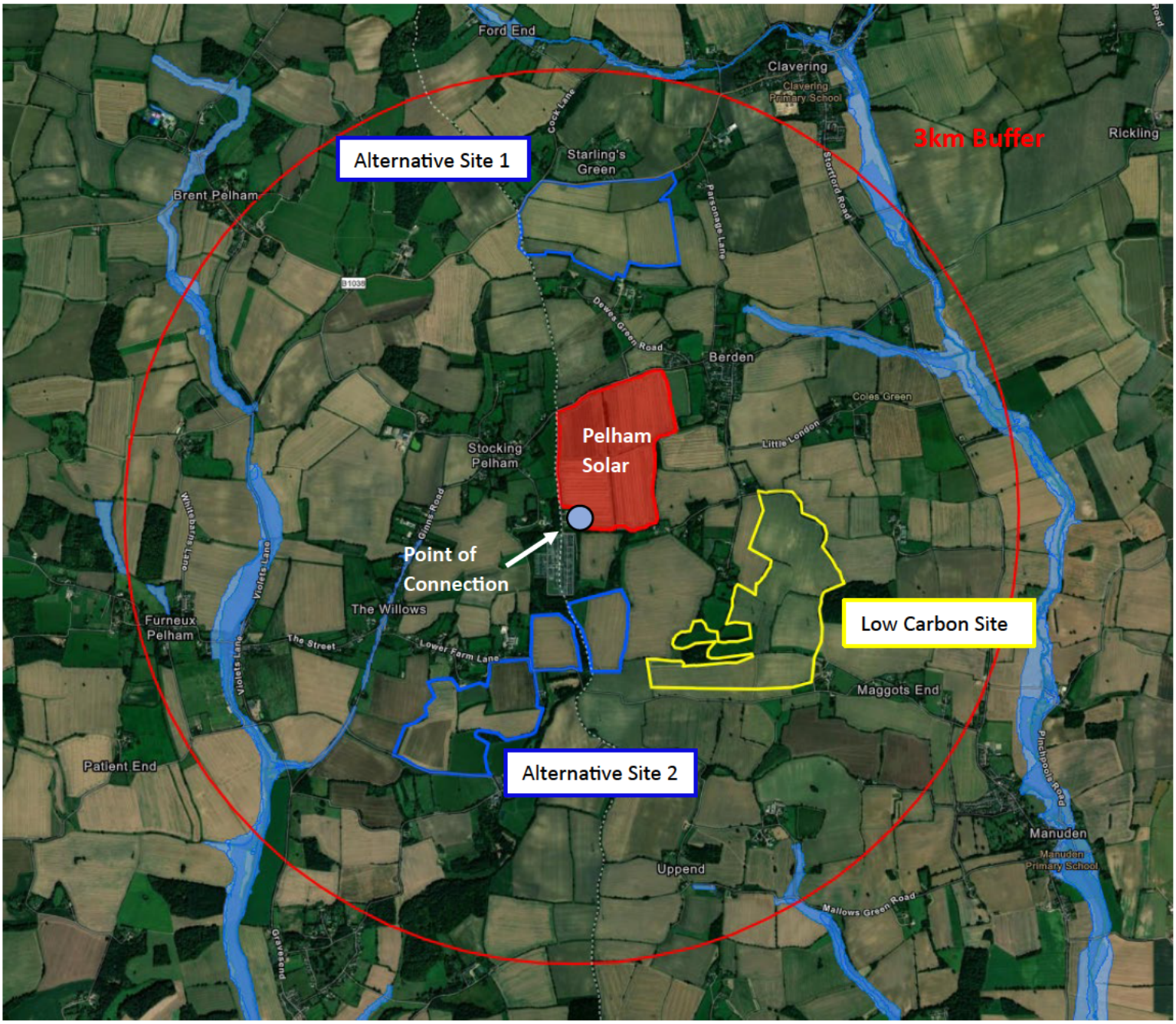
Scheduled Monuments

Registered Parks and Gardens

Registered Battlefields

Conservation Areas (England)

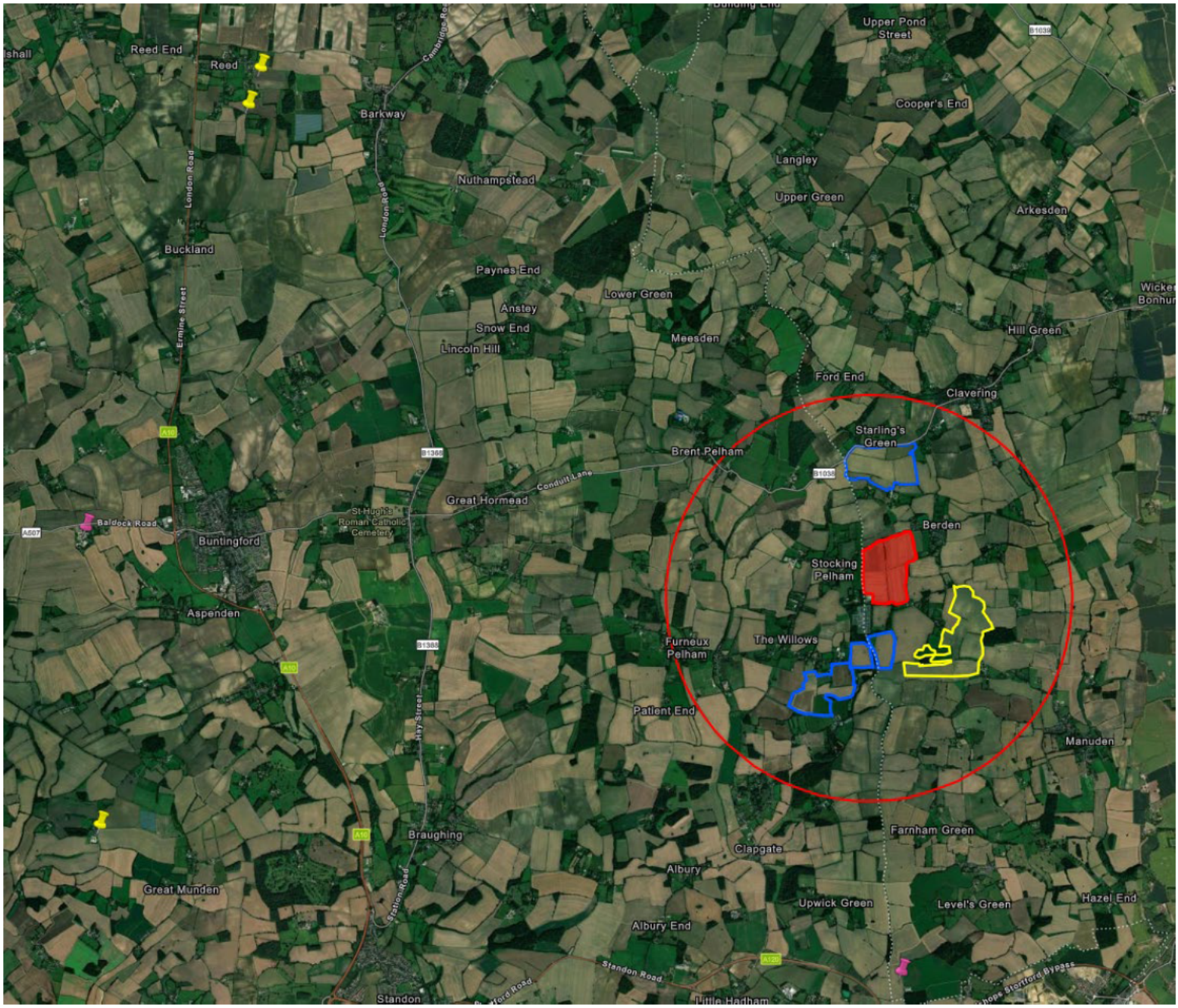
Flood Maps



Environment Agency: Flood Map for Planning (Rivers and Sea) - Flood Zone 3

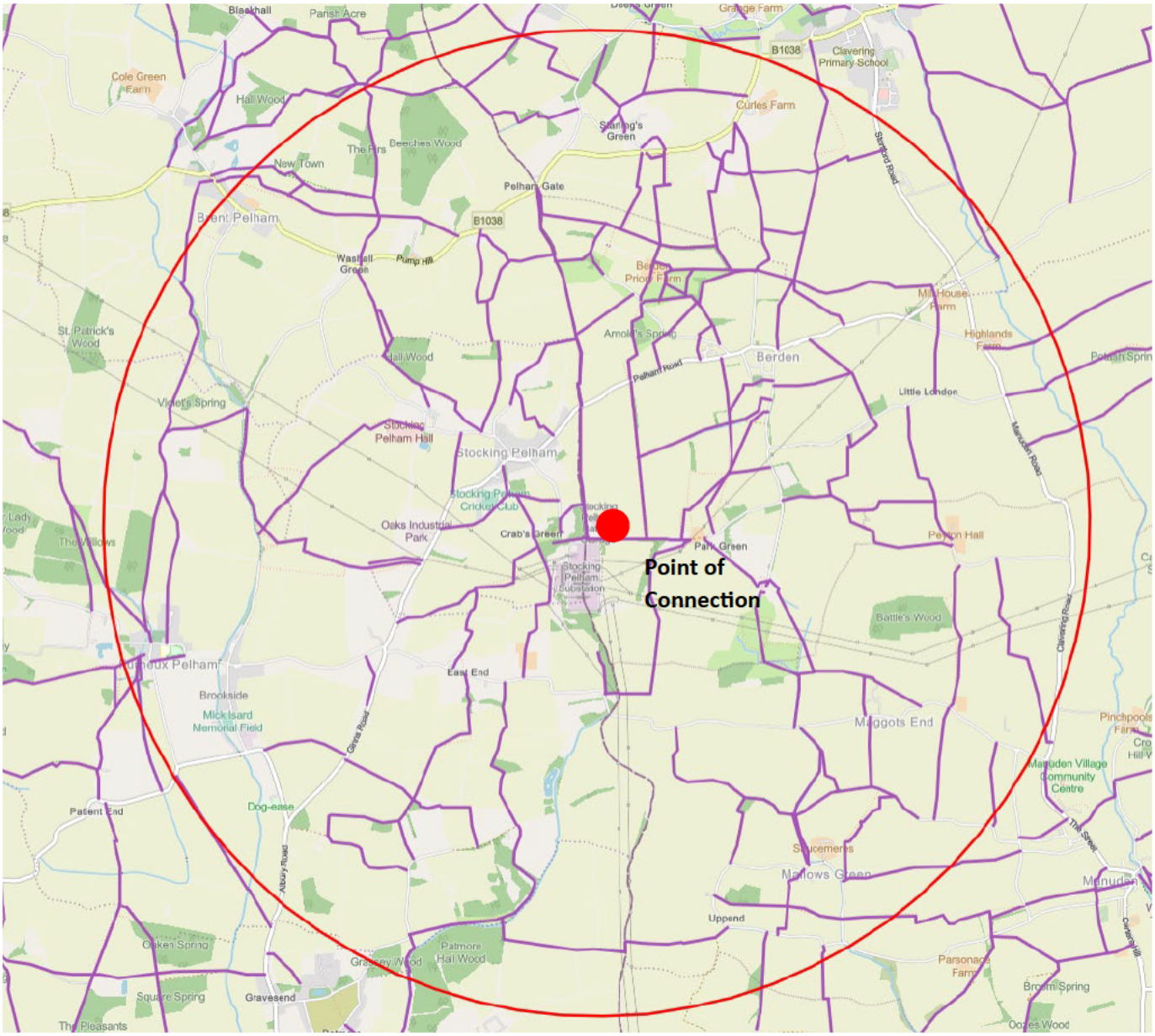
Environment Agency: Flood Map for Planning (Rivers and Sea) - Flood Zone 2

Operational and Consented Solar Sites Closest to Pelham Solar



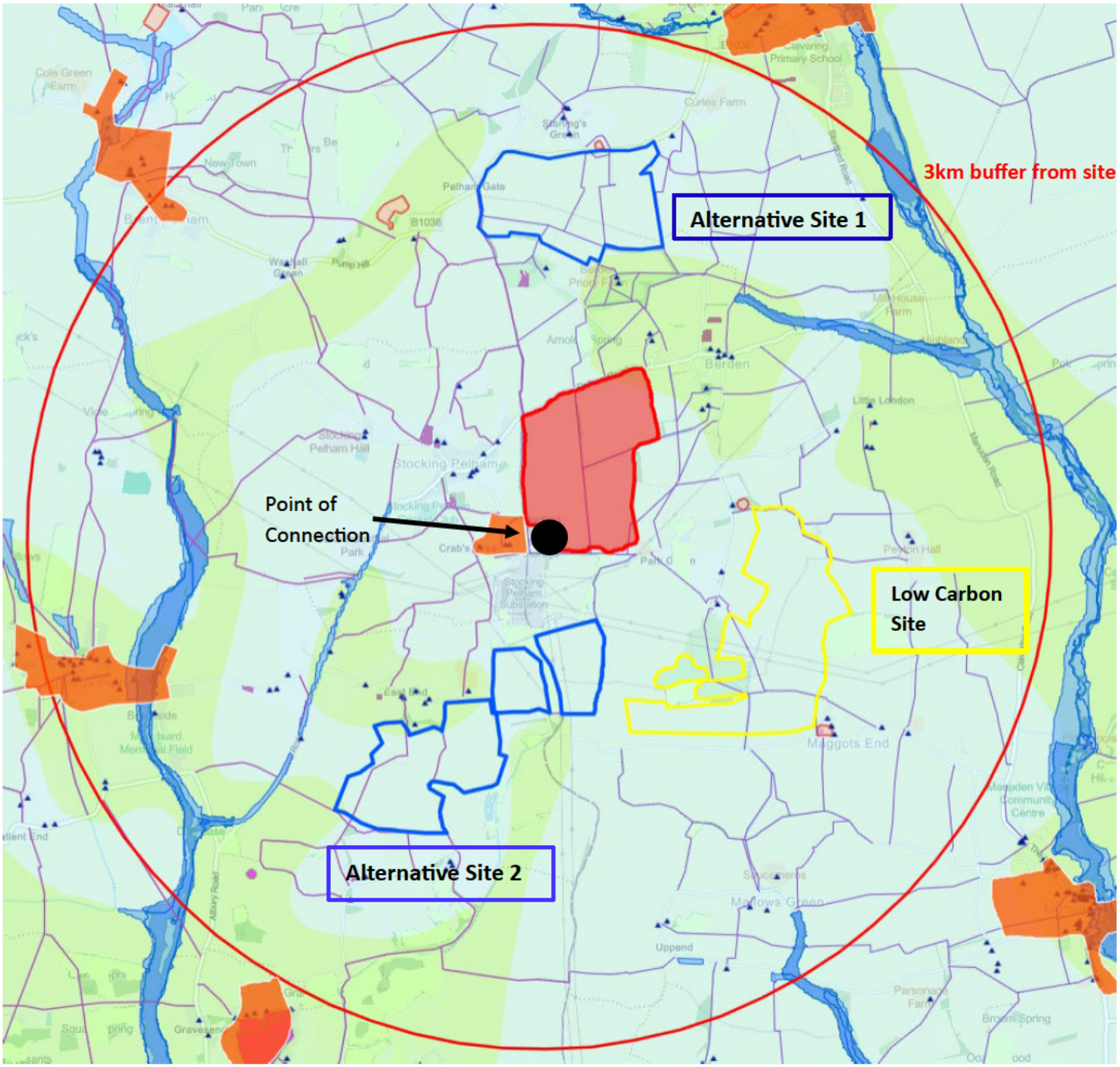
	Statera Pelham Solar Site
	Alternative Sites
	Low Carbon Site
	Operational Solar Farms
	Consented Solar Schemes

Public Rights of Way



RoW

Designations Within 3km Buffer of Pelham Point of Connection



Special Protection Areas (England)

Special Areas of Conservation (England)

Conservation areas

National Heritage List for England (NHLE)

RoW

Listed Building points

Pelham Solar Site

Provisional Agricultural Land Classification (ALC)

Sites of Special Scientific Interest (England)

Grade 1

Grade 2

Grade 3

Grade 4

Grade 5

Non Agricultural

Urban

Ramsar (England)

Environment Agency: Flood Map for Planning (Rivers and Sea) - Flood Zone 3

Environment Agency: Flood Map for Planning (Rivers and Sea) - Flood Zone 2

Scheduled Monuments

Uttlesford Brownfield Land Register