

Site Alternatives Study for Solar Development and Associated Works.

Land West of A4074, to the North-West of Nuneham
Courteney, South Oxfordshire.

On behalf of RES Ltd.

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1. INTRODUCTION

- 1.1. This Sites Alternatives Report (SAS) has been prepared by Pegasus Group on behalf of RES Ltd to accompany its planning application for the construction of a 49.9MW solar farm and associated works at Nuneham Solar Farm.
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This study has been carried out to support the assessment of compliance with extant and emerging planning policy, and to support other material considerations, specifically with regards to the National Planning Practice Guidance (PPG): Renewable and Low Carbon Energy, issued on 18th June 2015.
- 1.3. Paragraph 013¹ of this guidance sets out a number of factors that should be considered by the Local Planning Authority (LPA) in the determination of a planning application for large-scale solar farms. The second bullet of which states that:

"Where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. See also a speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013² and written ministerial statement on solar energy: protecting the local and global environment made on 25 March 2015³".
- 1.4. The Application Site at land at Nuneham Solar Farm, land west of A4047 relates to undeveloped land which is currently in agricultural use and therefore represents greenfield land. The Site is within the wider Oxford Green Belt. Accordingly, and with regards to Part (i), an assessment against the above criteria is required to be carried out as part of the determination of the planning application and given due weight whilst balanced against other material planning considerations. This report demonstrates that the proposed use of agricultural land is necessary due to there being no viable alternatives on brownfield land.
- 1.5. The proposal does allow for continued agricultural use. This is through the dual agri-solar use, whereby sheep grazing is proposed on site alongside solar generation. Furthermore, the proposed development will result in significant biodiversity net gain as detailed in the Ecological Appraisal Report which supports this planning application. Part (ii) of the above test is not therefore addressed further in this report.
- 1.6. This SAS provides demonstration of compliance with this material consideration.

¹ NPPG: Renewable and Low Carbon Energy, Paragraph 013, reference ID: 5-013-20150327 (as at 27/03/2015)

² Speech by the Minister for Energy and Climate Change: www.gov.uk/government/speeches/gregory-barkerspeech-to-the-large-scale-solar-conference

³ Written Ministerial Statement on Solar Energy: Protecting the local and global environment: <https://questions-statements.parliament.uk/written-statements/detail/2015-03-25/HCWS488>



17. The SAS first sets out the methodology by which the study has been carried out and the assumptions made and their rationale (Chapter 2). This is followed by a detailed discussion of the study findings (Chapter 4) which are summarised with conclusions (Chapter 5).

2. METHODOLOGY

- 2.1. The SAS has been carried out accordingly to the following stages:
- i. Definition of the Study Area.
 - ii. Identification of any key constraints that rule out development in the study area, including consideration of agricultural land classification and green belt.
 - iii. Assessment that there is no poorer quality land available, or any other more appropriate sites capable of delivering the scale of development proposed, by reviewing the agricultural land classifications along with other technical and environmental constraints in the study area.

Study Area

- 2.2. In order to undertake the SAS, it is necessary to identify an appropriate and reasonable study area. However, there is no national or local guidance with regards to the definition of the study area against which the above criteria should be assessed.
- 2.3. Accordingly, the study area for this SAS has been defined as follows. The study focusses on the available grid connection. Grid capacity has been identified on the Oxford–Cowley 132kV overhead line (OHL) which runs through the City of Oxford, South Oxfordshire and Vale of White Horse boundaries. It has also been determined that it would only be viable for a development to connect into the 132kV OHL if it was located within 2km of the network. Further details regarding Grid Connection are set out in **Section 3**. Therefore, the criteria used for the assessment has been a 2km offset from this 132kV overhead line.
- 2.4. The study area as defined is shown in **Appendix 1 – Study Area Plan**.

Identification of any key constraints that rule out development in the study area, including consideration of agricultural land classification.

- 2.5. As well as determining the area of assessment, further constraints have been applied. These constraints are based on the knowledge of the parameters that any solar farm development would have to consider and assess to gain approval through the planning system as well as technical constraints for solar farm development.
- 2.6. The following constraints that were applied in the SAS were:
- Slopes greater than 15 degrees.
 - Sites which are already Allocated for development in the Local Plan.
 - 100m buffer from residential development, 10m buffer to other existing buildings.
 - Ecological designations such as SSSI, SAC, NNR, LNR, ESA, Ancient Woodlands, Woodland, RPB Reserves and RAMSAR.

- Landscape and Heritage assets such as Conservation Areas, World Heritage Site, Schedule Monuments, Listed Buildings, Battlefield, Open Access and Registered Common Land, Country Parks and Registered Park/Gardens.
- Flood Zone 2 and 3 land.

2.7. With regard to the Green Belt, it was established that the whole of the study area was located in the Green Belt (**Appendix 2 – Green Belt**), as is the site of the proposed development, and therefore there was no potential for any site in the study area to be sequentially beneficial to the proposed development in terms of being located outside of the Green Belt. The Green Belt was not therefore considered further in the study.

Consideration of the availability of Agricultural Land Classification

2.8. Agricultural Land Classification was also mapped. The Application Site is predominantly Subgrade 3b with a small area of Subgrade 3a, best and most versatile (BMV) land.

2.9. The assessment of agricultural land of the wider study area beyond the site has been made with reference to DEFRA's ALC dataset. It is acknowledged that the published ALC maps are not a sufficiently accurate guarantee the soil quality. It is conceivable that soil sampling may demonstrate that a site, be it the Application Site or any potential alternative site, may be of a higher or lower grading than the published ALC maps and this was indeed the case for the Application site where the DEFRA mapping suggested a Grade 4 classification but on site sampling identified a different classification. However, without recourse to undertake soil sampling across all potential alternative sites to confirm their ALC grading, which would be unreasonable in terms of the potential extent, cost, timescale, land ownership negotiations etc, and therefore outside the scope of this assessment, and in order to provide consistency in the application of the SAS, the assessment of whether there are potential alternative sites of a poorer quality has been based on the DEFRA published maps.

Consideration of the availability of any Previously Developed (Brownfield) Land

2.10. The assessment is made with reference to South Oxfordshire District Council⁴ and Vale of White Horse Council's⁵ published Brownfield Registers of previously developed land at a local scale.

Consideration of the availability of any Commercial Roof Space

2.11. Consideration of potential for the use of commercial roof-space has been made with reference to:

- The orientation of the roof space;
- The relative presence of urban/rural land within the study area; and

⁴ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/planning-registers/brownfield-land-register/>

⁵ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/planning-registers/brownfield-land-register/>

- The opportunities and constraints (barriers) to retro-fitting large-scale solar photovoltaic schemes to existing structures.

- 2.12. Reference is also made to the Government's UK Solar Strategy Part 2: Delivering a Brighter Future, published by DECC in April 2014. Since this publication, a review of permitted development rights (PD) for solar on rooftops has been undertaken with an increase of solar developments on rooftops increased from 50kW to 1MW⁶. A solar development less than 1MW is not considered a 'large scale development', with National Planning Policy Guidance stating that this type of sequential assessment is only required for 'large-scale solar developments'. At no point has the Government defined what a large-scale solar development is. On average a 1MW scheme occupies a land space of 2.5ha. Therefore, no areas of previously developed/brownfield land or roof space under 2.5ha will be considered. The scale of site required will need to be of a size to generate the proposed capacity of the Application scheme.
- 2.13. Where it is shown that there is no previously developed land or commercial roof-space that is both available and suitable, it is deemed that compliance with these criteria has been demonstrated.
- 2.14. Once these constraints were mapped, a further technical constraint was applied, specifically that any potential alternative sites would need to be at least of the same size as the proposed development site (i.e. at least 60ha) in order for them to be able to deliver the same generation output.
- 2.15. **Appendix 3 – Constraints Plan** and **Appendix 4 – Potential Sites Plan** shows the extent of the land that has been considered when these constraints have been applied.

Assessment that there is no poorer quality land available, or any other more appropriate sites capable of delivering the scale of development proposed, by reviewing the agricultural land classifications along with other technical and environmental constraints in the study area.

- 2.16. The Assessment then discusses the findings of the identification of any key constraints that rule out solar development in the study area, including consideration of agricultural land classifications. Where potential sites that don't meet the constraints are identified these are then discussed in order to explain why they were deemed less preferable sequentially to the proposed development site. The findings of this spatial analysis are set out in **Section 4**.

⁶ The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 14 Renewable Energy

3. GRID CONNECTION ANALYSIS

Grid Capacity across the UK

- 3.1. Viable grid connections across the UK are few and far between. This is largely due to the decarbonisation of our energy system as we move from having large carbon producing power plants dotted across the network, to a more distributed system of renewable energy projects that power the grid with clean green electricity at the lowest cost to the consumer⁷.

Grid Capacity at the Nuneham Solar Farm

- 3.2. A grid application for Nuneham Solar Farm was obtained in October 2021 following discussions with the Distribution Network Operator (DNO) Scottish and Southern Energy Networks (SSE) The existing 132kV Overhead Line (OHL) between Oxford and Cowley was identified by the DNO as having capacity for 49.9MW of solar generated electricity via a Loop in Loop out connection to the Electric tower adjacent to the northern west boundary of the site.
- 3.3. This type of on-site grid connection is becoming an increasingly rare opportunity for clean energy developers. The original POC tower nearest the main road was identified as being unsuitable, and the closest suitable connection tower was identified. OHL tower connections are becoming more sparse due to the current infrastructures capabilities which, in turn means more renewable developers will be limited to where projects can be located. Projects will have to be much closer to where DNO substations are positioned to enable direct connections to them.
- 3.4. With a viable Point of Connection (PoC) being located close to the generation of renewable solar electricity, this increases the viability of the Proposed Development as the grid connection can be made whilst:
- maximising the use of existing grid infrastructure;
 - minimising disruption to the local community and biodiversity; and
 - reducing energy losses and overall costs of the connection.

Economic Viability

- 3.5. A solar scheme producing 49.9MW of clean renewable electricity will usually connect to the grid on 132kV OHL as these are extra high voltage lines that can accommodate the generation. Some projects will manage to connect at 33kV but these are near on impossible with the current scale of grid connections and 33kV OHL capabilities. However, there are potentially significant costs in terms of cabling and works to the existing infrastructure in order to connect the generation to the PoC of approximately £1million per kilometre. Therefore, in this case, the Proposed Development's substation cannot be located more than 2km from the POC, with a preference for sites located within 1km, as further distances incur excessive

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/911817/electricity-generation-cost-report-2020.pdf



connection costs and make the production of clean, renewable energy commercially unviable.

Impact on Environment and Community

- 3.6. Potential impacts on the environment are reduced where the PoC and the substation are closer to the existing grid infrastructure. The location of the substation close to a viable on-site grid connection enables the Proposed Development to maximise existing grid infrastructure and limit the additional infrastructure that needs to be constructed, consequently avoiding impacts on the green belt and the wider landscape.

4. SPATIAL ANALYSIS FINDINGS

Consideration of the Availability of Agricultural Land Classification

- 4.1. Once the constraints are applied to the search area, it is concluded that there are no sites available that are indicated as being Grade 4 and 5 on the DEFRA dataset.
- 4.2. The study area comprises a variety of ALC Grade land according to DEFRA's ALC dataset. When all other constraints are taken into account, there are three potential alternative sites, each of which are identified on ALC Grade 4. Therefore, using the DEFRA ALC dataset, on a sequential basis these sites may have the potential to be preferable locations. However, these sites would need to be tested to establish if the DEFRA mapping is correct, noting again that in the case of the Application site the DEFRA mapping did not match the on site analysis, so it could be that these alternative sites are of a higher quality than provisionally identified. Furthermore, there are other constraints which apply to those sites which mean that overall they are not considered to be sequentially preferable alternative locations for solar development. Further details are provided in the Alternative Sites Review subsequently in this Section of the Report.

Consideration of the availability of any Previously Developed (Brownfield) Land

- 4.3. The study area comprises land within the administrative areas of South Oxfordshire District Council and Vale of White Horse District Council (as identified on the study area plan) where there is a relatively moderate amount of previously developed land. However, constraints are evident in the identified previously developed land and furthermore there is difficulty in providing commercial roof-based solar development on any meaningful scale.
- 4.4. South Oxfordshire's Brownfield Register (2023) details location, size, allocation of potential parcels and those benefitting from permission/under construction. 52 brownfield sites are noted in South Oxfordshire's Brownfield Register (2023) dataset with the parcel of land ranging between 0.03ha to 9.96ha in size. Collectively the 52 brownfield sites cover 62.95ha of land in South Oxfordshire District Council administrative area. The majority of the sites average less than 1 hectares. These brownfield site areas are considerably smaller than the proposed development of 60 hectares and would not be able to offer a development of similar scale to the proposed development.
- 4.5. In all cases, the 52 sites are also identified for other forms of development in the Brownfield Register, in particular residential development, or benefit from an existing planning permission. All brownfield sites are therefore disregarded as potential alternative sites.
- 4.6. Vale of White Horse's Brownfield Register (2023) details location, size, allocation of potential parcels and those benefitting from permission/under construction. 30 brownfield sites are noted in the Vale of White Horse's Brownfield Register (2023) dataset with the parcel of land ranging between 0.04ha to 37.16ha in size. Collectively the 30 brownfield sites cover 56.29ha of land in Vale of White Horse District Council administrative area. The majority of the sites average less than 1 hectares. These brownfield site areas are considerably smaller than the proposed development of 60 hectares and would not be able to offer a development of similar scale to the proposed development.

4.7. In all cases, the 30 sites are also identified for other forms of development in the Brownfield Register, benefit from an existing planning permission. All brownfield sites are therefore disregarded as potential alternative sites.

Consideration of the availability of any Commercial Roof Space

4.8. As stated in Section 2 of this report any commercial roof space or land which has an area of less than 2.5ha has been deemed to be below the threshold of a large scale solar development and therefore sits outside of the scope of this sequential assessment. A 1MW scheme on average requires 2.5ha of land.

4.9. Where roof-space may be available, there are currently significant barriers to the deployment of solar photovoltaic development in these locations, as recognised by the Government in the UK Solar Strategy Part 2: Delivering a Brighter Future, published by DECC in April 2014.

4.10. Paragraph 34 of the UK Solar Strategy confirms the barriers which currently restrict the wider take up of solar photovoltaic development on commercial roofs as:

- The ability to access capital;
- Transaction costs;
- Prioritisation of other issues;
- Suitability of the building stock (structural stability, wind loading, orientation etc);
- Landlord and tenant issues;
- On-going maintenance liabilities; and
- Environmental issues, including the visual impact of the exposed roofs.

4.11. It is confirmed the Government are working to understand these barriers to deployment and to take action in the future where feasible and appropriate.

4.12. It can therefore be concluded that, although the Government strongly encourages solar photovoltaic deployment on commercial roof-space, commercial rooftop solar on its own will not be enough to contribute to the very challenging national targets for renewable energy generation. It is estimated that that 40GW of solar will be needed by 2030 in order to achieve net zero ambitions, with 63% (or 25GW) of this coming from large scale ground mounted solar farms and 37% (or 15GW) from rooftop deployment (commercial and residential).

4.13. Furthermore, commercial scale rooftop solar projects tend to be less than 5MW in scale, meaning multiple projects would be required to achieve the scale possible with the proposed development.

Alternative Sites Review

4.14. Three potential alternative sites presented as a potential alternative site option of similar size of 60ha. Table 1 (below) sets out a summary of each of the areas identified and considers the potential alternative sites in comparison with the Application Site and identifies whether the potential alternative site has a similar level of deliverability as the application site. These sites are shown in Appendix 4 – Alternative Sites.

Site	Land Use & Environmental Sensitivities	Deliverability
1	<p>Potential Site 1 comprises greenfield agricultural land, provisionally identified by DEFRA to be Grade 4 Land. The site comprises one parcel.</p> <p>A high number of Public Rights of Way dissect the area of the red line boundary. An area of Flood Zone 2 runs through the site from north to south and an area of Flood Zone 2 and 3 forms the southern most boundary of the site following the route of Baldon Brook. This means there are also significantly larger areas of high and medium level surface water flood risk within the site.</p> <p>Buffer constraints to provide distance from these constraints will result in a fragmentation of the available greenfield land within this site.</p>	<p>Potential Site 1 has several constraints. In particular, a high number of Public Rights of Way bisect and surround Potential Site 1. Users of the Public Rights of Way will be subject to visual impacts.</p> <p>During initial site search work, the applicant contacted the landowner of Potential Site 1, no response was received.</p> <p>Therefore, at this time, Potential Site 1 is not considered a sequentially preferable alternative for the proposed development due to the number of constraints and because the landowner has already discounted solar development on Potential Site 1.</p>
2	<p>Potential Site 2 comprises greenfield agricultural land, provisionally identified by DEFRA to be Grade 4 Land. The site is located to the south of Potential Site 1, separated by an existing consented scheme and the Baldon Brook.</p> <p>A number of Public Rights of Way dissect the area of red line boundary. As with Potential Site 1, an area of Flood Zone 2 and 3 forms the northern most boundary of the site following the route of Baldon Brook.</p>	<p>Potential Site 2 has several constraints. In particular, a high number of Public Rights of Way bisect and surround Potential Site 2. Users of the Public Rights of Way and existing residential properties will be subject to visual impacts.</p> <p>During initial site search work, the applicant contacted the landowner of Potential Site 2, no response was received.</p> <p>Therefore, at this time, Potential Site 2 is not considered a sequentially preferable alternative for the proposed development</p>

Site	Land Use & Environmental Sensitivities	Deliverability
	<p>This means there are also significantly larger areas of high and medium level surface water flood risk within the site.</p> <p>The village of Toot Baldon is located to the south of the site within which a number of Grade II Listed Buildings are located.</p> <p>Buffer constraints to provide distance from residential properties and overhead electrical infrastructure, will result in fragmentation of the available green field land.</p>	<p>due to the number of constraints and because the landowner has already discounted solar development on Potential Site 2.</p>
3	<p>Potential Site 3 comprises greenfield agricultural land, provisionally identified by DEFRA to be Grade 4 Land.</p> <p>An area of Flood Zone 2 and 3 to the eastern boundary of the site. This means there are also significantly larger areas of high and medium level surface water flood risk within the site.</p> <p>The villages of Toot Baldon, Baldon Row and Marsh Baldon are located to the west of the site within which a number of Grade II Listed Buildings are located. Both Toot Baldon and Marsh Baldon also have Conservation Areas.</p> <p>Buffer constraints to provide distance from residential properties and overhead electrical infrastructure, will result in fragmentation of the available green field land.</p>	<p>Potential Site 3 has several constraints. In particular, a high number of Public Rights of Way bisect and surround Potential Site 3. Users of the Public Rights of Way and existing residential properties will be subject to visual impacts.</p> <p>During initial site search work, the applicant contacted the landowner of Potential Site 3, no response was received.</p> <p>Therefore, at this time, Potential Site 3 is not considered a sequentially preferable alternative for the proposed development due to the higher number of constraints and because the landowner has already discounted solar development on Potential Site 3.</p>

- 4.15. Analysis within Table 1 and the accompanying graphics demonstrate that the potential sites identified are not sequentially preferable for solar farm development compared to the Application Site.

Site Identification – Land at Nuneham Solar Farm

- 4.16. The Application Site is considered to be the most preferable having regard to the relevant matters set out above and was therefore progressed to a planning application. In summary, the reasons are:

- The Application Site allows for a viable connection to the Electricity Network. This will be achieved by an on-site grid connection to the existing 132kV overhead line via the substation proposed within the development boundary.
- The Application site can be accessed using roads of sufficient capacity to accommodate vehicles for construction and decommissioning, with site access connecting to the wider Highway network.
- The landowner is willing to enter into an agreement to promote this land for a solar farm and the Application Site is therefore available to accommodate the development.
- The available land and large landholding on which the Application Site is located means that a scheme of a viable scale can be achieved.
- A review of the Sevenoaks District Council's and Vale of White Horse District Council's Brownfield Register does not identify any land of a sufficient size to accommodate the proposed development. Furthermore, there is no suitable rooftop space to accommodate the scale of the development proposed. As such, there is no unconstrained non-agricultural land on which the scheme could alternately be provided. It is therefore necessary for this development to be located on agricultural land.
- There are no suitable alternative sites within the study area that are outside of the Green Belt.
- There are no suitable alternative sites within the study area that are on poorer quality agricultural land.
- The proposed development is specifically designed to be dual purpose, enabling continued agricultural use, in the form of sheep grazing on species-rich neutral grassland, and renewable generation. It should be noted that the project is fully reversible and does not result in any permanent loss of agricultural land or Green Belt. The site can be reinstated back to its current state following the operational period. Furthermore, where a solar farm is installed on land which has been intensively farmed, it enables the ground underneath to recover. This means solar farms help to regenerate soil quality, and so are helping to ensure the continued availability of high-quality agricultural acreage for future generations.



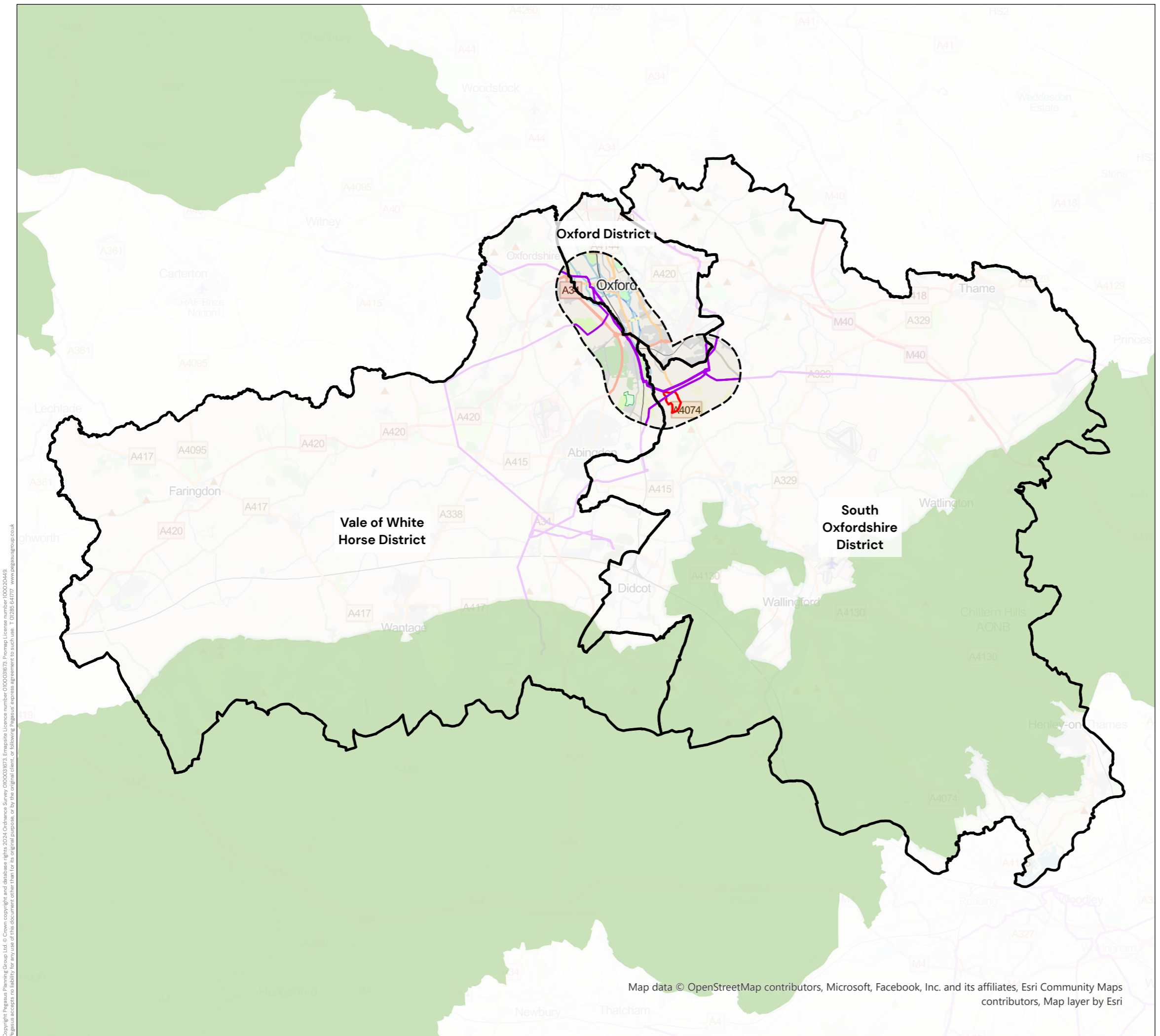
- 4.17. The Landscape and Visual Assessment confirms that the Proposed Development can be accommodated without undue harm to landscape and visual amenity.
- 4.18. In the context of the other considerations, relevant to site selection, the Application Site would allow for a viable scheme on land which is available for a solar farm development to achieve the substantial public benefits of renewable energy generation.
- 4.19. The Application Site is therefore considered to represent an appropriate location for the Proposed Development.

5. SUMMARY AND CONCLUSION

- 5.1. This Site Alternatives Study (SAS) has been prepared on behalf of RES Ltd to accompany their planning application for the construction of a solar farm on land at Nuneham Solar Farm, A4074
- 5.2. This study has been carried out to support the assessment of compliance with planning policy, and other material considerations.
- 5.3. This policy context includes consideration of the policy on Green Belt included in the National Planning Policy Framework. The assessment has concluded that there are no suitable alternative sites within the search area which are outside of the Green Belt.
- 5.4. In addition, the National Planning Practice Guidance (NPPG): Renewable and Low Carbon Energy, Paragraph O13 which sets out a number of factors that should be considered by the Local Planning Authority (LPA) in the determination of a planning application for large-scale solar farms.
- 5.5. The SAS considers compliance with regards to the second bullet of Paragraph O13 and concludes that:
 - i. The use of agricultural/greenfield land is necessary in the absence of poorer quality agricultural land, previously developed land/brownfield land and barriers to the deployment of large-scale commercial roof-space for solar photovoltaic development;
 - ii. There are no potential alternative sites subject to any less environmental constraints than the Application Site within the study area, or located outside of the Green Belt;
 - iii. That the Application Site would allow continued agricultural use and that significant biodiversity net gain would be delivered as part of the Proposed Development.
- 5.6. Accordingly, this SAS demonstrates compliance with the criteria set out within Paragraph O13 (bullet 1 and 2) of the Planning Policy Guidance.



Appendix 1 – Study Area Plan



- KEY**
- Site Boundary
 - District Boundaries
 - Areas of Outstanding Natural Beauty
 - 132kV Cable
 - Study Area – 2km from 132kV Cable Connecting to Site

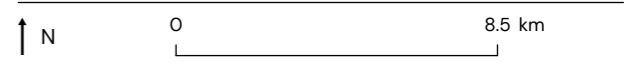
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NOTES:
REVISIONS:

STUDY AREA
Nuneham Solar Farm

DATE	DRAWN	APPROVED	SCALE
06/03/2024	CS	DT	1:200,000@A3

SHEET	REVISION	DRAWING NUMBER
-	A	P21-2947_EN_06

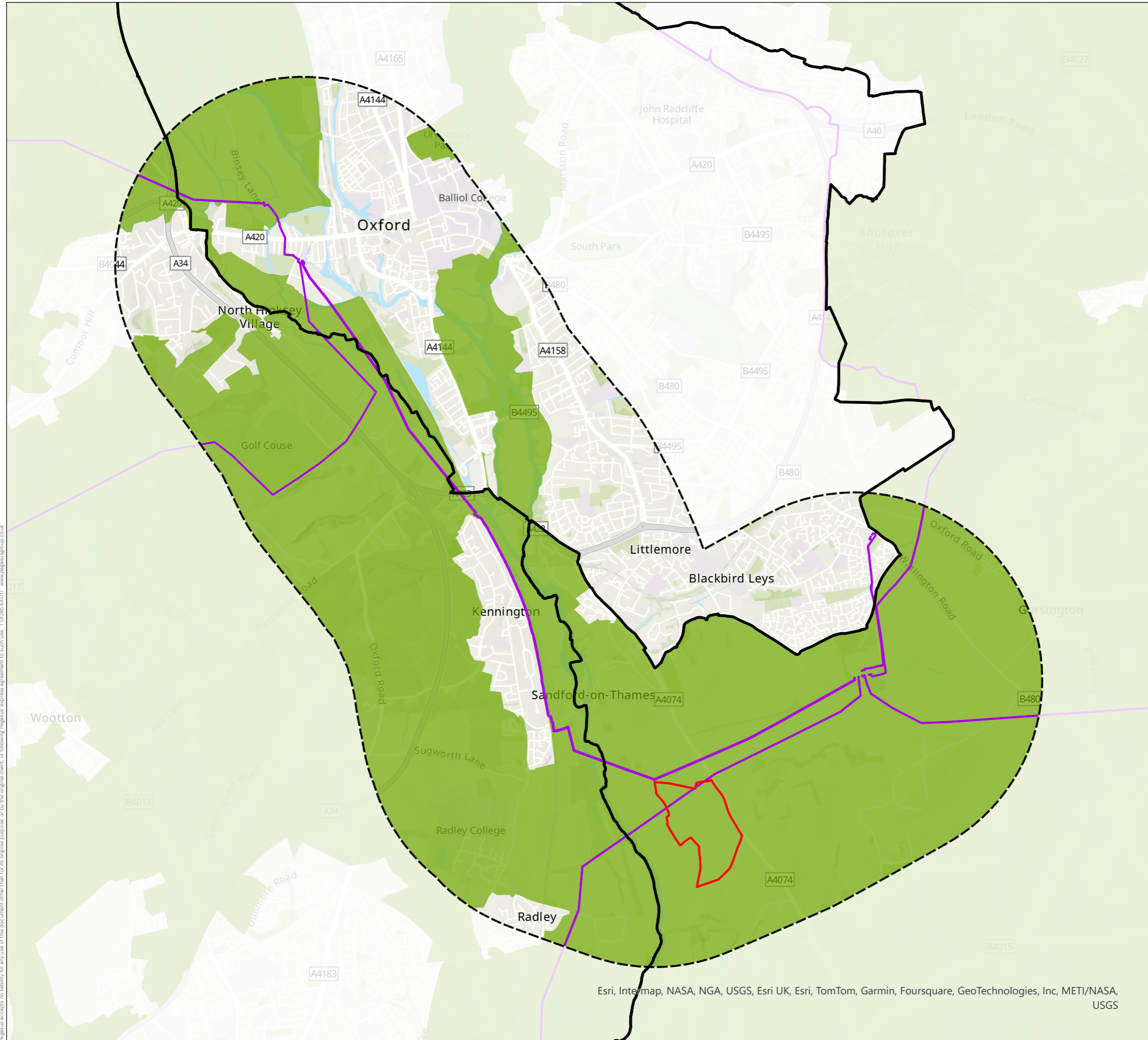


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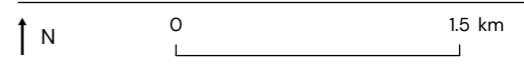
Appendix 2 – Study Area Green Belt



- KEY**
- District Boundaries
 - Green Belt
 - 132kV Cable
 - Study Area - 2km from 132kV Cable Connecting to Site
 - Site Boundary

CONSTRAINT ANALYSIS - GREENBELT
Nuneham Solar Farm

DATE	DRAWN	APPROVED	SCALE
06/03/2024	CS	DT	1:40,000@A3
SHEET	REVISION	DRAWING NUMBER	
-	-	P21-2947_EN_14	



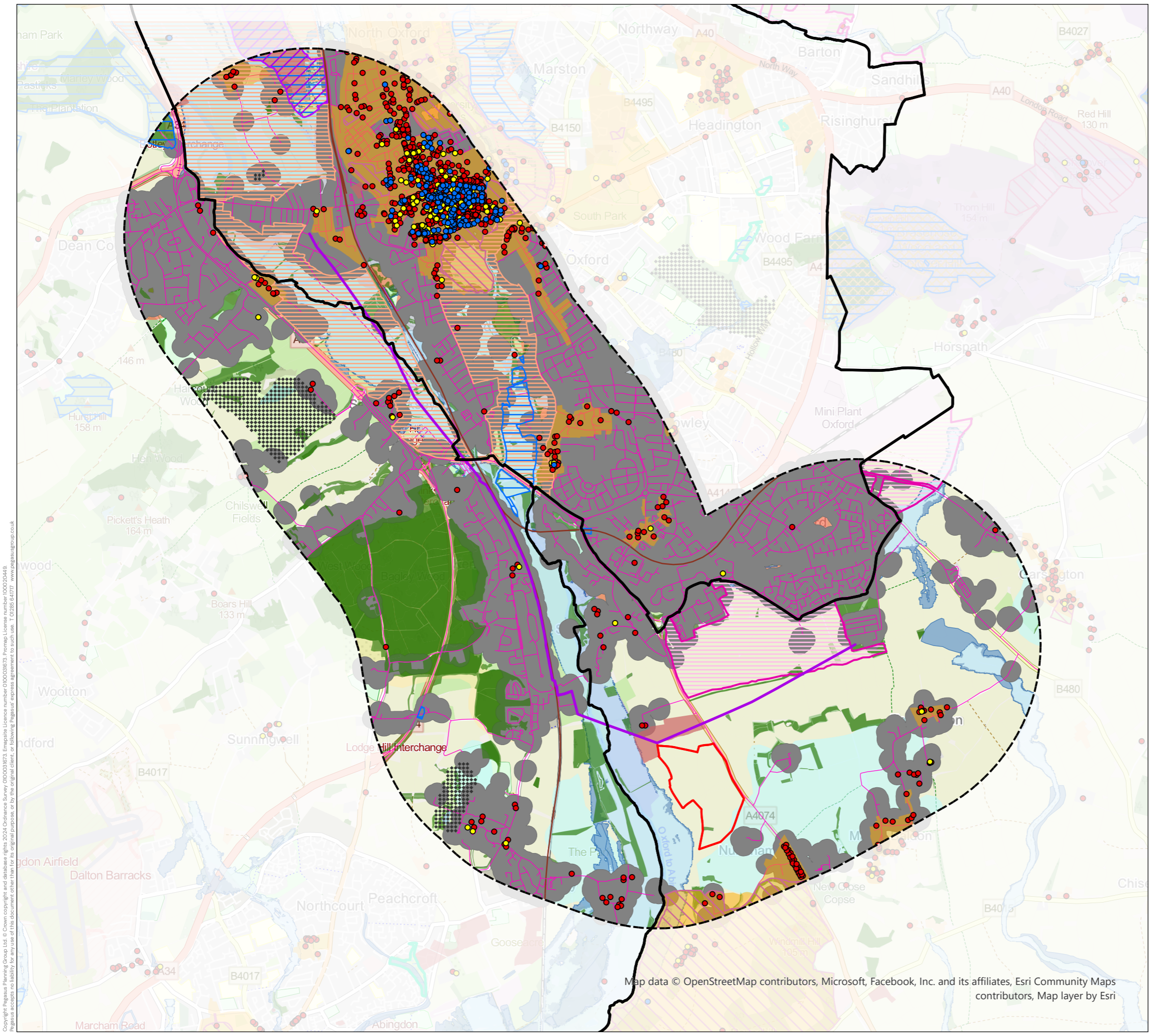
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Appendix 3 – Constraints Plan



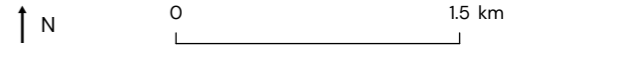
- KEY**
- Site Boundary
 - District Boundaries
 - 132kV Cable
 - Study Area - 2km from 132kV Cable Connecting to Site
 - Conservation Area
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Country Parks
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Local Nature Reserves
 - Special Areas of Conservation
 - Sites of Special Scientific Interest
 - Environmentally Sensitive Areas
 - Woodland (Including Ancient Woodland)
 - EA Flood Zone 3
 - EA Flood Zone 2
 - Strategic Allocations - South Oxfordshire Local Plan
 - Conservation Target Areas
 - Golf Course
 - Roads (Study Area Only)
 - Railway (Study Area Only)
 - Buildings - 100m Buffer (Study Area Only)
 - ALC Grades (Provisional) © ADAS & Defra (Study Area Only)
 - Grade 2
 - Non Agricultural
 - Urban

SITE ANALYSIS - CONSTRAINTS

Nuneham Solar Farm

DATE	DRAWN	APPROVED	SCALE
06/03/2024	CS	DT	1:40,000@A3

SHEET	REVISION	DRAWING NUMBER
-	A	P21-2947_EN_07



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Appendix 4 – Potential Sites Plan



- KEY**
- Site Boundary
 - District Boundaries
 - 132kV Cable
 - Study Area - 2km from 132kV Cable Connecting to Site
 - Constrained Area
 - Planning Applications
- Constraint Analysis Results- Sites >60ha
- Site 1
 - Site 2
 - Site 3

CONSTRAINT ANALYSIS - FINDINGS WITH APPLICATIONS
Nuneham Solar Farm

DATE	DRAWN	APPROVED	SCALE
28/03/2024	CS	DT	1:40,000@A3
SHEET	REVISION	DRAWING NUMBER	
-	-	P21-2947_EN_15	

↑ N 0 1.5 km

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Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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