



OAKLANDS FARM SOLAR PARK

Applicant: Oaklands Farm Solar Ltd

Environmental Statement

Appendix 3.1b – Agricultural Land and Sequential Study Addendum

January 2024

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Oaklands Farm Solar Park - Environmental Statement Volume 3

Appendix 3.1b: Agricultural Land and Sequential Study Addendum

Final report

Prepared by LUC

January 2024

BayWa

Agricultural Land & Sequential Study Addendum

Oaklands Farm Solar Park NSIP

Final report
Prepared by LUC
August 2020





BayWa

Agricultural Land & Sequential Study Addendum
Oaklands Farm Solar Park NSIP

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1.	Final	C. Peachey	H. Kent	H. Kent	19.08.2020

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Chapter 1

Addendum to Agricultural Land & Sequential Study

1.1 This Addendum details further work undertaken following the removal of Aspect as a constraint from Phase 1 of the Study.

1.2 Following completion of the main study, it was decided that land with a north-east to north-west aspect could be considered suitable for solar and therefore should not be considered a constraint. In addition, the proposed site itself contained some land with north-east and north-west aspects.

1.3 This Study seeks to identify any new areas that may be considered suitable following removal of the Aspect constraint and the likelihood of these being located on lower grade agricultural land.

1.4 Appendix A shows that when Aspect no longer qualifies as a constraint, the proposal site is no longer identified by the search tool to be constrained (except for a very small area of panels in Flood Zone 3).

1.5 Following removal of the Aspect constraint, the amount of unconstrained land within the 10km area has significantly increased (Appendix B sets out the updated constraints map).

1.6 A number of additional potentially suitable areas within the unconstrained land have been determined using the same methodology as the main study. The new areas are attached in Appendix C.

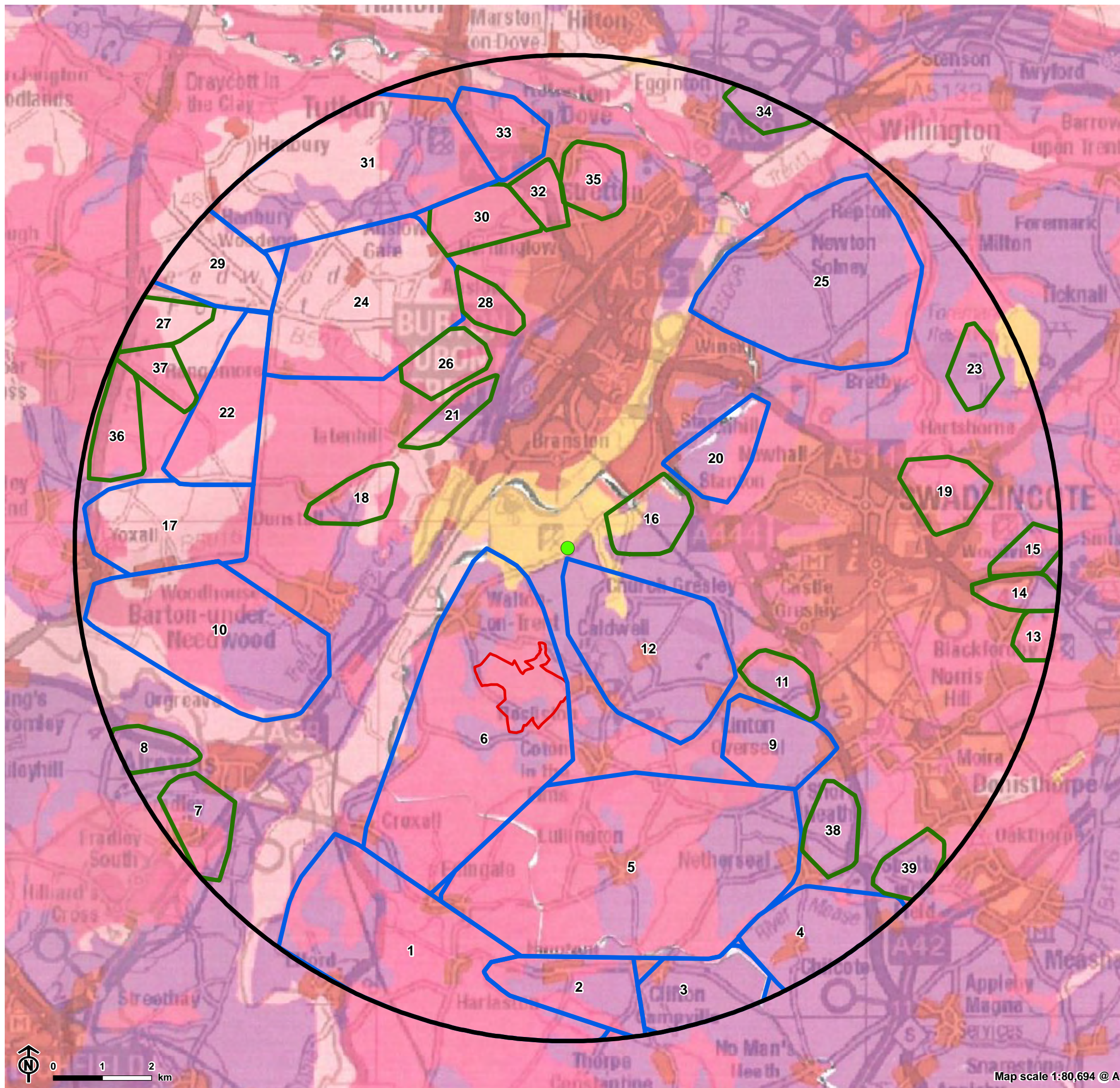
1.7 An analysis of the new areas by Tony Kernon (Kernon Consultants Ltd) has been undertaken primarily based on the “predictive BMV” ALC maps (2017).

1.8 Figure 1 (overleaf) overlays the new sites on to the “predictive BMV” mapping to show the predicted ALC grades of the new areas.

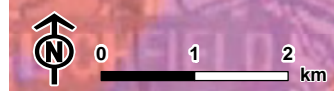
1.9 Analysis carried out by Kernon Consultants Ltds predicts that areas 17, 22, 29, 24 and 31 are likely to be situated on the poorest quality agricultural land and are likely therefore to be sequentially preferable to the site based on agricultural land quality.

1.10 These alternative areas are however grouped at the outer limits of the 10km study area. Connecting these areas to the grid connection point at Drakelow would require the formation of a much longer grid connection route which would also need to cross under or over the A38 dual carriageway

Figure 1: Areas of Search and Best and Most Versatile Land



- Point of Connection
- 10km Point of Connect study area
- BayWa Oaklands Farm Site Boundary
- Areas of Search**
- Area meets Threshold 1 (Area is greater than 51.6ha)
- Area meets Threshold 2 (Area is greater than 154.8ha)
- Best and Most Versatile Land**
- High Likelihood of BMV land (>60% area bmv)
- Moderate Likelihood of BMV land (20 - 60% area bmv)
- Low Likelihood of BMV land (<=20% area bmv)
- Non-agricultural use
- Urban/Industrial



Map scale 1:80,694 @ A3

road, the River Trent, the Trent and Mersey Canal and a railway line. BayWa should therefore consider whether these areas may be undevelopable for other practical reasons, including the connectivity to the grid.

Conclusions

1.11 Following the removal of the Aspect constraint, a number of additional areas have been identified that are predicted to be on poorer quality agricultural land and could accommodate a similar sized development to the Oaklands Farm proposal.

1.12 These sites are however located significantly further from the grid connection and would need to pass under or over a large amount of transport infrastructure to reach the connection point. BayWa should therefore consider why the alternative areas may be undevelopable.

1.13 The conclusion of the main study is not affected given that no equivalent sized sites of predicted lower quality were identified closer to the grid connection point than the application site.

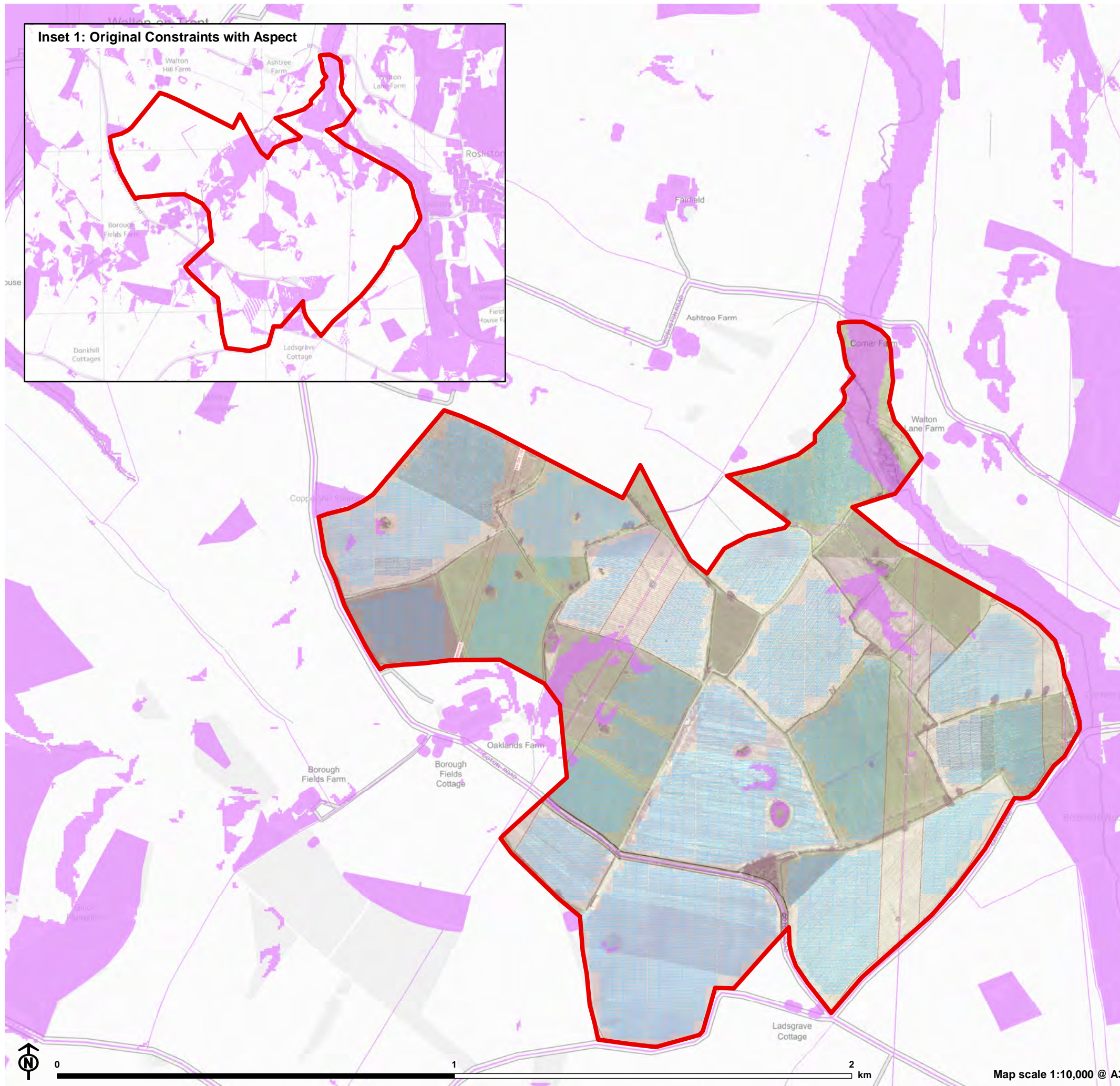
1.14 All sites would be subject to further detailed scrutiny through the planning application assessment and would need to be considered in terms of the relevant renewable energy policies (and all other relevant policies, e.g. biodiversity, historic environment, etc.).

Appendix A

Comparison of original site constraints mapping and revised site constraints mapping with Aspect constraint removed

Comparison of Original constraints mapping and revised constraints mapping with aspect removed.






- BayWa Oaklands Farm Site Boundary
- Areas Unsuitable for Development

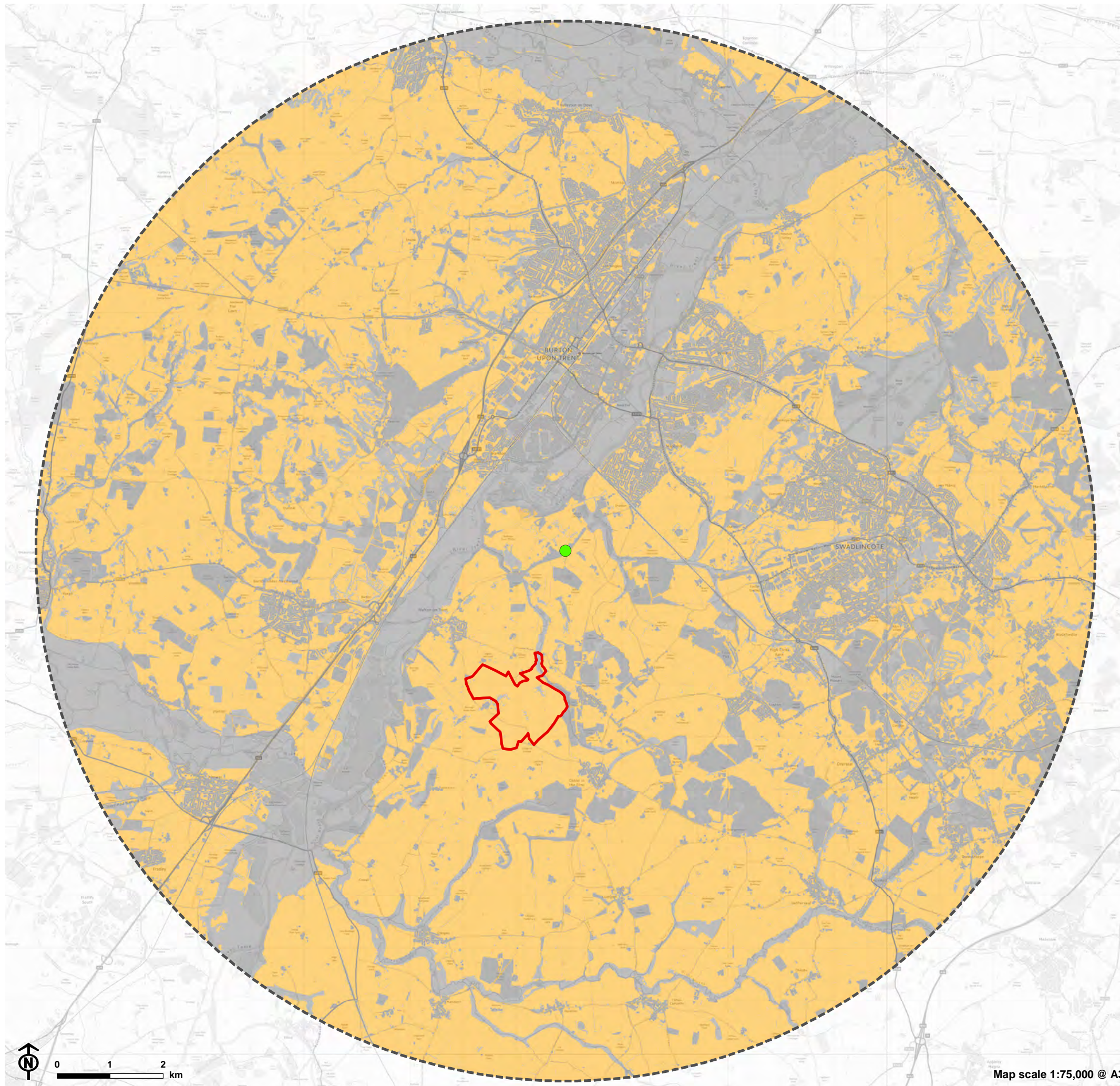


Appendix B

**Areas potentially suitable for
development (Aspect constraint
removed)**

Areas Potentially Suitable for Development (Aspect constraint removed)

-  BayWa Oaklands Farm Site Boundary
-  10km Point of Connect study area
-  Point of Connection
-  Areas Unsuitable for Development
-  Areas Potentially Suitable for Development



Map scale 1:75,000 @ A3

Appendix C

Proposed alternative sites (Aspect constraint removed)

