



# EAST PARK ENERGY

**East Park Energy**

EN010141

## **Preliminary Environmental Information Report Volume 2 – Technical Appendices**

Appendix 3-4: Land Identification Report: Further  
Addendum

**September 2024**

Version 01

# EAST PARK ENERGY

## Land Identification Report: Further Addendum

<b>Version</b>	<b>Date</b>	<b>Status</b>
01	January 2024	Final

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Figure 1 Further Additional Opportunity Land

## 1.0 INTRODUCTION

- 1.1.1 RNA Energy Ltd ('RNA') has instructed Axis to prepare this Further Addendum to the Land Identification Report (LIR) which Axis prepared in June 2022, and the first Addendum prepared in October 2022.
- 1.1.2 The purpose of this Further Addendum is to review a parcel of 'Further Additional Opportunity Land' and determine whether it is suitable to be included with the Site.
- 1.1.3 This Further Addendum should be read alongside the:
- Site Identification Report, prepared by Axis in January 2022;
  - Land Identification Report, prepared by Axis in June 2022; and
  - Land Identification Report: Addendum, prepared by Axis in October 2022.

## 2.0 BACKGROUND

- 2.1.1 In June 2022 and October 2022, Axis prepared the LIR and LIR Addendum respectively to support RNA in identifying a suitable site for a proposed solar farm (the 'Scheme') with a generating capacity of 400 megawatts (MW).
- 2.1.2 In October 2023, RNA prepared and issued an Environmental Impact Assessment (EIA) Scoping Report to the Planning Inspectorate based broadly on the Scheme Boundary set out in the LIR and LIR Addendum. This was also the Scheme Boundary presented at the first round of public consultation across October to November 2023.
- 2.1.3 On behalf of RNA, AOC Archaeology undertook an Archaeological Geophysical Survey between July 2023 and early January 2024. The scope of this survey extended across the majority of the Scheme boundary (excluding grid connection corridors).
- 2.1.4 The Archaeological Geophysical Survey has identified a probable site of a Roman Town in Site C. Early desk-based analysis has concluded that this archaeological feature would potentially be of national importance, and

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subject to further engagement with Historic England and the County Archaeologists, it is likely to be recommended that the feature be removed from the developable area of the site.

- 2.1.5 The total area of archaeology that would potentially be removed from the developable area is approximately 36 hectares.
- 2.1.6 As set out in the October 2022 LIR Addendum, RNA need to maximise the 400 MW grid connection and optimise generation across the lifetime of the project. The removal of 36 hectares of developable area would cause a notable reduction in generation capacity for the Scheme.
- 2.1.7 Following discussion on this matter with existing landowners engaged with the Scheme, one of the landowners has undertaken a review of their landholding and offered a parcel of land that has not previously been offered to RNA. This 'Further Additional Opportunity Land' parcel was therefore not considered as part of the LIR.

### **3.0 FURTHER ADDITIONAL OPPORTUNITY LAND**

- 3.1.1 The Further Additional Opportunity Land is located adjacent to the western side of Site C and is shown on Figure 1. The Further Additional Opportunity Land has been given the reference 'Parcel H1' as a continuation of the referencing system considered previously across the LIR and LIR Addendum.
- 3.1.2 A high-level review of Parcel H1 has been undertaken using the same approach as set out in Section 5.0 of the LIR, using the Design Principles set out in the LIR. This appraisal is set out below.

#### **Parcel H1**

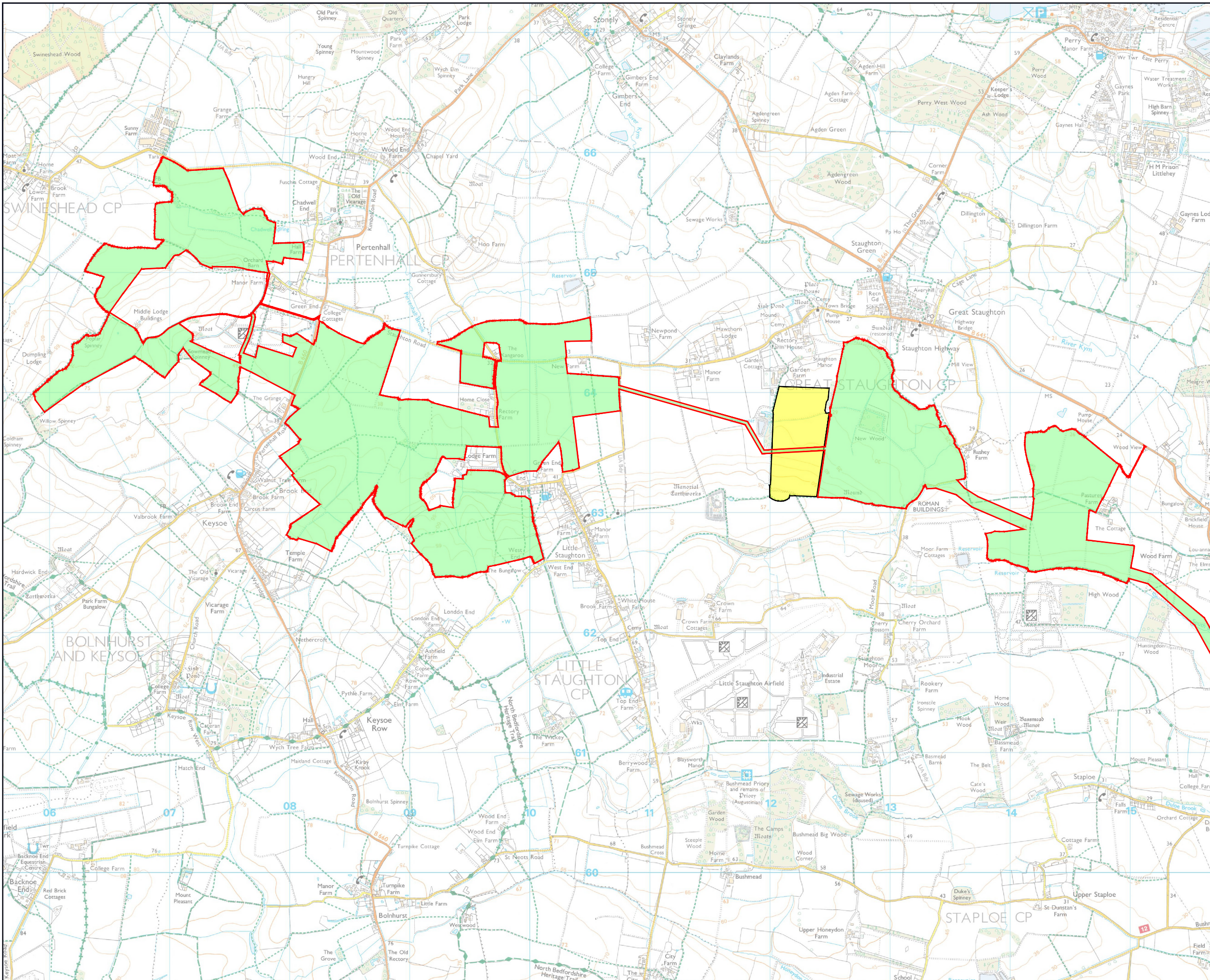
- 3.1.3 Parcel H1 is located within the east of the original Search Zone, adjacent to what is now being referenced as East Park Site C.

Parcel H1	Analysis	Omit land parcel from Site?
Design Principle 1: Efficiency	Parcel H1 covers approximately 38 hectares. The topography is generally flat but rising slightly to the south, however the gradients are shallow enough that it would not be a limiting factor.	No
Design Principle 2: Landscape and Views	<p>Parcel H1 comprises two fields sub-divided by a ditch with a public footpath along the western boundary and a further public footpath along the southern boundary.</p> <p>In views from the western boundary looking north, St Andrew’s Church is largely screened by mature existing vegetation, with just the top of church tower partially visible above the trees. Views from the footpath along the southern boundary towards the church are similarly screened. It does not appear that views from this land towards the church are key views or designed views.</p> <p>Due to its elevated position to the south, the public rights of way along the southern and western boundaries allow open views across the Kym Valley to the north and the openness of these views should be protected. Development would need to be set back from the southern end of the Parcel to retain the openness of views across the Kym Valley.</p> <p>Development in this area would not necessarily conflict with the identified guidelines, and therefore the Parcel should not be omitted on landscape and visual grounds.</p>	No – but further mitigation required
Design Principle 3: Historic Environment	<p>Parcel H1 does not form a key element of the setting of any designated heritage asset.</p> <p>The parcel is separated from Scheduled Monument 1 and 2 with are to its east and west along the ridgeline to its south. Parcel H1 would be in the wider setting of these assets and development should be set back from the ridgeline such that their setting can still be appreciated.</p> <p>There are several Grade II listed buildings to the north including Garden Farmhouse and The Manor. Development would be in the wider setting of these assets.</p>	No

Design Principle 4: Nature Conservation	Parcel H1 is not covered by any nature conservation designations. There are unlikely to be any constraints to development.	No
Design Principle 5: Environmental Opportunities and Legacy	There are possible opportunities to increase tree and hedgerow cover to improve habitat connectivity.	No
<b>Decision:</b>		<b>Retain – but further mitigation required</b>

## 4.0 CONCLUSION

- 4.1.1 Parcel H1 has been reviewed against the criterion set out in the LIR and the conclusion is that it is ‘suitable to be taken forward subject to additional mitigation’.
- 4.1.2 The required additional mitigation is to offset the southern boundary of the developable area away from the public footpath along the southern edge of the field, such that the Scheme does not obstruct views out across the Kym Valley to the north.
- 4.1.3 Subject to the above mitigation being provided and the result of further environmental surveys and assessment, Parcel H1 is suitable to be taken forward as part of the overall Site.



- Scheme Boundary (EIA Scoping)
- Further Additional Opportunity Land



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Project  
**East Park Energy  
Land Identification Report  
Further Addendum**

Figure Number  
**Figure 1**

Figure Title  
**Further Additional Opportunity Land**

Scale  
**1:30,000 @ A3**

Date  
**January 2024**

