

Site Alternatives Study for Solar Development and Associated Works.

Land at Chimmens Farm, Mussenden Lane.

On behalf of RES Ltd.

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Contents.

1. INTRODUCTION.....	1
2. METHODOLOGY.....	3
3. GRID CONNECTION ANALYSIS.....	7
4. SPATIAL ANALYSIS FINDINGS.....	9
5. SUMMARY AND CONCLUSION.....	14

Appendices Contents.

Appendix 1 – Drawing Reference P22-1221_EN_06A Study Area.....	15
Appendix 2 – Drawing Reference P22-1221_EN_016 Study Area and AONB.....	16
Appendix 3 – Drawing Reference P22-1221_EN_07A Constraints Plan.....	17
Appendix 4 – Drawing Reference P22-1221_EN_10A Potential Sites Plan.....	18
Appendix 5 – Drawing Reference P22-1221_EN_17 Constraints Plan – ALC Constraints.....	19



1. INTRODUCTION

- 1.1. This Site Alternatives Study (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 Chimmens Solar Farm, Mussenden Lane.
- 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 O13¹ 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 Chimmens Solar Farm, Mussenden Lane relates to undeveloped land which is currently in agricultural use and therefore represents greenfield land. The Site is within the wider London Area 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 and that there are no viable alternatives on poorer quality land within the study area.
- 1.5. The proposal does allow for continued agricultural use as detailed in the Agricultural Impact Assessment report which supports this planning application. 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 O13, 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 by a combination of two factors. Firstly, the study focusses on the Sevenoaks District Council Authority area, as this is the Authority in which the proposed development is located. Secondly, the study focusses available grid connection. Grid capacity has been identified on the Northfleet West to Chelsfield 132kV overhead line (OHL) which runs through the Sevenoaks Authority Boundary. 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 each of the 132kV overhead lines which run through the Sevenoaks Authority Boundary.
- 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. The first constraint which was applied was any Areas of Outstanding Natural Beauty (AONBs) as it is understood that any such areas would be sequentially less preferable to the development site, due to their high degree of policy protection.
- 2.6. A plan illustrating the AONBs covering the study area is provided at **Appendix 2 – Study Area and AONBs**.
- 2.7. This AONB constraint served to remove large areas of potential alternative sites from the study before other potential constraints were then considered.

2.8. The additional constraints that were then applied in this SAS to the remaining parts of the study area outside of the AONB were:

1. Slopes greater than 15 degrees.
2. Sites which are already Allocated for development in the Local Plan.
3. 100m buffer from residential development, 10m buffer to other existing buildings-
4. Ecological designations such as SSSI, SAC, SPA, NNR, LNR, ESA, Ancient Woodlands, Woodland, RSPB Reserve and RAMSAR.
5. 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.
6. Flood Zone 2 and 3 land.

2.9. With regard to the Green Belt, it was established that the whole of the study area was located in the 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

2.10. Agricultural Land Classification was also mapped. The Application Site is a mix of Grade 2, and a mix of Grade 3, Subgrade 3a and Subgrade 3b land, and is therefore considered to be a mixture of good to moderate agricultural land, with Grade 3a and Grade 2 sections classified as best and most versatile (BMV) agricultural land. This report also identifies availability of BMV agricultural land, poorer quality agricultural land (Grade 4 or 5), previously developed land/brownfield land and commercial roof space. Each of these are considered below.

2.11. The assessment of agricultural land 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. 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

- 2.12. The assessment is made with reference Sevenoaks District Council's published Brownfield Register⁴ of previously developed land at a local scale.

Consideration of the availability of any Commercial Roof Space

- 2.13. 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
- The opportunities and constraints (barriers) to retro-fitting large-scale solar photovoltaic schemes to existing structures.

- 2.14. 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 1MW⁵. 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.

- 2.15. 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.

- 2.16. 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 99ha) in order for them to be able to deliver the same generation output.

- 2.17. **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.

⁴ Sevenoaks Brownfield Register https://maps.sevenoaks.gov.uk/brownfield_register/

⁵ The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 14 Renewable Energy

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.

- 2.18. 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**.

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 consumer⁶.

Grid Capacity at the Chimmens Solar Farm

- 3.2. A grid application for Chimmens Solar Farm was obtained in Spring 2022 following discussions with the Distribution Network Operator (DNO) UK Power Networks (UKPN). The existing 132KV Overhead Line (OHL) between Northfleet West and Chelsfield was identified by the DNO as having capacity for 49.9MW of solar generated electricity via tee'd connection into Tower PLA 32, which is located on-site at Chimmens Solar Farm. This type of on-site grid connection is becoming an increasingly rare opportunity for clean energy developers.
- 3.3. 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

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

Impact on Environment and community

- 3.5. Potential impacts on the environment are reduced where the PoC and the substation are closer to the existing grid infrastructure. For example, at Chimmens Solar Farm, the design includes the substation and PoC immediately adjacent to the existing 132kV OHL. This location reduces potential impacts on Horton Wood Ancient Woodland, provides access to the substation immediately off the public highway and achieves a safe working distance from

⁶

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



both the M20 Motorway and the existing OHL. Importantly, the cables connecting the solar generation use existing agricultural access tracks and horizontal directional drilling techniques to avoid laying cables on Mussenden Lane which would avoid traffic disruption for the local community on the public highway. This also results in a more efficient development, which is of the lowest cost to the consumer.

- 3.6. 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

- 4.1. The first constraint which was applied was any Areas of Outstanding Natural Beauty (AONBs) as it is understood that any such areas would be sequentially less preferable to the development site, due to their high degree of policy protection.
- 4.2. A plan illustrating the AONBs covering the study area is provided at **Appendix 2 – Study Area and AONBs**.
- 4.3. This AONB constraint served to remove large areas of potential alternative sites from the study before other potential constraints were then considered.
- 4.4. The additional constraints that were then applied to the remaining parts of the study area outside of the AONB served to remove almost all other land in the study area, often due to the size of the site that would be required to accommodate the same level of generation as the proposed development site (Ref Infrastructure 4 – 05009-RES-LAY-DR-PT-003).

Consideration of the Availability of Agricultural Land Classification

- 4.5. 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. This is demonstrated at **Appendix 5 – Constraint with ALC**.
- 4.6. The study area comprises ALC Grade 2 and 3 land according to the DEFRA's ALC dataset. When all other constraints are taken into account, there are three potential alternative sites that are identified on ALC Grade 2 and 3 which is the same classification as the Application Site. Therefore, using the DEFRA ALC dataset, on a sequential basis there are no better alternative location for solar development in the context of Agricultural Land Classification.

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

- 4.7. The study area comprises land within the administrative area of Sevenoaks 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 providing commercial roof-based solar development on any meaningful scale.
- 4.8. Sevenoaks Brownfield Register (2022) details location, size, allocation of potential parcels and those benefitting from permission/under construction. 110 brownfield sites are noted in Sevenoaks Brownfield Register (2022) dataset with the parcels of land ranging between 0.02ha to 62.66ha in size. Collectively the 110 brownfield sites cover 154.9ha of land in Sevenoaks Council's administrative area. The majority of the sites average less than 1 hectare. These brownfield site areas are considerably smaller than the proposed development of 99 hectares and would not be able to offer a development of similar scale to the proposed development.
- 4.9. In all cases, the 110 brownfield sites are also allocated for other forms of development in the Brownfield Register, in particular residential purposes. All brownfield sites are therefore disregarded as potential alternative sites.

Consideration of the availability of any Commercial Roof Space

- 4.10. 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.
- 4.11. 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.
- 4.12. 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.
- 4.13. It is confirmed the Government are working to understand these barriers to deployment and to take action in the future where feasible and appropriate.
- 4.14. 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).
- 4.15. 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

- 4.16. Three potential alternative sites presented as a potential alternative site option of similar size of 100ha. 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.

Table 1: Potential Alternative Sites

Site	Land Use & Environmental Sensitivities	Deliverability
1	<p>Potential Site 1 has a potential site area of 130ha of greenfield agricultural land. The site comprises one land parcel. A high number of Public Rights of Way cross within the site area of the red line boundary. A number of Listed Buildings on the boundary of the site. Furthermore, an area of ancient woodland is located to the east of the site (Churchdown Wood).</p> <p>Buffer constraints to provide distance from residential properties and overhead electrical infrastructure, have resulted in fragmentation of the available greenfield land.</p>	<p>Potential Site 1 has more constraints compared to the Application Site. The site is within close proximity to heritage features (Baldwins Green Conservation Area, Grade 1 Listed Church of St Mary, Grade 2 Listed buildings: The Old Farmhouse and Whitefield –) which will be subject to visual impacts and affect the cultural heritage setting from the Proposed Development. A high number of Public Rights of Way bisect and surround the Potential Site 1. Owners of the residential properties, particularly to the east at Hartley Green and users of the Public Rights of Way will be subject to visual impacts. In comparison, the Application Site is not in as close proximity to residential properties as Potential Site 1.</p> <p>The applicant is however aware that at the time of site search, the southern portion of Potential Site 1 was considered during design evolution of Horton Wood Solar Park (Application Reference: 22/O2599/FUL, Environmental Report Volume 1 Plate 1).</p> <p>During initial site search work, the applicant contacted the landowner of Potential Site 1. During these discussions it was advised that they were already committed to working with another developer.</p> <p>Therefore, at this time, Potential Site 1 is not considered a suitable alternative for the proposed development due to the higher number of constraints when compared to the application site and because the landowner has already discounted solar development on the southern part of Potential Site 1.</p>
2	<p>Potential Site 2 comprises greenfield agricultural land. The site is currently in agricultural use with a high volume of traffic accessing an anerobic digester on the site. There are</p>	<p>At the time of site search, Potential Site 2 was subject to a planning application for solar development under a project known as Horton Wood Solar Park (Application Reference: 22/O2599/FUL). This application</p>

Site	Land Use & Environmental Sensitivities	Deliverability
	<p>number of Grade II Listed Buildings are located to the southwest and west at Horton Kirby.</p> <p>Buffer constraints to provide distance from residential properties and road have resulted in fragmentation of the available greenfield land.</p>	<p>was subsequently approved under delegated decision February 2023.</p> <p>During initial site search work, the applicant contacted the landowner of Potential Site 1. During these discussions it was advised that they were already committed to working with another developer. Therefore, at this time, Potential Site 2 is not considered a suitable alternative for the proposed development because it has already achieved planning consent for solar development.</p>
3	<p>Potential Site 3 is bisected centrally by a Public Right of Way.</p> <p>The site is currently in operation as The London Golf Club.</p>	<p>Owing to the continued use of the site as an existing golf club. This site was discounted.</p>

4.17. Analysis within Table 1 and accompanying graphics demonstrate potential sites identified are unsuitable for solar farm development and for the most part is more constrained compared to the Application Site. Therefore, it is considered that there are no suitable alternatives for the Application Site.

Site Identification – Land at Chimmens Solar Farm

4.18. 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.
- Access to the Application Site can be achieved via Three Gates Road and Gabriel Spring Road (East) which avoids unnecessary disruption at local villages.
- 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 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 Application site has been subject to a detailed agricultural land classification study which confirms the site comprises 79.2% Grade 2, 17.7% Grade 3a and 3.1% Grade 3b 'moderate' quality land, which is not classed as BMV land. As outlined within this report, whilst the scheme will result in a temporary loss of BMV land, when considered against the other significant benefits associated with the development, the planning balance made the harm acceptable in planning terms. Further information on agricultural land classification within 10km of Chimmens Solar Farm is presented in an Agricultural Impact Assessment report which supports this planning application.
- 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.

4.19. The Landscape and Visual Assessment confirms that the Proposed Development can be accommodated without undue harm to landscape and visual amenity.

4.20. It is acknowledged that there is an area of Ancient Woodland within the site boundary. Appropriate offset has been provided to this constraint and the proposals will not have a detrimental impact on the woodland. This is confirmed and discussed in detail in the Arboricultural Impact Assessment Survey and Report. This report concludes that no removal of Ancient Woodland is required to facilitate the development.

4.21. 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.

4.22. 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 Chimmens Solar, Mussenden Lane.
- 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 – Drawing Reference P22-1221_EN_06A Study Area



KEY

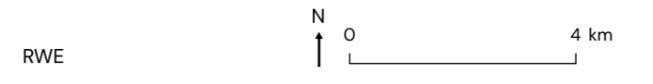
- District Search Areas
- 132kV Line
- Study Area - 2km Buffer from 132kV

Sevenoaks
District

NOTES:
REVISIONS:

STUDY AREA

Chimmens Solar Farm



DATE	SCALE	TEAM	APPROVED
06/11/2023	1:125,000@A3	CS	ER

SHEET	REVISION
-	A

DRAWING NUMBER
P22_1221_EN_06

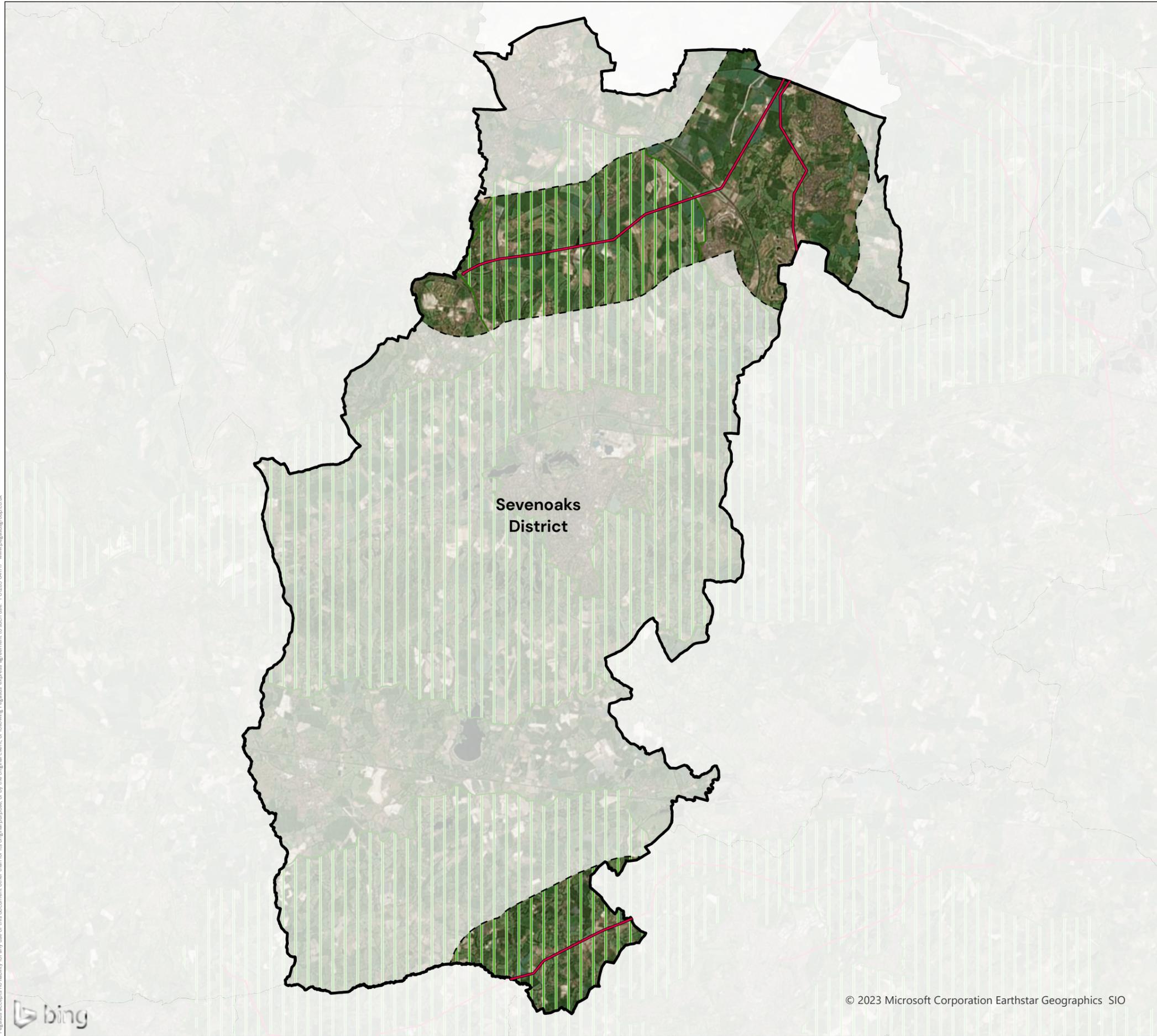


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Appendix 2 – Drawing Reference P22-1221_EN_016 Study Area and AONB



KEY

-  District Search Areas
-  132kV Line
-  Study Area - 2km Buffer from 132kV
-  Areas of Outstanding Natural Beauty

Sevenoaks
District

NOTES:
REVISIONS:

AREAS OF OUTSTANDING NATURAL BEAUTY

Chimmens Solar Farm



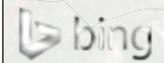
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SHEET	REVISION
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DRAWING NUMBER
P22_1221_EN_16

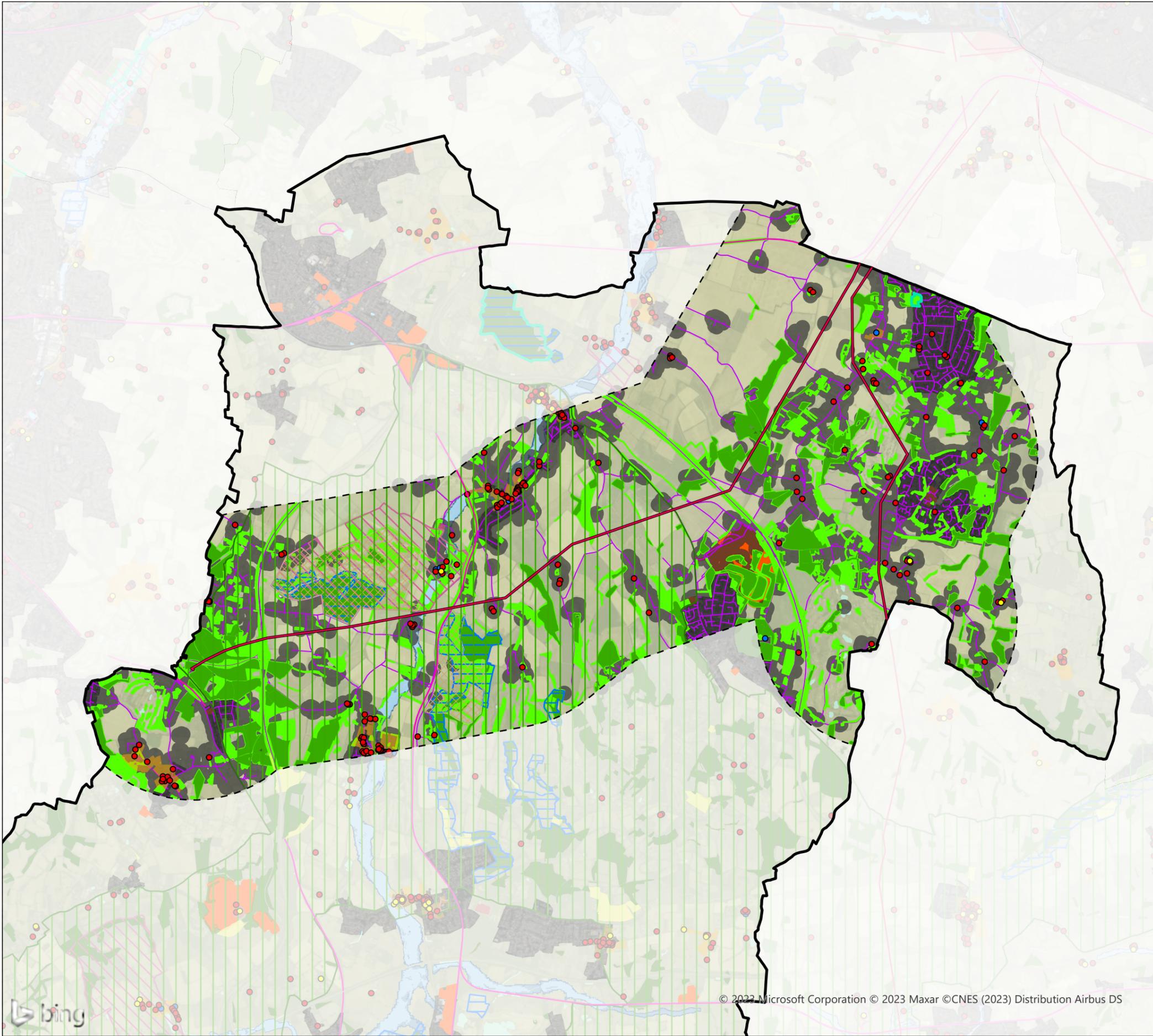


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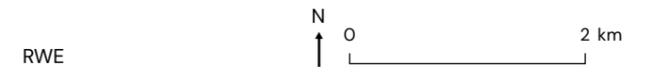
Appendix 3 – Drawing Reference P22-1221_EN_07A Constraints Plan



- KEY**
- District Search Areas
 - 132kV Line
 - Study Area - 2km Buffer from 132kV
- Listed Building Grade**
- I
 - II*
 - II
- CRoW Access Land
 - Areas of Outstanding Natural Beauty
 - Country Parks
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Conservation Area
 - Local Nature Reserves
 - Sites of Special Scientific Interest
 - Ancient Woodland
 - Woodland
 - EA Flood Zone 3
 - EA Flood Zone 2
 - Green Belt
 - OS Railway Line
 - OS Roads
 - OS Buildings 100m Buffer
 - OS Water
 - Sevenoaks ADMP Adopted Allocation

CONSTRAINTS PLAN

Chimmens Solar Farm



DATE	SCALE	TEAM	APPROVED
06/11/2023	1:60,000@A3	CS	ER

SHEET	REVISION
-	A

DRAWING NUMBER
P22_1221_EN_07



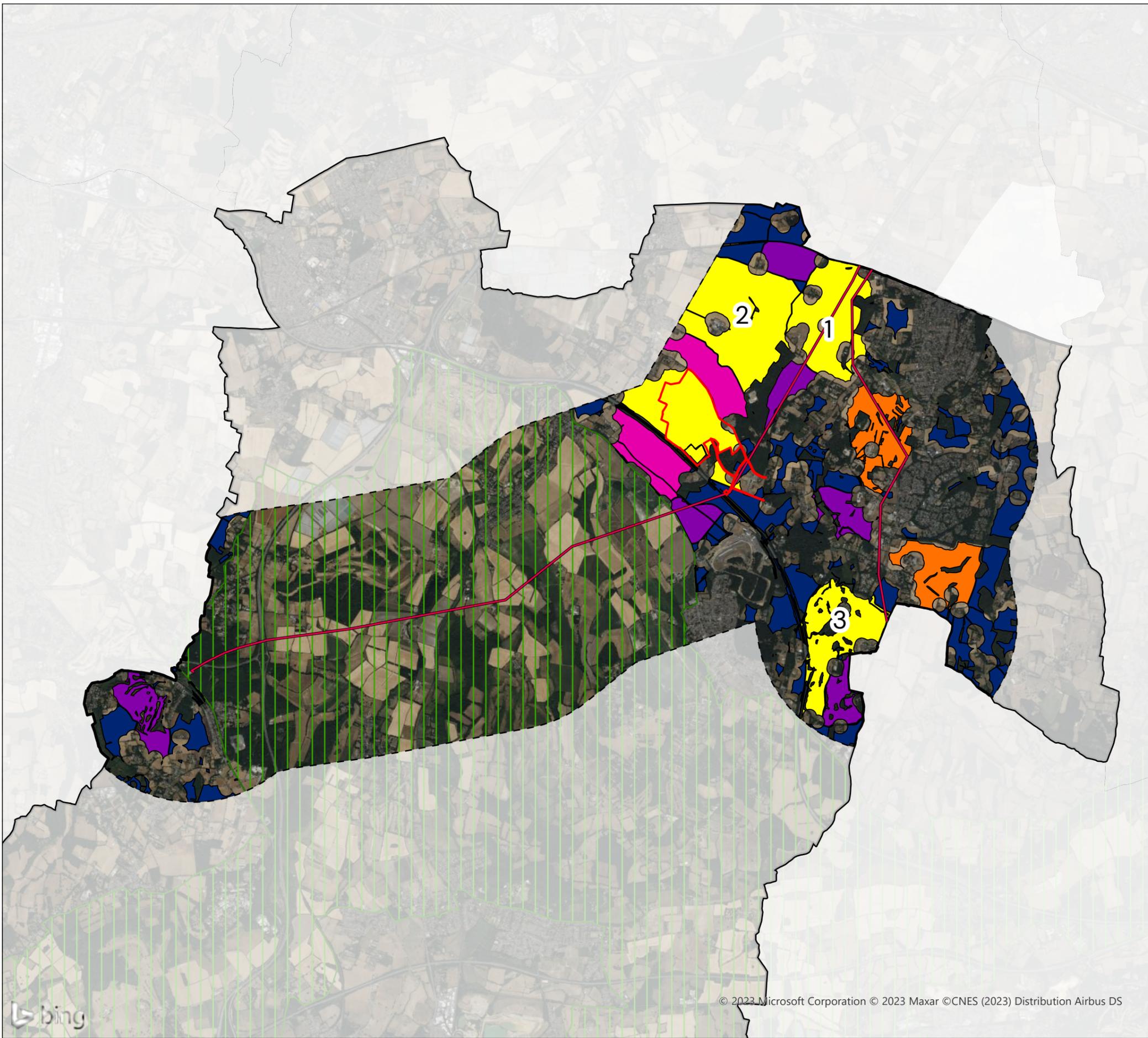
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Appendix 4 – Drawing Reference P22-1221_EN_10A Potential Sites Plan

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KEY

- District Search Areas
- 132kV Line
- Study Area - 2km Buffer from 132kV
- Areas of Outstanding Natural Beauty
- Site Boundary

Alternative Site - ha

- 0 - 25ha
- 25 - 50ha
- 50 - 75ha
- 75 - 100 ha
- >100ha

1 - Potential Site 1
 2 - Potential Site 2
 3 - Potential Site 3

ALTERNATIVE SITES - WITH GREEN BELT EXCLUDED

Chimmens Solar Farm

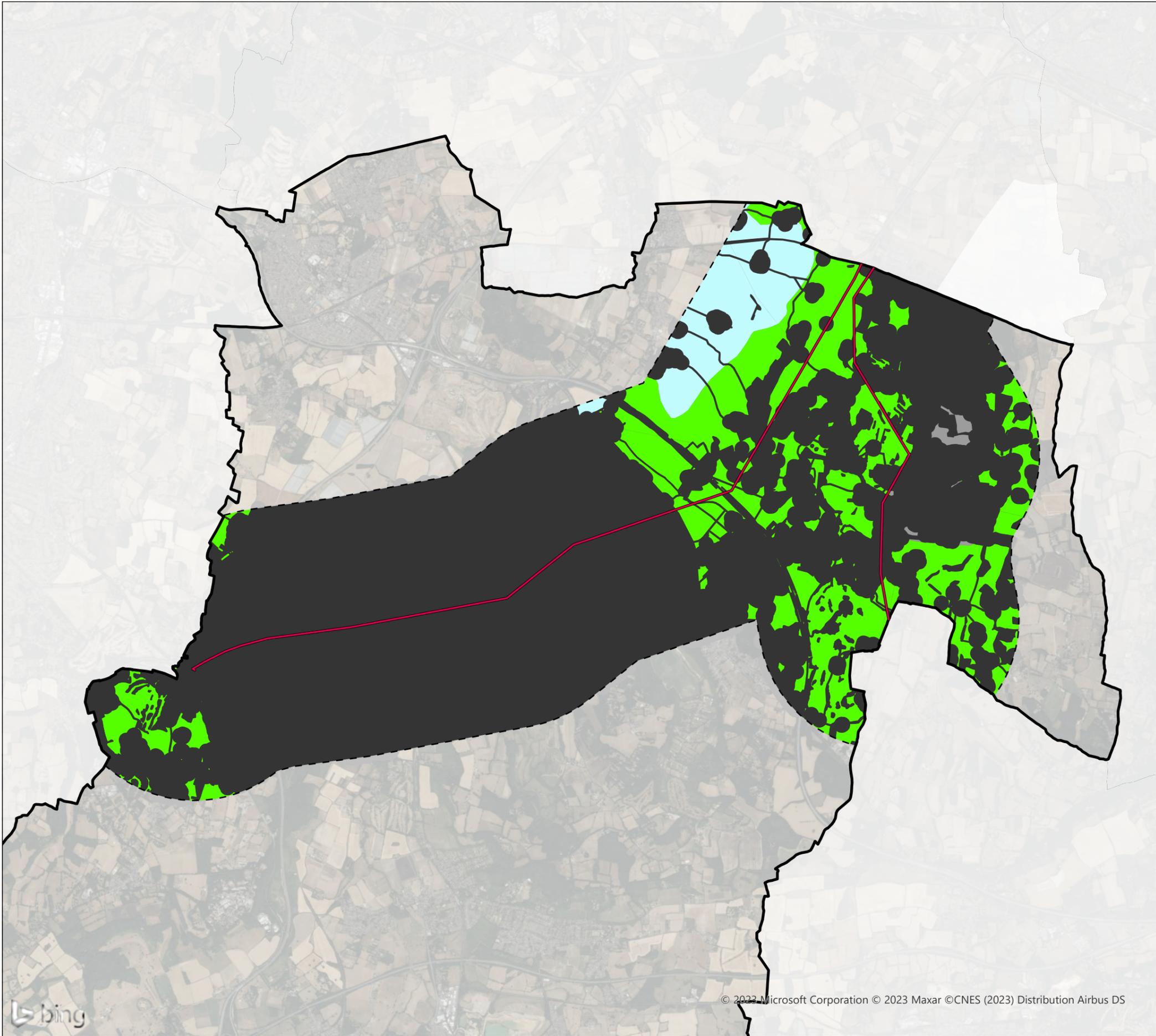
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DATE	TEAM	APPROVED
17/11/2023	CS	ER
SHEET	REVISION	
-	-	
DRAWING NUMBER		
P22_1221_EN_10		





Appendix 5 – Drawing Reference P22-1221_EN_17 Constraints Plan – ALC Constraints

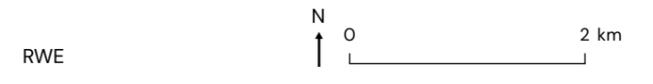


KEY

- District Search Areas
 - 132kV Line
 - Study Area - 2km Buffer from 132kV
 - Constrained Area
- ALC Grades (Provisional) © ADAS & Defra
- Grade 2
 - Grade 3
 - Grade 4
 - Urban

CONSTRAINTS PLAN - BLACKOUT WITH ALC

Chimmens Solar Farm



RWE

DATE	TEAM	APPROVED
06/11/2023	CS	ER

SHEET	REVISION
-	-

DRAWING NUMBER
P22_1221_EN_17



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

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