



EAST PARK ENERGY

East Park Energy

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Environmental Statement

Volume 2 – Technical Appendices

Appendix 3-3: Land Identification Report - Addendum

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Infrastructure Planning (Applications: Prescribed Forms and
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Environmental Statement Volume 2 – Technical Appendices

Appendix 3-3: Land Identification Report - Addendum

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Land Identification Report: Addendum

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CONTENTS

1.0	Introduction	2
2.0	Background	2
3.0	Site Selection Process	3
4.0	Consideration of Previous Opportunity Land From LIR	4
5.0	Additional Opportunity Land.....	5
5.1	Additional Opportunity Land	5
5.2	Appraisal of Additional Opportunity Land Parcel	5
6.0	Conclusion.....	7

Figures

- Figure 1 Proposed Site Area and Grid Connection Corridor
Figure 2 Additional Opportunity Land

1.0 INTRODUCTION

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

2.0 BACKGROUND

- 2.1.1 In June 2022, Axis prepared a Land Identification Report (LIR) 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 The LIR comprised a high-level review of land that had been offered to RNA for development as part of the Scheme. The purpose of the LIR was to establish constraints to development and refine the overall landholding to be taken forward. The culmination of the LIR was the identification of a 'Proposed Site Area' to be taken forward for the Scheme.
- 2.1.3 The 'Proposed Site Area' as identified in the LIR extended to approximately 580 hectares. The conclusion of the LIR noted that *"based on guidance set out in Draft NPS EN-3 it is considered that this extent of land is likely to be suitable to achieve a 400 MW export capacity, however it is expected that RNA would need to review this to ensure the Site has suitable capacity. It is also the case that further detailed environmental assessment as part of the development process is likely to identify additional mitigation requirements that could reduce the developable area for the Scheme."*
- 2.1.4 RNA has been progressing initial environmental surveys and reviewing the likely development capacity of the Proposed Site Area accounting for when

appropriate mitigation is provided, and once other technical constraints such as utility easement corridors have been excluded from the developable area.

2.1.5 RNA has established that the developable area within the Proposed Site Area is likely to be in the region of 350 to 400 hectares, which consequently would reduce the installed capacity such that the Scheme may either not achieve a 400 MW installed capacity should any other constraints to development be discovered over the course of the application process, or may not maximise the grid connection over the lifetime of the project.

2.1.6 In order to mitigate for these risks and deliver a Scheme that maximises the 400 MW grid connection and optimises generation, RNA need to add more land into the Scheme.

3.0 SITE SELECTION PROCESS

3.1.1 The site selection process followed two broad stages:

- The first stage, set out in the Site Identification Report (SIR) identified the most appropriate location for a large-scale solar NSIP capable of utilising available grid capacity within the Eaton Socon Substation. A 15km area of search around the Eaton Socon Substation was taken as a starting point, with the land in this area of search reviewed against known planning and environmental constraints in accordance with the factors influencing site selection set out in Section 2.48 of draft NPS EN-3. This first stage concluded by identifying a 'Search Zone' to the north-west of the Eaton Socon Substation that was considered the most suitable location for a large-scale solar development. The recommendation given at the conclusion of the first stage was that RNA should approach landowners in the Search Zone to gauge interest in developing a project.
- The second stage, set out in the LIR followed on from the first stage and comprised a high-level review of the land offered to RNA to establish constraints to development of the Scheme and refine the overall landholding to be taken forward. The culmination of the second stage was

the identification of the Proposed Site Area to be taken forward for the Scheme.

- 3.1.2 The SIR was focused on finding an area of land suitable for solar in accordance with the 'Factors Influencing Site Selection' set out in draft NPS EN-3. The Search Zone was identified based on a number of different factors but was ultimately 'drawn' based on the potential for avoiding best and most versatile agricultural land, and with consideration to the underlying topography of the vale landform formed by the River Kym and Pertenhall Brook.

4.0 CONSIDERATION OF PREVIOUS OPPORTUNITY LAND FROM LIR

- 4.1.1 The LIR previously discounted a number of 'Opportunity Land Parcels' that were outside of the original Search Zone which were "*Considered possibly suitable to be taken forward, subject to additional mitigation or further review*" (Section 6.2 of the LIR). The Opportunity Land Parcels that were discounted are as follows:

- Parcel A5
- Parcel E8
- Parcel E9

- 4.1.2 These Opportunity Land Parcels were discounted for landscape reasons on the basis of the ridgeline that extends east-west through Little Staughton which forms a natural boundary to the Scheme, and because they were not contiguous with the rest of the site area under consideration such that there would likely be greater impacts in relation to construction access and cabling requirements that would not justify the benefit of connecting such small parcels.

- 4.1.3 The reasons for originally discounting these land parcels are still extant, and on this basis it is considered logical to continue to discount these areas from the site.

5.0 ADDITIONAL OPPORTUNITY LAND

5.1 Additional Opportunity Land

- 5.1.1 As part of early optioneering and site feasibility work, RNA has considered possible grid connection corridors to connect the Proposed Site Area with the point of connection at the Eaton Socon Substation. This work reviewed three possible grid connection corridors and established that Corridor 3 was the preferred route. The Proposed Site Area and Corridor 3 are shown together on Figure 1.
- 5.1.2 Two of the landowners along Corridor 3 are a relation of a landowner within the Proposed Site Area and are therefore aware of the emerging Scheme. Through discussions with RNA they have offered part of their landholding for inclusion with the Scheme. This ‘Additional Opportunity Land’ is shown on Figure 2.
- 5.1.3 The Additional Opportunity Land is located partly within but predominantly outside of the original Search Zone identified in the SIR, as shown on Figure 2.

5.2 Appraisal of Additional Opportunity Land Parcel

- 5.2.1 A high-level review of the Additional Opportunity Land 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.
- 5.2.2 The Additional Opportunity Land has been given the reference ‘Parcel G1’ as a continuation of the referencing system considered previously.

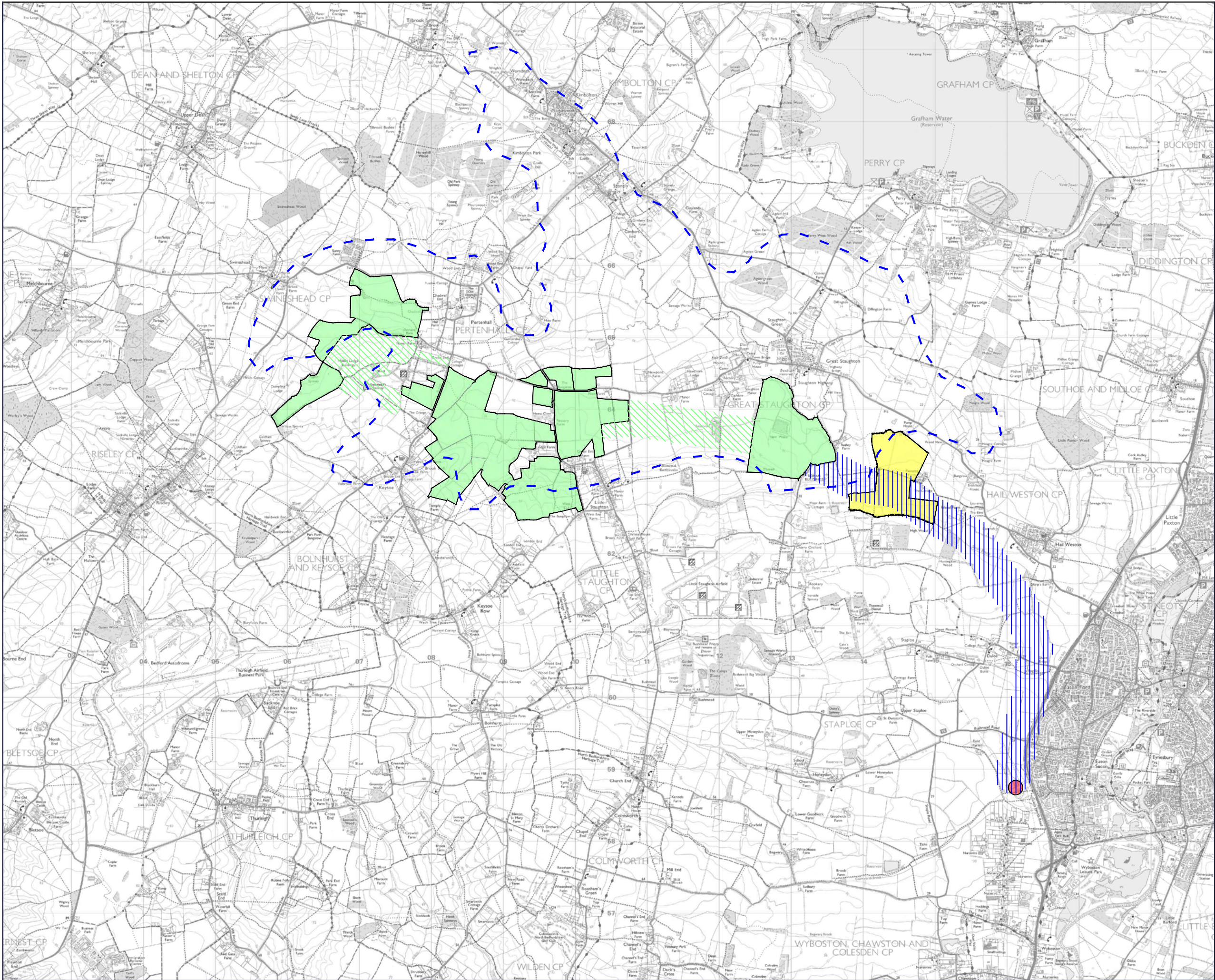
Parcel G1

5.2.3 Parcel G1 is located across the eastern boundary of the original Search Zone.

Parcel G1	Analysis	Omit land parcel from Site?
Design Principle 1: Efficiency	Parcel G1 covers approximately 85 hectares. The topography of the parcel is flat to the north and south, with a gently change in elevation of about 15m on an east-west axis through the centre of the parcel. The gradients of the topography are shallow enough that it would not be a limiting factor.	No
Design Principle 2: Landscape and Views	<p>Parcel F3 comprises a single field to the south of Great Parcel G1 comprises a broad area of open arable farmland located between the B645 to its north and High Wood to its south. A bridleway crosses Parcel G1 on an east-west axis, and a public footpath along part of its southern boundary.</p> <p>Parcel G1 would be of some visibility from public rights of way in the wider landscape, however these would be relatively distant views, and no key views towards notable landmarks should be interrupted.</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
Design Principle 3: Historic Environment	Parcel G1 does not form a key element of the setting of any designated heritage asset.	No
Design Principle 4: Nature Conservation	Parcel G1 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
Decision:		Retain

6.0 CONCLUSION

- 6.1.1 Parcel G1 has advantages and disadvantages to its inclusion within the Site. The disadvantages of including the Parcel relate primarily to its position outside of the original Search Zone on provisional Grade 2 agricultural land. The advantages of including the Parcel relate to its relatively easy access from the public highway at the B645, and its logical position along the identified grid connection corridor between the Proposed Site Area and the point of connection at Eaton Socon Substation.
- 6.1.2 The high-level appraisal has identified that Parcel G1 would have been identified as 'suitable to be taken forward' had it come forward as part of the original Opportunity Land, and had it been located in the Search Zone.
- 6.1.3 On the basis of the above, balancing the advantages and disadvantages of including the land, and noting that draft NPS EN-3 states "*land type should not be a predominating factor in determining the suitability of the site location*", it is concluded that Parcel G1 is suitable to be taken forward as part of the overall Site.



- Proposed Site Area
- Search Zone
- Grid Connection Corridor
- Internal Cabling Corridors
- Point of Connection
- Additional Opportunity Land

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Project

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Addendum**

Figure Number

Figure 2

Figure Title

Additional Opportunity Land

Scale

1:50,000 @A3

Date

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