

## 8 Assessment of Sites

8.1.1 The following section assesses the Site, Land at Kingston Hill and Woodsend and Land at Windsor Farm against the site selection criteria which consists of operational requirements and environmental considerations. To score the sites against the site selection criteria, Table 8.1 identifies the key in which sites will be graded:

Table 8.1: Key

Colour	Definition
	The Site meets the criteria
	The Site will meet the criteria following mitigation and design change
	It will be very challenging for the Site to meet the criteria
	The Site will not meet the criteria

Table 8.2: Assessment of the Site

Land at Alleston Farm, Lower Lamphey Road, Lamphey, Pembrokeshire			
Operational Requirement	Theme	Applicant Remarks	Score
	Levels of sunlight	The Site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The Site is approximately 96ha. There are physical obstructions in the form of the Alleston Wood and Alleston Farmhouse, however, they are not on a scale that result in the Development not being viable. The Site slopes gently to the north and the Site is not fragmented.	
	Proximity to settlements	There are no, towns or villages adjacent to or within close proximity of the Site. There is a residential dwelling within close proximity on Upper Longstone and Lower Lamphey Road. There will be no impact on residential amenity in regard to glint and glare as confirmed within the Solar Photovoltaic Glint and Glare Study (Pager Power, 2024). There will additionally be no impact on residential dwellings as confirmed in Chapter 7 'Landscape and Visual Effects' of the ES.	
	Accessibility for construction	The Site can be accessed via Lower Lamphey Road on the northern boundary	

	phase and maintenance activities	of the Site. Lower Lamphey Road provides viable access for HGVs to enter and exit the Site from the wider road network during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	The Applicant has secured the Site for the duration of the entire construction, operation and decommissioning phase of the Development.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the Site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The Site is approximately 300m east of the Pembrokeshire Coast National Park. However following a visual assessment in Chapter 7 'Landscape and Visual Effects' of the ES, it was concluded that there are no views from the National Park of the Site.	
	Flood Risk	As identified in Appendix E, the Site is located within an area of low flood risk, not assessed to be Flood Zone 2 or 3. This is with the exception of a small area associated with an unnamed watercourse which has been assessed as Flood Zone 2.	
	Landscape and Visual	The Site is not located within any statutory landscape designations.  The Site is located within Landscape Character Area 25: Hundleton and Lamphey which is described as mainly intensively managed pastorally farmed and improved grassland. Fields are irregular and primarily bound by hedges, hedge banks and stone walls. This LCA is noted to undergo a landscape change from large scale solar farms which should be managed by protecting the amount of open landscape in the area.	
	Cultural Heritage	The Grade II Listed Farmhouse Alleston Farmhouse and associated buildings is located within the centre of the Site.	
	Ecology	As stated above, the Site is not located within any statutory ecology designations. The Site does contain an area of ancient woodland, Alleston Wood, within the central region but the minimum standoff	

		for development of 15m can be being maintained.	
	Agricultural Land	The Site has been subject to a detailed ALC assessment which found that a large proportion of the assumed Grade 3a land is actually 3b, meaning that it is lower quality than shown on the national ALC plans. The Site is therefore is within Grade 2, Grade 3a and Grade 3b agricultural land, predominantly Grade 3b.	

Table 8.3: Assessment of Site 1

<b>Land at Kingston Hill and Woodsend, between Maiden Wells and Lamphey</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 127ha. There are physical obstructions in the form of a residential dwelling in the centre and woodlands going through the northern portion and eastern portion of the site. The topography of the site is sloped slightly to the north. The north of the site is fragmented from the rest of the site due to intervening woodland and the relatively small field parcels with hedgerows and trees, limiting suitability for solar arrays.	
	Proximity to settlements	Furzton Cottages and Woodsend are located within the centre of the site. Primrose Cottage borders the north eastern border of the site. There are also multiple dwellings within close proximity to the northern boundary, including Highbury Court, Hangmans Hall and a Cafe. A Hotel is located on the western boundary of the site.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via an unnamed access track off the B4319 to the east of the Site. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction,	This land has not been put forward by any consultees or third parties, therefore	

	operational and decommissioning phases	it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site borders the Pembrokeshire Coast National Park which is a statutory designation classified as a 'sensitive areas' within EIA.	
	Flood Risk	There are multiple unnamed watercourses on site, as well as a body of water. These areas of water are associated with high risk of flooding from surface water and small watercourses. An additional portion of the site is at high flood risk from rivers. Outside of these areas, the site is at low risk of flooding.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.  This site borders the Pembrokeshire Coast National Park to the south and therefore has a high risk of impacting the landscape of this area.	
	Cultural Heritage	The site is located 1.5km east of the Historic Park and Garden Orielton. The Grade II* Listed Building 'Outbuilding range at Kingston Farm to SE of old farmhouse' is located 400m north-east of the site.	
	Ecology	There are three groups of Ancient Woodland which are a part of the woodland belt which stretches across the site. These include two Ancient Semi Natural Woodlands and a Plantation on Ancient Woodland Site. The Orielton Stable Block and Cellars SSSI is located 2.1km from the Site. This is adjoining the Pembrokeshire Bat Sites and Bosherton Lakes SAC.	
	Agricultural Land	The site is within Grade 4, Grade 3b and Grade 3a agricultural land. There is also a portion of the site that is non-agricultural.	

Table 8.3: Assessment of Site 2

<b>Land at Penny Bridge, to the east of Pembroke</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 110ha. There are physical obstructions in the form of multiple cottages around the northern, eastern and western boundaries of the site. This is in addition to a woodland which runs through the Site limiting the scope of the site to accommodate solar arrays. The topography of the site is sloped slightly to the south west. The site is not fragmented.	
	Proximity to settlements	As mentioned above, Kingston Cottage and Thurstle Mill cottage are located within the site. The Lammaston Farmhouse Holidays hotel is on site. The Freshwater East Carvan and Motorhome Club Campsite is located on the southern boundary of the site.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via multiple unnamed access tracks off Brockfield Lane to the west of the site. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
	<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site borders the Pembrokeshire Coast National Park on the eastern and western boundary, which is a statutory designation classified as a 'sensitive areas' within EIA.
Flood Risk		There are multiple unnamed watercourses on site. These areas of	

		water are associated with high risk of flooding from surface water and small watercourses. An additional portion of the site to the north is at high flood risk from rivers. Outside of these areas, the site is at low risk of flooding.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.  This site borders the Pembrokeshire Coast National Park and therefore has a high risk of impacting the landscape of this area.	
	Cultural Heritage	The Grade II* Listed Building 'Outbuilding range at Kingston Farm to SE of old farmhouse' is located on site.	
	Ecology	There are two groups of Ancient Woodland which are a part of two woodland belts which are located in the centre and south of the site. These include two Ancient Semi Natural Woodlands. The Stackpole Quay Trewent Point SSSI and SAC are located 1.5km south east of the site.	
	Agricultural Land	The site is majority Grade 3a which is BMV agricultural land. There are also small pockets of Grade 3b, Grade 4 and non-agricultural land. The land most suited to development is Grade 3a BMV land.	

Table 8.4: Assessment of Site 3

<b>Land at Kingston Bottom, between Hill Farm and Kingston Cottage</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 91.2ha. There are physical obstructions in the form of a residential dwellings in the centre of the site, as well as the hotel Highfields Cottage. There are woodlands going through the northern portion and centre portion of the site. The topography of the site is sloped slightly to the north. The site would likely be fragmented due to	

		the number of fields separated by trees and hedgerows.	
	Proximity to settlements	The Site is located within close proximity to residential dwellings associated with Pembroke. As mentioned, there is also a Hotel is located on the south western boundary of the site.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via an unnamed access track off Grove Hill or another unnamed access track off Brockfield Lane both to the west of the site. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is not within or in proximity to any statutory designations classified as 'sensitive areas' within EIA.	
	Flood Risk	There are multiple unnamed watercourses on site and a small body of water in the south east corner. The areas of water are associated with high risk of flooding from surface water and small watercourses. Outside of these areas, the site is at low risk of flooding.	
	Landscape and Visual	<p>The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.</p> <p>This site comprises approximately 24 small and medium sized fields that are split by trees and hedgerow boundaries. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character.</p>	

	Cultural Heritage	There are no historic designations within the site.	
	Ecology	There are no ecology designations within the site.	
	Agricultural Land	The site is largely Grade 3a BMV agricultural land, with a small pocket of Grade 3b and non-agricultural land.	

Table 8.5: Assessment of Site 4

<b>Land to the north of Underdown Bottom, to the east of Pembroke</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 61ha. There are physical obstructions in the form of a trees and hedgerows. The topography of the site is generally flat. The site would be fragmented due to the number of fields well defined by trees and hedgerows.	
	Proximity to settlements	The site borders the residential dwellings and urban area of Pembroke.	
	Accessibility for construction phase and maintenance activities	The site has no access tracks going through it, which means a route would need to be constructed off the B4319 to the west or Grove Hill and Brockfield Lane to the east. At this time, it cannot be fully concluded creating an access track off these routes will be viable.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	



<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is not within or in proximity to any statutory designations classified as 'sensitive areas' within EIA.	
	Flood Risk	There is an unnamed watercourse which flows from the north into the centre of the site. This is classified as high flood risk from surface water and small watercourses. Outside of these areas, the site is at low risk of flooding.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.  This site comprises approximately 15 small and medium sized fields that are split by trees and hedgerow boundaries. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character.	
	Cultural Heritage	There are no historic designations within the site.	
	Ecology	There are no ecological designations within the site. The site is approximately 1.4km southwest of the Pembrokeshire Marine SSSI and SAC.	
	Agricultural Land	The site is Grade 3a BMV agricultural land, with a very small pocket of Grade 3b agricultural land alongside the northern boundary.	

Table 8.6: Assessment of Site 5

<b>Land at Windsor Farm, to the east of Pembroke</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 100 ha. The site slopes slightly with a high point in the north east corner, making the site south west facing. The site is fragmented into two separate sites as separated by Sixth Lane and the western part consists of relatively small field parcels with hedgerows and trees, which are	

		generally not suited to solar development. There is the potential for the Site to be separated again by a group of woodlands near Windsor Farm and Hill House in its eastern half.	
	Proximity to settlements	The site covers Windsor Farm Pumpkin Patch and Carvan Camping in the centre. There are also three hotels on site, North Down Farm, Best Western Lamphey Court Hotel & Spa and Lower Lamphey Park. The site additionally borders the eastern portion of Pembroke which is identified as an urban area. Residential dwellings associated with Pembroke and Lamphey are located within close proximity of the site, within 200 metres.	
	Accessibility for construction phase and maintenance activities	There is access onto the site from the A4075, Golden Lane, Sixth Lane, Deer Park Lane and an unnamed access track from The Ridgeway. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40 year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is located 1km south and 500m north of Pembrokeshire Coast National Park which is classified as 'sensitive areas' within EIA	
	Flood Risk	The site is covered by numerous unnamed watercourses. Associated with these areas, the site is at a high risk of flooding from rivers. There are also small portions of the site that are at high risk of flooding from surface water and small watercourses. Outside these areas, the site is at low risk of flooding.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.	

		The site is located 1km south and 500m north of Pembrokeshire Coast National Park.	
	Cultural Heritage	<p>There are four listed buildings on site:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Building 'Old Coach House';</li> <li>• Grade II Listed Building 'Milepost on A4075 opposite Holyland';</li> <li>• Grade II* Listed Building 'Lamphey Court'; and</li> <li>• Grade I Listed Building 'Lamphey Bishop's Palace'.</li> </ul> <p>The site is bordered to the east by Grade II Listed Building 'Barn at Upper Lamphey Barn' and Grade II* Listed Building 'Four Mediaeval House at Upper Lamphey Park Farm'.</p> <p>The site is covered by the Historic Park and Garden 'Lamphey Bishop's Palace &amp; Lamphey Court'.</p>	
	Ecology	There are four areas of Restored Ancient Woodland Sites on site. The Pembrokeshire Marine SSSI and SAC is located 1.4km south of the site. The Milford Haven Waterway SSSI and SAC is located 1.7km west of the site.	
	Agricultural Land	The Site is majority covered by Grade 3b agricultural land, with pockets of Grade 3a and non-agricultural land.	

Table 8.7: Assessment of Site 6

<b>Land at Penny Bridge, to the east of Pembroke</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 91ha. There are physical obstructions including a Ridgcroft Cattery & Dog Daycare, as well as multiple residential dwellings that are alongside the southern and northern boundaries of the site. The topography	

		of the site is sloped slightly to the south. The site is fragmented as Phillip's Lane runs through the centre of the site. There are additional 24 fields on site which are well defined by trees and hedgerow, which have the ability to fragment the site and are generally less suited to solar development.	
	Proximity to settlements	There are multiple residential dwellings on site, which is also located to the east of the urban area of Pembroke.	
	Accessibility for construction phase and maintenance activities	The site can be access by constructing a route from Phillip's Lane, Golden Lane or the A4075, however at the moment there are no access tracks which go directly into the site. At this time, it cannot be fully concluded creating a route will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is not within or in proximity to statutory designations classified as 'sensitive areas' within EIA.	
	Flood Risk	There are multiple unnamed watercourses on site. These areas of water are associated with high risk of flooding from surface water and small watercourses. Outside of these areas, the site is at low risk of flooding.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.  As mentioned, there are approximately 24 fields on site which are defined by trees and hedgerows. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character.	

	Cultural Heritage	There are no historic designations on site.	
	Ecology	There are no ecological designations on site, however the Milford Haven Waterway is located approximately 1.4km north.	
	Agricultural Land	The site is almost entirely Grade 3a BMV agricultural land, however there is a small pocket of Grade 3b and non-agricultural land.	

Table 8.8: Assessment of Site 7

<b>Land at Sunny View, to the east of Hundleton</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 75.2ha. There are physical obstructions in the form of a residential dwelling throughout the Site and the Greenfield Pembroke camping farm which encroaches on the eastern boundary. The topography of the site is sloped slightly to the north. The site is fragmented by the Bowett Lane which crosses the centre of the Site. The site is additionally fragmented by trees and hedgerow which border approximately 43 smaller fields.	
	Proximity to settlements	As mentioned, there are settlements on the Site. The village of Hundleton additionally borders the Site in the north west.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via an unnamed access track off the B4320 to the north. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	

	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is not within or in proximity to statutory designations classified as 'sensitive areas' within EIA.	
	Flood Risk	There is one small unnamed watercourse which crosses the site. This watercourse is with high risk of flooding from surface water and small watercourses. Outside of this area, the site is at low risk of flooding.	
	Landscape and Visual	<p>The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.</p> <p>As mentioned above, there are approximately 43 fields on site which are split by hedgerows and trees. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character.</p>	
	Cultural Heritage	The Grade II Listed Building 'Rose Lodge' is located in the centre of the site near the southern boundary. The Registered Historic Park and Garden 'Orierton' borders the site to the south. The Scheduled Monument 'Dry Burrows Round Barrows' is located approximately 1km south west of the site.	
	Ecology	There are two groups of Ancient Woodland which are a part of the woodland belt which stretches across the southern portion of the site. These include two Restored Ancient Woodland Sites. The Pembroke Marine SSSI and SAC is located 1.07km north of the site.	
	Agricultural Land	The site is majority Grade 3a BMV agricultural land with the southern boundary (associated with the ancient woodland) comprising Grade 3b, Grade 5 and non-agricultural land.	

Table 8.9: Assessment of Site 8

<b>Land at Underhill Wood, to the east of St Twynnels</b>			
<b>Operational Requirement</b>	<b>Theme</b>	<b>Applicant Remarks</b>	<b>Score</b>
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	
	Size, shape, orientation and topography	The site is approximately 77.7ha. There are physical obstructions in the form of woodlands going through the centre portion of the site. The topography of the site slopes down to the centre of the site and then slopes up to the north and the south. The site is fragmented by hedgerow and tree field boundaries from approximately 19 fields.	
	Proximity to settlements	The Site is bordered by multiple residential dwellings, as well as the village of St Wynnells.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via an unnamed access track which enters the site from the north. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period due to the number of dwellings surrounding this track.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
	<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site is approximately 60m north from the Pembrokeshire Coast National Park which is a statutory designation classified as a 'sensitive area' within EIA.
Flood Risk		The site is crossed by the Castlemartin Corse River from the west to east. This portion of the Site is associated with high risk of flooding from rivers. Outside	

		of these areas, the site is at low risk of flooding.	
	Landscape and Visual	<p>The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.</p> <p>This site is 60m north of the Pembrokeshire Coast National Park and therefore has a high risk of impacting the landscape of this area. The land is also more open in nature than the alternatives and highly visible from a number of surrounding viewpoints, particularly Windmill Lane.</p> <p>As mentioned above, there are approximately 19 fields on site which are split by hedgerows and trees. Placing the Development in this site would likely impact the natural field pattern and thus the landscape character.</p>	
	Cultural Heritage	The site is bordered to the north by the Registered Historic Park and Garden 'Orielson'. The Scheduled Monument 'Merrion Camp' is located 275m south of the site.	
	Ecology	There are two groups of Ancient Woodland within the site which include two Ancient Semi Natural Woodlands. The Castlemartin Range SSSI is located 1.2km south west of the site.	
	Agricultural Land	The site is within Grade 3b, Grade 4 and non-agricultural land, the latter being mostly woodland. There are pockets of Grade 2 BMV agricultural land in the north of the site.	

Table 8.10: Assessment of Site 9

Land at King's Mill, to the north of Warren			
Operational Requirement	Theme	Applicant Remarks	Score
	Levels of sunlight	The site is located within an area of the highest photovoltaic potential within the UK of up to 3.0 kilowatts/hour (kWp) each day.	



	Size, shape, orientation and topography	The site is approximately 91.3ha. There are physical obstructions in the form of large areas of woodlands, a river, multiple residential dwellings and the King's Mill Holiday Cottages. The topography of the site slopes down to the centre of the site and then slopes up to the north and the south. The site is fragmented by hedgerow and tree field boundaries from approximately 20 fields. All of these elements combined limit the developability of the site.	
	Proximity to settlements	The site borders the village of Castlemartin and is in the close proximity of multiple dwellings.	
	Accessibility for construction phase and maintenance activities	The site can be accessed via an unnamed access track off the B4319 to the south of the Site. At this time, it cannot be fully concluded this will be viable access for HGVs to enter and exit the site during the construction period due to the number of dwellings surrounding this track.	
	Suitable for the entire construction, operational and decommissioning phases	This land has not been put forward by any consultees or third parties, therefore it cannot be concluded if it will be available for a 40-year period.	
	No interference with allocations of the PCC Development Plan	According to the PCC Proposal Maps, the site is not located nearby or within any areas allocated for Development.	
<b>Environmental Considerations</b>	Sensitive areas (EIA regulations)	The site borders the Pembrokeshire Coast National Park to the west which is a statutory designations classified as 'sensitive areas' within EIA.	
	Flood Risk	The Site is crossed by the Castlemartin Corse River from west to east. A large portion of the site associated with the River is identified as high risk of flooding from rivers.	
	Landscape and Visual	The site is not located within any statutory landscape designations. The site is within the same LCA as the Site.  This site borders the Pembrokeshire Coast National Park to the west and	

		therefore has a high risk of impacting the landscape of this area.	
	Cultural Heritage	The Grade II Listed Buildings 'Corn Mill House' and 'Corn Mill' are located in the centre of the site. The Scheduled Monument 'Kings Mill Camp' is in the same location as the Listed Buildings on site.	
	Ecology	The site is bordered at the south west corner of the Castlemartin Coast SSSI, SPA and SAC. There site is approximately 690m from the Castlemartin Range SSSI.	
	Agricultural Land	The site is within Grade 3b, Grade 4, Grade 5 and non-agricultural land.	

## 8.2 Summary

8.2.1 Following an assessment of alternative sites, the application Site is concluded to be the preferred location for the Development within the identified search area. All 9 sites were identified to have major constraints on ecology, settlements, landscape and heritage as shown in the Table 8.11 above.

Table 8.1: Summary of Alternative Site Assessment

Site	Major Constraints
Site 1	<ul style="list-style-type: none"> <li>▪ Settlements</li> <li>▪ Bordered by a National Park,</li> <li>▪ Three Ancient Woodlands</li> <li>▪ Defined landscape pattern of multiple fields</li> </ul>
Site 2	<ul style="list-style-type: none"> <li>▪ Settlements</li> <li>▪ Bordered by a National Park</li> <li>▪ Two Ancient Woodlands on site</li> <li>▪ Grade II* Listed Building</li> </ul>
Site 3	<ul style="list-style-type: none"> <li>▪ Settlements</li> <li>▪ Defined landscape pattern of multiple fields</li> </ul>
Site 4	<ul style="list-style-type: none"> <li>▪ No access tracks</li> <li>▪ Defined landscape pattern of multiple fields</li> </ul>
Site 5	<ul style="list-style-type: none"> <li>▪ Settlements</li> </ul>

	<ul style="list-style-type: none"> <li>▪ 500m from the National Park</li> <li>▪ Multiple Grade II, Grade II* and Grade I Listed Buildings</li> <li>▪ Historic Park and Garden</li> <li>▪ 4 Ancient Woodlands</li> </ul>
Site 6	<ul style="list-style-type: none"> <li>▪ Settlements</li> <li>▪ Defined landscape pattern of multiple fields</li> </ul>
Site 7	<ul style="list-style-type: none"> <li>▪ Bordered by a village</li> <li>▪ Defined landscape pattern of multiple fields</li> <li>▪ Grade II Listed Building</li> <li>▪ 2 Ancient Woodlands</li> </ul>
Site 8	<ul style="list-style-type: none"> <li>▪ 60m from the National Park</li> <li>▪ Crossed by the Castlemartin Corse River</li> <li>▪ Defined landscape pattern of multiple fields</li> <li>▪ 2 Ancient Woodlands</li> <li>▪ Bordered by a village</li> <li>▪ Highly visible from surrounding areas</li> </ul>
Site 9	<ul style="list-style-type: none"> <li>▪ Bordered by a village</li> <li>▪ Bordered by the National Park</li> <li>▪ Crossed by the Castlemartin Corse River</li> <li>▪ 2 Grade II* Listed Buildings and a Scheduled Monument</li> <li>▪ Bordered by an SSSI, SPA and SAC</li> </ul>

8.2.2 Although the alternative sites nominally have the same or lower grade agricultural land, as shown in the Wales Predictive ALC Map, the grades of agricultural land demonstrate a complex pattern and change within short distances. Therefore, it cannot be reasonably concluded that higher grade BMV land would be used for different farming purposes to the lower grade land, as it would be impracticable to farm at the higher grade differently to the adjacent lower grade land in such a small area. This was similar to the state of the search area assessed for Parc Solar Trawll, in which the inspector confirmed in paragraph 133 that it would be “Impracticable to farm at the higher grade” due to this.

8.2.3 In addition to the constraints identified on the alternative sites, none of these sites were available at the time of the search and therefore have not been assessed to be adequate for a 40-year development and for access during the construction phase.

- 8.2.4 Although the Site was identified as optimal, the main constraints Alleston Wood, the Grade II Listed Alleston Farmhouse and the presence of Grade 2 and Grade 3a BMV on Site were addressed. In particular, every effort has been made to limit the use of BMV land within the Site. The Development has therefore been designed to address these constraints and implement adequate mitigation measures. It is also worth noting that the detailed ALC survey of the Site, which requires the permission of the landowner, and is therefore only possible at a more advanced stage in the process, recorded a greater proportion of Grade 3b land than shown on the Wales Predictive Map. The majority of the Alternatives comprise Grade 3a or above land and, based on the available information therefore have a greater proportion of BMV land than the Site. Only sites 8 and 9 are largely of Grade 3b land and more comparable with the application Site, although they are subject to a greater number of constraints.
- 8.2.5 Development of the site for a time limited period would not result in the permanent loss of BMV agricultural land. The installation of the solar farm is reversible i.e. the agricultural land can be returned to its former agricultural productivity once the generation of renewable electricity has ceased, and the solar panels and associated infrastructure is removed.

## 9 Development Design and Mitigation

9.1.1 The design of the Development has been focussed on avoiding the temporary potential loss of BMV land. As noted, the Site comprises of 7.4 ha of Grade 2 and 35.3 ha of Grade 3a BMV land. Of the 96ha of the Site, the PV panels will occupy approximately 43ha. The northern areas of the Site are predominately of the highest agricultural quality and as such, panels have been mostly removed from these areas to prevent the loss of BMV land. Figure 9.1 details the area within the Site whereby PV panels will be located and their associated land quality grade.

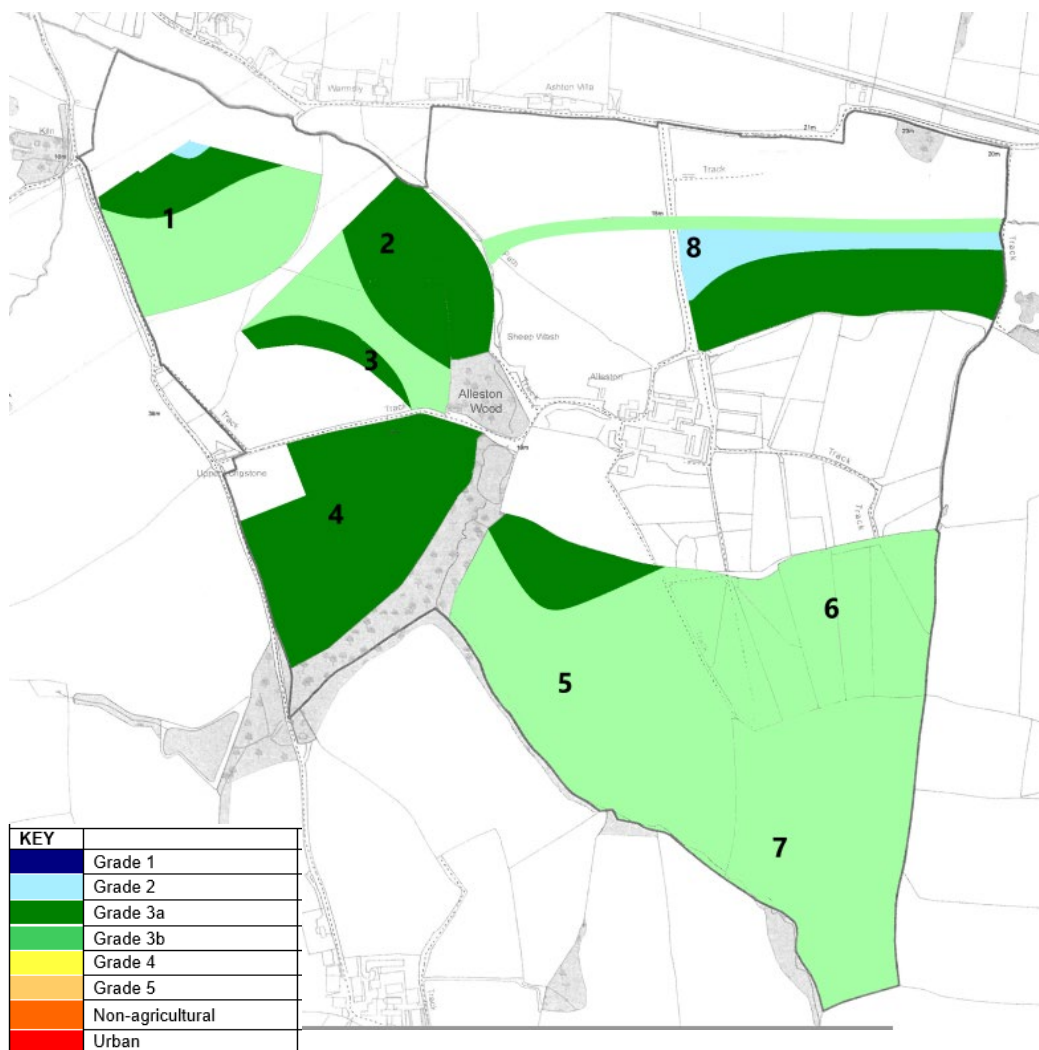


Figure 9.1: Agricultural Land Quality for the Solar PV Panels<sup>1</sup>

9.1.2 The breakdown of the agricultural land quality where the panels will be located can be seen in Table 9.2.

Table 9.1: Agricultural Land Quality for the Solar PV Panels<sup>2</sup>

ALC Grade	Total Site (ha)	Total Site (%)	Solar PV Area (ha)	Solar PV Area (%)
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<sup>1</sup> Agricultural Land ES Chapter 8 (Kernon Countryside Consultants)

<sup>2</sup> Agricultural Land ES Chapter 8 (Kernon Countryside Consultants)

1 Excellent	0	0	0	0
2 Very good	7.4	7.7	1.6	3.6
3a Good	35.3	36.8	7.0	15.9
3b Moderate	46.8	48.7	35.5	80.5
4 Poor	0	0	0	0
5 Very poor	0	0	0	0
NA Non-agricultural	6.5	6.8	0	0
<b>Total</b>	<b>96.0</b>	<b>100.0</b>	<b>42.8</b>	<b>100</b>

- 9.1.3 Table 9.1, demonstrates that only 8.6 ha of BMV land will be temporarily used for the infrastructure within the Development. This represents only 10% of the Site as a whole. Within PCC, this is temporarily affecting only 0.03% of BMV.
- 9.1.4 To protect the soil quality on Site, a Soil Resource Management Plan (SRMP) and Construction Environmental Management Plan (CEMP) will be implemented. During the construction phase of the Development, the SRMP and CEMP will ensure soil quality is protected through mechanisms such as avoiding construction in wetter periods to reduce the risk of soil compaction. When the Development is decommissioned after 40 years of operation, the SRMP will implement measures to restore the BMV land and return the area to agricultural. Therefore, the development is entirely reversible and the BMV land will not be in full productive capacity for only a temporary period of time.
- 9.1.5 In addition, the farm business currently occupying the Site will continue. The land between the panels within the fenced area can continue to be made available for sheep grazing, allowing for on-going farm operation to take place alongside the operation of the solar farm. This will be alongside the arable farming continuing within the northern fields on the Site and the continuing horse livery in the east of the Site.
- 9.1.6 Further details regarding the mitigated impact of the Development on BMV agricultural land is detailed within Chapter 8 Agricultural Land & Soils of the Environmental Statement submitted with the planning application.
- 9.1.7 The Development will not adversely impact the Grade II Listed Building Alleston Farmhouse as identified in Chapter 6 'Historic Environment' of the ES. The historic setting of the Listed Building has been protected by removing panels from Fields F5 and F7 to the north of Alleston Farmhouse. In addition, 0.08 ha of orchard planting in proximity of the Alleston Farmhouse will further protect the historic character of this asset.
- 9.1.8 The detailed orchard planting is a part of the Landscape Strategy which has been developed to provide a X% Net Biodiversity Benefit (NBB). Other mechanisms of the Landscape Strategy include the following:
- Retention of existing structure of hedgerows surrounding the Site to enhance habitat connectivity and reinstate field boundaries;
  - Approximately 2.66ha of native woodland planting to enhance existing landscape character and provide visual screening of the Development;
  - Orchard planting to provide biodiversity benefits and protect the historic character of Grade II Listed Building Alleston Farmhouse;
  - Incorporating adequate buffers between the Development and the property on Upper Longstone, Alleston Farmhouse and the northern Site boundary; and
  - Planting a range of grassland types enabling the Site to benefit from less intense grazing and encourage species diversity.

- 9.1.9 In addition, a buffer will be provided to the Ancient Woodland 'Alleston Wood' to ensure there are no adverse impacts on this designation, as confirmed within Chapter 8 'Biodiversity' of the ES. Additionally, the planting of native shelter belt, woodland and native trees will benefit Alleston Wood.

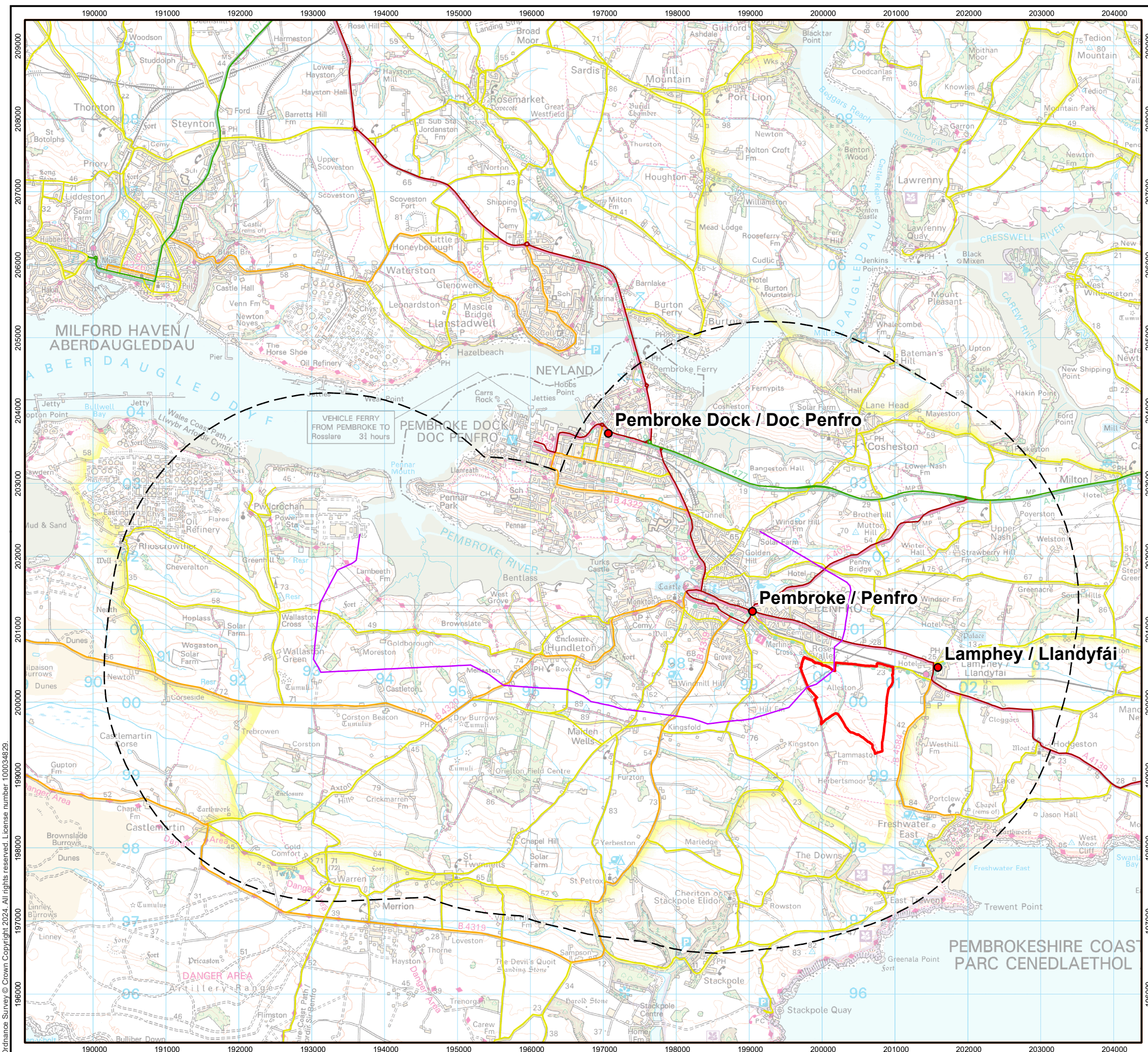
## 10 Summary and Conclusions

- 10.1.1 This ASA demonstrates the Development's compliance with PPW. As confirmed by the ALC Surveys in April 2023 and January 2024, the Site comprises 42.8ha BMV agricultural land of which only 8.6ha will have solar infrastructure. Therefore, PDL land, non-agricultural land and lower grade agricultural land were assessed by considering alternative sites' environmental value in terms of landscape, wildlife, historic or archaeological designations, in accordance with PPW.
- 10.1.2 The ASA carried out by the Applicant comprised of five stages: defining the study area; defining site selection criteria; review of commercial rooftops, PDL, non-agricultural land, and land of lower agricultural grade; the assessment of alternative sites; and the assessment of the Site.
- 10.1.3 The study area was defined by the grid connection to a 132kV OHL which stretches from Pembroke substation to Golden Hill substation. Alternative sites were identified within 3km of the OHL across the administrative area of PCC. As there is no planning policy which provides guidance on defining a search area. However, the distance from a grid connection point impacts the viability of a project and is a limiting factor when defining the search area and alternative sites assessments from previous DNS applications Penpergwm Solar and Parc Solar Farm were used to confirm that the approach taken is reasonable and proportionate.
- 10.1.4 Site selection criteria was split into two categories of operational requirements and environmental considerations. Operational requirements defined the technical necessities for the operation of a solar PV farm. This includes a site with high levels of sunlight, correct shape, orientation and topography. The site which needs to be suitable for the construction, operation and decommissioning phases of the Development. Environmental aspects including sensitive areas, flood risk, landscape and visual, heritage and ecological factors were considered for site selection criteria.
- 10.1.5 Within the study area, an assessment of alternative sites was completed. Nine sites were identified with lower or similar grade agricultural. Alternative sites were identified to have significant constraints, whether this be the close proximity to the Pembrokeshire Coast National Park, settlements, designated heritage sites or high flood risk. Overall, no reasonable alternative sites of appropriate size have been identified which could accommodate the development. The Site was identified as the optimal option for the Development as it will have limited environmental and operational impacts. The application site is available and benefits from a commercially viable grid connection, which is a fundamental requirement for a solar farm. Given the difficulty in finding grid connections, and the limitations on the grid in general, every possible opportunity must be utilised if the relevant local and national energy and climate change targets are to be met.
- 10.1.6 Although the Site comprises of pockets of Grade 2 and 3a agricultural land, which is classified as BMV, the Development has been designed to construct panels on majority non-BMV land and therefore will have a limited impact on the grade of BMV land. Farm practices such as horse grazing and arable crop production will continue on the Site. Additionally, the SRMP and CEMP will implement mitigation measures to ensure BMV land is protected. The Development is temporary and fully reversible, and therefore no BMV agricultural land would be permanently or irreversibly lost. It must also be considered that setting the fields aside from modern farming production for 40 years will improve soil biodiversity and fertility for future use i.e. increase in soil organic matter, increase in the diversity of soil flora, fauna and microbes, and improve soil structure. Therefore, development on agricultural land at this Site would not significantly harm national agricultural interests in accordance with PPW.
- 10.1.7 The alternative site selection process conducted by the Applicant is compliant with PPW and PCCs Renewable Energy SPG. These policies require Development within BMV land to demonstrate that there are no suitable, available and viable alternative sites on lower grade agricultural land and previously developed land to facilitate the Development.



## **Appendix A    Location Plan**





- Site Boundary
- A Road
- Primary Road
- Minor Road
- B Road
- 132kv OHL
- 132kv OHL 3km Buffer
- Nearby Towns

1:50,000 on A3

Produced By: KT	Version: 1
Checked By: CBD	Date: 26/09/2024

**Alleston Location Plan**

**Alleston Solar**



## Appendix B Constraints Plan