



www.lowcarbonalliance.co.uk

Radcliffe BESS – Site Selection Assessment

27 October 2025





Document Control

Issue No.	Date	Prepared	Reviewed	Revision Notes
1	31.03.2025	DM	MD	Planning consultant review.
2	26.09.2025	DM	SC	Revision in response to Planning Committee comments.
3	03.10.2025	DM	SC	Revision in response to Planning Officer comments.
4	27.10.2025	DM	SC	Additional brownfield site search explanation and PoC distance precedent.



Contents

Document Control.....	2
1. Introduction	4
2. Proposal	5
3. Relevant Planning Policy	6
4. Site Selection Process	9
5. Conclusion	20
Appendix 1: Step 2 Shortlisted Sites in ENW Region	22
Appendix 2: Letter to Landowners.....	23
Appendix 3: Constraints Mapping	24
Appendix 4: Agricultural Land Classification Map.....	25
Appendix 5: Alternate Site Assessment – Bridge Crossing Option Plan	26
Appendix 6: Bury Brownfield Land Register	27
Appendix 7 Alternate Site Assessment Appraisals	30



1. Introduction

- 1.1 This Site Selection Assessment has been prepared by Low Carbon Alliance on behalf of Taiyo Power & Storage Ltd. (TPS) to accompany a full planning application to Bury Metropolitan Borough Council (BMBC) for a Battery Energy Storage System (BESS) facility, comprising battery containers, transformers/inverters, storage and sub-stations, temporary construction access and permanent operational access, along with associated cable routing on land to the East of Shore Top Farm off Ringley Road West, Radcliffe.
- 1.2 The purpose of this Assessment report is to set out a reasoned justification for the proposed location of the site, which is subject to this application for permission. This will include a detailed explanation of the site selection process and the methodology which has been used to locate the proposal site and appraise the suitability of potential alternative sites.
- 1.3 The site selection process, details how the process that has been followed to select the site, which is primarily determined by three factors, including grid connection, planning and environmental constraints, and the ability to find a willing landowner.
- 1.4 The alternative site assessment is provided in order to determine whether any sites superior to the project site exist, including sites located outside the greenbelt.



2. Proposal

2.1 The proposed development is for a Battery Energy Storage System (BESS) facility comprising the following key components:

- 13 battery containers
- 2 transformers/invertors
- 1 DNO substation
- 1 Customer substation
- 1 Storage container
- 2.4m high gates and fencing
- New landscape planting
- Operational maintenance access via Ringley Road West
- Construction Access via Wood Street
- Underground cable connection to the Radcliffe Primary substation to the north.



3. Relevant Planning Policy

3.1 There is no statutory or national policy requirement mandating the preparation of a site selection report outlining potentially developable land for a Battery Energy Storage System (BESS) development, nor is a sequential test required, as confirmed in the Bramley¹ High Court decision in 2023.

3.2 The Bramley decision was cited in a recent Appeal decision (APP/N2535/W/25/3363211), which overturned the decision of West Lindsey District Council to refuse a BESS facility on the basis that the application had not demonstrated that the site was an appropriate location. Regarding the appropriateness of the site location, the Inspector states at paragraph 24 *“there is no requirement for any form of ‘sequential test’ or field-by-field analysis within local or national planning policy.”*

3.3 Later at paragraph 33 the inspector reaffirms the position, stating that:

“I find no planning policy basis which requires an Appellant to undertake a potentially limitless sequential assessment of every single alternate site that should be used in preference to the appeal site.”

3.4 The methodology adopted in this report has therefore been informed by industry standards and good practice for similar BESS developments, as well as specific locational requirements. Key requirements include:

- The site’s proximity to electrical infrastructure (i.e. an existing electricity substation of sufficient scale and with ‘spare’ capacity to accommodate a BESS in the local and area-wide electricity network and capacity for additional connections). ‘Spare’ capacity means having power available to charge the BESS at any time and being able to accept the power back onto the network, again at any time.
- A relatively level and clear site without significant tree cover, water features or existing structures.
- Appropriate and functional vehicular access, both for construction purposes and the operational phase of the development, with minimal highway alterations/improvements required.
- Suitable separation distances from residential properties.
- Existing landscape screening, or the potential for new planting to screen the development and minimise any visual impacts.

¹ Bramley Solar Farm Residents Group v Secretary of State for Levelling Up, Housing and Communities, Bramley Solar Limited and Basingstoke and Deane Borough Council [2023] EWHC 2842 (Admin)



- Avoidance of environmental designations wherever possible.
- Outside of a flood risk area.
- A willing landowner.
- Preference for brownfield or previously developed land.
- Economically viable, considering the price of the land and cost to construct and connect.

- 3.5 Notwithstanding the above selection criteria, whilst TPS and other renewable technology developers have always prioritised land for developments that are not affected by environmental or planning designations, such as Green Belt, National Parks, National Landscapes (formerly AONBs) and Best and Most Versatile (BMV) agricultural land, available capacity within the electricity network has been most significantly reduced outside of these designated areas. As time has passed, this has resulted in an increased need to consider whether acceptable sites could be developed in these areas.
- 3.6 The National Planning Policy Framework NPPF confirms that the wider environmental benefits associated with the increased production of energy from renewable sources can be used to justify a very special circumstances case for developing within the Green Belt.
- 3.7 In changes made to the NPPF in December 2024, paragraph 163 was added to make clear that climate change is an important consideration in decision-making: *"The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts"*.
- 3.8 Paragraph 162 confirms that plan making should take a proactive approach to mitigating and adapting to climate change.
- 3.9 Additionally, paragraph 168(a) of the NPPF introduces a requirement to "give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future" when determining planning applications for "all forms of renewable and low carbon energy developments and their associated infrastructure" (new words underlined).
- 3.10 National Policy Statement (NPS) EN1 confirms that battery storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated. Storage is needed to reduce the costs of the electricity system and increase reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher.
- 3.11 Due to the site's location within the Green Belt, special consideration has been given to the presence of other sites within a reasonable distance that are not located within the



Green Belt. This is explored in further detail in the following sections of this report. This is done, despite there being no requirement within national or local planning policy for applications for BESS within the Green Belt to be accompanied by an assessment of alternative sites outside the Green Belt.

- 3.12 The alternate site assessment has also been provided despite BMBC staff having already stated that the site qualifies as 'Grey Belt' land in the Planning Officer's report to the Planning Control Committee for the 2 September 2025 meeting. In this regard, the report states:

"The site falls within the definition of Grey Belt Land and is considered to be 'not inappropriate' in accordance with NPPF paragraph 155 criteria a-c."... Therefore, the proposal is considered to be acceptable in principle."



4. Site Selection Process

- 4.1 When identifying potential sites for the development of energy storage facilities, TPS undertakes a sequential approach, following 3 key stages.

Step 1 – Identify potentially suitable grid supply points

- 4.2 A fundamental requirement for an energy project is a suitable grid connection point which, due to an ageing electricity network, increases in 'embedded generation' and the requirements for grid reinforcement works are extremely difficult to identify. Where grid reinforcement works are required, this is often a cost prohibitive barrier.
- 4.3 Using capacity/heat maps provided by Electricity North-West and National Grid, TPS identified Points of Connection with potential import/export capacity, comparative to other substations in the ENW region. Import/export capacity is essential as it means having power available to charge the BESS at any time and being able to accept the power back onto the network, again at any time.
- 4.4 The search area included the entire extent of the distribution network area of Electricity North West Limited (ENW). The ENW region serves 2.4 million homes, from 363 primary substations and 96 Bulk Supply Points².
- 4.5 Using the capacity/heat maps, 46 Points of Connection (PoC) were identified with potential headroom (import/export) capacity. The PoCs consist of Bulk Supply Points (BSP) and Primary Substations, all of which are potentially suitable points of connection, subject to further investigation. The 46 PoCs are listed within Appendix 1.
- 4.6 The UK Grid distribution network has suffered acute capacity issues for many years. At the time of the site selection the ENW network was experiencing a significant reduction of available capacity not triggering reinforcement works, the Radcliffe substation was identified as one of the 46 substations/BSPs where import/export capacity was available for a battery project.

Step 2 – Initial site scoping and grid investigation

- 4.7 Following the identification of the PoCs with potential import/export capacity, the next step in the process involved identifying suitably proximate sites that could render a viable

² Electricity North West Cumbria Stakeholder Regional Event 16 September 2022



project relative to the available export capacity, with minimal planning and environmental designations and suitable characteristics to enable construction.

- 4.8 In 2021 TPS engaged the services of the land agent Carter Jonas to assist with this process and identify sites in the northwest of England suitable for renewable energy development with a capacity between 5 and 50MW. Carter Jonas were instructed to investigate land surrounding the potential PoCs identified, which involved establishing a site search area, that was proportionate to the available import/export capacity.
- 4.9 This step is important because the further the PoC from the development site, the less feasible the project becomes, due to electrical losses, the additional costs of cables, installation, greater third-party landowner involvement and negotiations, environmental management and mitigation. Naturally, large projects are more capable of absorbing the costs of a longer connection route, whilst smaller projects are not. Grid reinforcement costs may also dictate that a shorter connection route is required to offset the costs. Further site specific factors will also affect viability, for example, a 1.1km soft open trench dig would be cheaper than a 900m hard dig. However, detailed geological surveys can only be undertaken once a site is selected.
- 4.10 By way of example, the issue of PoC distance was dealt with in appeal decision (APP/V4630/W/24/3347424), which overturned Walsall Metropolitan Borough Council's decision to refuse planning permission for a 49.35MW battery, for reasons including inappropriate development in the Green Belt.
- 4.11 As part of the Inspector's decision, an Alternative Sites Assessment (ASA) prepared by the Applicant was relied upon. At paragraph 31, the Inspector summarises the key locational requirements relating to BESS developments, stating that:
- "The development of a BESS has one key locational requirement. That is the availability of and proximity to a grid connection. Access to the local grid is the biggest constraint facing the alternative energy supply and associated infrastructure industries. Sites need to be located close to a point of connection (POC) to the grid, so as to minimise the loss of energy during transmission and the grid must have capacity to absorb the electricity discharged at times of peak demand."*
- 4.12 By applying the above-mentioned locational requirements, the Applicant's ASA deemed a 2km search area to be the maximum viable PoC distance for the 49.35MW Battery, which the inspector deemed to be appropriate, concluding at paragraph 32:



“ The ASA considered a search area of some 2km from the POC. In my experience, this is generally the maximum distance for a connection before its viability, both in terms of electricity transmission and cost, becomes questionable. Undertaking what I consider a robust assessment, the ASA concludes that there are no alternative sites suitable for this scheme.”

- 4.13 The Appeal Decision was recently upheld in a High Court Decision³ that rejected Walsall Metropolitan Borough Council's attempt to overturn the planning permission. In this decision, Judge Jarman KC stated that “it is tolerably clear why in that context the inspector found that the ASA was robust in concluding that there were no alternative sites, given the grid connection requirement”.
- 4.14 Taking into account the aforementioned locational requirements, each potential PoC identified in Step 1 of this report was allocated its own search area, ranging between 1km for small projects with less than 15MW capacity and up to 2km for BESS projects of approximately 50MW in size, where the efficiencies of co-location and size allow for longer cable distances whilst maintaining viability.
- 4.15 For the Radcliffe substation PoC, a 1km search area was chosen, taking into account that although the Substation was initially identified as having relative export capacity within the ENW search area, the export capacity available was found to be low and accordingly, a proportionate and appropriate search area of 1km radius from the PoC was chosen in order to render a viable project, meaning that sites outside of this area are not regarded as viable alternatives. Beyond 1km, it was deemed that the costs associated with cables, installation, greater third-party landowner involvement and negotiations, environmental management and mitigation, would be prohibitive and render the project unviable.
- 4.16 The 1km search distance applied for the Radcliffe substation is consistent with other BESS developers, as proven in APP/V4630/W/24/3347424, as outlined above, which saw a 2km search area applied for a BESS project over 4x the size of the Radcliffe BESS.
- 4.17 Once the search area was established for each PoC, the following high-level parameters were adopted by Carter Jonas for screening and site progression:
- Grid connection proximity & route relative to available export capacity
 - Non-agricultural or brownfield land
 - Where non-agricultural or brownfield land is not available, preference for agricultural non BMV land grade is to be given

³ Walsall Metropolitan Borough Council -v- Secretary of State for Housing, Communities and Local Government and others [2025] EWHC 2360 (Admin)



- Topography
- Environmental constraints (all environmental, heritage, landscape designations)
- Rights of way
- Visual impact and proximity to sensitive receptors
- Land ownership
- Fragmentation of the site (including overhead lines)
- Vehicle accessibility.

- 4.18 Using the above parameters, a large number of potentially suitable sites were identified and landowners were approached en masse via letter drop, using the attached letter template at Appendix 2.
- 4.19 In response to the letter drop, 49 sites were identified with landowners potentially interested in progressing a battery or solar project on their land. The 49 shortlisted sites and associated PoCs are provided at Appendix 1.
- 4.20 The majority of short-listed sites were located in the Green Belt, totalling 40, while 9 were not located in the Green Belt. There were 4 sites identified as brownfield sites.
- 4.21 The site at Westwood Lane, Wigan (see Appendix 1) is identified on the Wigan Council Brownfield Register 2022: Westwood Park Wigan - Ref. SHLAA0134. However, this site was ruled out due to grid constraints.
- 4.22 Several sites were not identified on the Council brownfield register but were found to be consistent with the NPPF definition of brownfield land. The site on the northwest side of Woodstock Street, Oldham, adjacent the Alexandra Retail Park is located on previously developed land that once housed a railway warehouse, however, this site did not progress due to grid constraints. The site at the Adswold Recycling Centre, Alderdale Road, Stockport (see Appendix 1) is an active waste management facility, however, this site also did not progress due to grid constraints. The site at Fairy Lane, Sale Moor, Sale, Trafford (see Appendix 1) is located on previously developed land that houses a plant nursery, turf supply and storage facility and therefore is consistent with the brownfield land definition within the NPPF. The landowner of this site was already progressing a BESS development with another party and was not interested in a further expansion of the development.
- 4.23 Despite a preference being given to brownfield or semi-industrial sites due to their increased planning suitability, viable sites are difficult to identify. Many sites are not suitable as they are simply not large enough to accommodate battery developments and where larger sites exist, they are often earmarked for other redevelopment plans. Redevelopment for logistics, data centres, industrial uses or housing typically outbids



energy storage on land value, meaning site acquisition is generally cost prohibitive and lease options not attractive to landowners, who can develop or lease the land for more financially attractive uses. Many sites are owned by utilities, Councils, or industrial operators, and the land is tied up in other plans for utility expansion, redevelopment, industrial reuse, or are simply being held idle.

- 4.24 Moreover, BESS facilities typically cannot be located within built-up or heavy industrial areas due to them having to compete for import capacity with power hungry industrial facilities which already draw significant power from the grid. This means that PoCs near industrial uses often do not have spare import capacity.
- 4.25 The last constraining factor is that existing substations and other grid related infrastructure inevitably need to be located in countryside or green belt areas in order to service the nearby communities. This means that wherever grid infrastructure exists in the countryside or greenbelt, there will often be a demand for nearby grid balancing infrastructure like BESS facilities.
- 4.26 In order to identify grid connection constraints for the 49 sites, 'DNO connection surgeries' (pre-application meetings) were held with the District Network Operator (DNO) to determine capacity constraints, necessary grid reinforcement works, connection options and then ultimately the viability of the development. This process was used as an initial screening tool, before investing time and money into the formal grid application process and ultimately saw a number of potential sites ruled out for a battery project.
- 4.27 Ultimately, grid related barriers, including insufficient headroom (import/export) capacity for battery projects and cost prohibitive reinforcement works ruled out 36 sites. Another 8 landowners were not willing to progress, despite their sites being suitable from a grid and planning perspective. Only 4 sites were ruled out due to planning and environmental constraints, owing to the robust desktop screening undertaken before approaching landowners. The specific reason each site was ruled out is documented in Appendix 1.
- 4.28 The only remaining viable site following this process was the site located to the east of Shore Top Farm, Radcliffe, which now forms the Proposal Site.

Step 3 – Alternate Site Assessment

- 4.29 Having regard to the Proposal Site's location within the Green Belt, Step 3 considers alternate sites within the maximum distance deemed viable for connection to the GSP. The purpose of the alternate site assessment is to determine whether any superior sites exist, including sites located outside the greenbelt.

- 4.30 A 1km radius was established to consider alternate sites, consistent with the search area used in the Step 2 process and the appeal precedent established in APP/V4630/W/24/3347424 and upheld in the High Court.
- 4.31 The area considered for alternate sites and relevant constraints are shown in Figure 1 below and at Appendix 3.

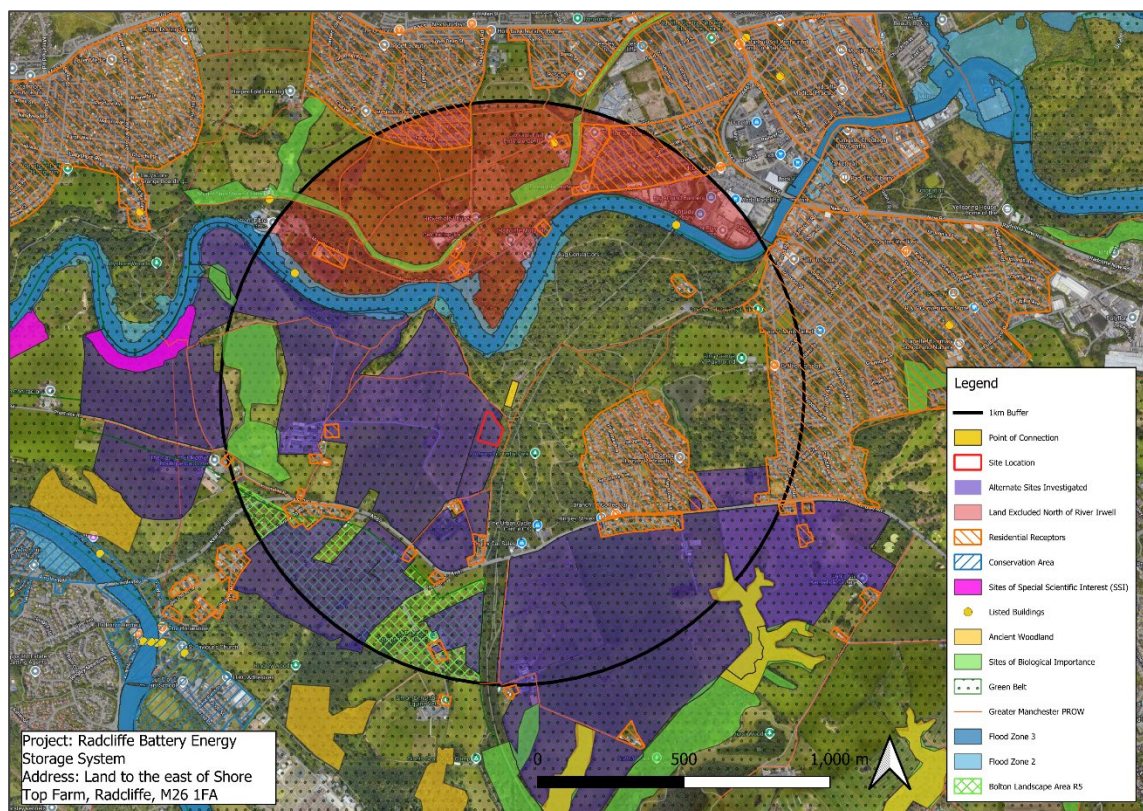


Figure 1: Step 3 Constraints Mapping

- 4.32 The alternate site assessment process eliminated areas of Flood Zones 2 and 3 and areas adjacent to the riverbanks of the River Irwell, avoided statutory landscape, heritage and ecological designations, BMV land, and applied separation from residential areas and heritage assets.
- 4.33 Almost all land within the 1km radius is located within the Green Belt, with the only areas not designated Green Belt consisting of built-up urban areas, where no suitably sized vacant or redevelopment sites exist.

- 4.34 Whilst the search area is largely covered by Green Belt, with the exception of the urban/built-up areas of Radcliffe, much of the land could be defined as grey belt and alternatively there are very special circumstances which exist that justify the proposed development as being acceptable. Further discussion regarding the very special circumstances are discussed in a separate Planning Access and Design Statement.
- 4.35 A large proportion of the search radius is also covered by existing woodland, the Outwood Country Park, the Manchester-Bolton-Bury Canal, the River Irwell and associated wildlife links, Sites of Biological Importance as shown in Figure 1. Grade 3 agricultural land (BMV) also occupies a large area of the search radius, shown in Figure 2 below and in Appendix 4. These areas have been ruled out and considered preferentially less suitable for the proposed development.



Figure 2: Agricultural Land Classification

- 4.36 Furthermore, preference was given to sites where the overall landscape impact and visibility of the site is limited, or can be made so with appropriate visual screening. The landscape character of the locality is already mixed with urban and infrastructure influences, including overhead powerlines, whilst some of the boundary edges are lined with shrubs/hedgerows and trees, which are not covered by Tree Protection Orders



(TPOs). The Bolton Landscape Area (R5) occupies the southern extent of the site search area and so is sequentially less preferential.

- 4.37 Areas to the north of the River Irwell have been deemed sequentially less preferential due to the impractical and unviable cost of running a cable route over or under the River Irwell to the Radcliffe substation. Installing a cable under the River Irwell would require the use of a horizontal directional drilling (HDD) method, for a minimum distance of 500m to 800m at significant depth. The distance and depth of such a drill would push the technical limitations of the HDD drilling method, including cable tension limits, adding significant and unsustainable cost to the project. Similarly, the cost of maintenance is unlikely to be acceptable to the DNO, who would take ownership of the asset following construction. This is because once installed, accessing the cable for repair or inspection would not be possible and therefore in the event of a failure an entirely new drilled cable would be required under the river again at significant cost to the DNO.
- 4.38 Alternatives, such as sub-marine cables laid directly on the riverbed and above ground routes across the River Irwell are also considered to be impractical and financially unviable. Submarine cables would cause a greater ecological impact, requiring access to the heavily vegetated riparian zone and suffer similar maintenance draw backs to the HDD method. An above ground alternative would involve attaching a cable tray to an existing bridge which would significantly extend the cable route length compared to the proposal site and cross additional third-party land.
- 4.39 All nearby bridges crossing the River Irwell are located in wooded areas catering only to pedestrians or waste water, adding potential for more ecological and arboriculture impact, comparative to the proposed cable route of less than 100m. Figure 3 below and Appendix 5 shows the potential connection routes associated with the 3 bridges crossing the River Irwell within 1km of the point of connection. Satellite imagery on Figure 3 shows that each connection route passes through wooded areas, presenting ecological and arboriculture constraints.
- 4.40 Bridge crossing Option 1 traverses from the PoC southward, requiring a horizontally drilled section under a stand of trees, before heading north-west through agricultural fields. From this location, the route turns north-east for 60m through the vegetated area south of the River Irwell before reaching a pipe bridge owned by United Utilities that carries waste water. This 60m route presents ecological and arboriculture constraints for a trenched cable route and horizontally drilling may not be viable on the southern side of the river bank as operating the drill would require clearing a path of access and space for the drill rig and digging of the launch pit. Furthermore, use of the bridge structure is not guaranteed due

to third party ownership. On the northern side of the River Irwell, the route would carry on northward through a vegetated area until reaching Mount Sion Road.

- 4.41 Bridge crossing Option 2 follows the same route as Option 1 but extends further north-west before crossing a 56m vegetated zone at the approach to the pedestrian bridge crossing the River Irwell. This 56m stretch presents similar ecological and arboriculture challenges to Option 2, making a trenched cable route less suitable and a barrier to access for a horizontal drilling rig. The bridge already carries waste water assets owned by United Utilities and there may not be sufficient space to accommodate further utilities. The route crosses at least 3 parcels in third party ownership.
- 4.42 Bridge Crossing Option 3 traverses north-east from the PoC along the Outwood Country trail for approximately 750m before reaching the southern bank of the River Irwell, where a pedestrian bridge exists. The entire 750m route contains ecological and arboriculture constraints that would cause a greater impact than the selected site, where the trenching and directional drilling is only required for a distance of less than 100m.



Figure 3: Alternate Site Assessment – Bridge Crossing Option Plan



- 4.43 Notwithstanding the technical and maintenance challenges of a cable route crossing the River Irwell, the area within 1km is also almost entirely washed over by the Green Belt (see Appendix 3) and crossed by numerous PRowS. The only exception to this is the built-up residential areas and commercial/industrial areas that are already fully built out, including an Asda Retail Park, the Dale Industrial Park, and other miscellaneous industrial and commercial businesses along the length of Sion Street.
- 4.44 For these reasons, developing a BESS site north of the River Irwell is sequentially less preferential.
- 4.45 Bury Council maintains a Brownfield Land Register, shown at Appendix 6, which identified no brownfield or semi-industrial sites of a suitable size within the 1km search area. Of the sites included on the Brownfield Register, only 7 had the minimum required site area exceeding 1ha, including the following:
- HL/2146/00 - East Lancs Paper Mill Site, Church St East, Cross Lane, Cock Clod St and Brook Street, Radcliffe M26 2PG.
 - HL/2441/00 - Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe.
 - HL/2492/00 - Longfield Suite, Prestwich.
 - HL/2518/01 - Former Seedfield Centre (Part of PfE allocation JPA8)
 - HL/2519/00 - Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom, BL0 OBS.
 - HL/2526/01 - William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP.
 - HL/3126/00 - Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ.
- 4.46 None of the listed sites over 1ha in size were located within or near the 1km search radius for the Radcliffe substation.
- 4.47 Following exclusion of sites burdened by the above-mentioned constraints, 15 land holdings of ~1-1.25ha have been identified within the 1km search area and scoped further for feasibility/constraints considerations to identify those which are most suitable. A summary of the selection criteria used for site scoping is shown in Table 1 below. The land holdings reviewed and the factors influencing their suitability are provided at Appendix 7.

Table 1: Site Selection Criteria

Selection Criteria	Justification
Sufficient site area to accommodate the project.	To make efficient use of the contracted grid connection a landholding and accommodate

	meaningful landscaping and BNG contribution a land holding of ~1-1.25ha is required.
Relatively level and clear site without significant tree cover, water features or existing structures.	To minimise environmental impacts and implement best practice fire safety measures.
Appropriate and functional vehicular access, both for construction purposes and the operational phase of the development, with minimal highway alterations/improvements required.	To ensure the site can be practically accessed by construction vehicles without the need for extensive and unnecessary track widening and associated hedgerow clearing.
Compatible surrounding land uses, including adequate separation distances from residential properties.	To minimise amenity related impacts to sensitive land uses like residential.
Existing landscape screening, or the potential for new planting to screen the development and minimise any visual impacts.	To minimise the landscape visual impacts of the development.
The site must not be allocated for another purpose in a Local Plan.	To ensure the proposal does not undermine or displace a more appropriate land use already identified in the Local Plan.
Avoidance of environmental heritage and planning designations.	Avoidance of environmental heritage and planning designations consistent with National and Local Policy.
Availability of non-agricultural or previously developed land/brownfield land.	To locate development where possible on land within the site that is not used for agriculture or has already been used for another purpose.
Avoidance of best and most versatile agricultural land.	To minimise the removal of high value agricultural land from productive use.
Outside of a flood risk area.	Avoidance of flood prone areas is a material planning consideration and a reduces the risk of damage from flood waters.
Proximity to other renewable energy sites.	To mitigate potential cumulative impacts.
A landowner to enter a 40-year lease period.	The project cannot occur without a willing land owner.

4.48 Following the application of the site selection criteria to the 15 sites, it is concluded that although the site is within the Green Belt, there are no other more preferential, suitable or available locations either within or outside of the Green Belt, owing largely to the Proposal Site's favourable characteristics, including:

- The site is of a sufficient size to accommodate the development.
- The site is entirely mapped as Grade 4 ALC, which is not considered best and most versatile.
- The site is entirely free from flood constraints.



- There are no listed buildings or other heritage features in the visual catchment of the site.
- Close range views of public footpaths to the east and north of the site are screened by existing woodland.
- The site is not in a designated landscape area.
- The site is approximately 100m from the Radcliffe substation, minimising electrical losses and complications from third-party ownership.
- There is opportunity to position the facility over 200m from the nearest dwelling.

5. Conclusion

- 5.1 This Site Selection Assessment has followed a 3 stage process starting with a large geographic search area, consisting of the ENW region which was sequentially reduced to an area surrounding the Radcliffe Primary Substation.
- 5.2 Across the ENW region, import/export capacity was identified at 46 points of connection (substations) out of a potential 459 during the Stage 1 process. The identification of only 46 points of connection across the region is a reflection of increasingly difficult to locate substations with adequate import/export capacity due to an ageing electricity network, and the requirements for grid reinforcement works.
- 5.3 As part of the Stage 2 process, sites around the 46 substations were screened for planning and environmental constraints and landowners approached via letter drop. In response to the letter drop, 49 sites with interested landowners were identified.
- 5.4 From the 49 potential sites, 36 were ruled out due to grid barriers like cost prohibitive reinforcement works, another 4 were ruled out due to planning and environmental designations and 8 landowners decided not to progress despite showing initial interest. Despite a preference being given to brownfield or semi-industrial sites due to their increased planning suitability, none were identified with a willing landowner or grid viability.
- 5.5 Following this process, only one site remained, which was the project site at Radcliffe to the east of Shore Top Farm.
- 5.6 However, noting the Project Site location within the greenbelt, an alternate site assessment was undertaken to determine whether there are more preferential, suitable or available locations either within or outside of the Green Belt.



- 5.7 The alternate site assessment, considers all sites within a 1km radius of the Radcliffe substation, including brownfield sites and establishes that the site selected offers the most favourable balance of development characteristics and a suitable location for a BESS development due to the avoidance of environmental and planning designations, distance from residential receptors and proximity to an existing substation and suitable transport routes. The 1km search distance applied for the Radcliffe substation ensures project viability is maintained and is proportionate to the project size, as proven in a recent Appeal Decision (APP/V4630/W/24/3347424) that was upheld in the High Court.
- 5.8 Specifically, the Radcliffe site holds the following favourable characteristics:
- The site is of a sufficient size to accommodate the development.
 - The site is entirely mapped as Grade 4 ALC, which is not considered best and most versatile.
 - The site is entirely free from flood constraints.
 - There are no listed buildings or other heritage features in the visual catchment of the site.
 - Close range views of public footpaths to the east and north of the site are screened by existing woodland.
 - The site is not in a designated landscape area.
 - The site is approximately 100m from the Radcliffe substation, minimising electrical losses and complications from third-party ownership.
 - The BESS facility would be over 200m from the nearest dwelling.
- 5.9 No brownfield sites of a suitable size were identified on the Bury Brownfield register within the 1km search area. Other semi-industrial sites not listed on the register were also searched within the 1km search radius. However, no sites were identified that weren't already developed for other commercial or industrial purposes and in any case, were all located north of the River Irwell where the technical challenges associated with running a cable route was deemed unviable, as explained in detail at Section 4 - Step 3.
- 5.10 This report therefore demonstrates that, although the site is within the Green Belt, there are no other more preferential, suitable or available locations either within or outside of the Green Belt within the search area.
- 5.11 Furthermore, the proposal is for temporary and reversible structures that will be removed at the end of the project's life, meaning there would be no permanent loss of Green Belt land.



Appendix 1: Step 2 Shortlisted Sites in ENW Region

LCA REF	DNO	ADDRESS	POSTCODE	No. Grid Apps	Import /export	DATE SENT TO DNO	PoC	REASON FOR NOT PROGRESSING	Green Belt	Brownfield
LCA235-237	ENW	Scrogg's Wood, Burnley	BB10 2FT	3	EXPORT	21.01.2021	Burnley BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA238-240	ENW	Land at A6068, Padiham, Burnley	BB12 7EL	3	EXPORT	21.01.2021	Padiham BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA241-243	ENW	Land at M65, Knuzden, Rishton, Blackburn	BB1 4AR	3	EXPORT	21.01.2021	Blackburn BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA244-246	ENW	Land at Clegg Hall Road, Greengate, Greater Manchester	OL16 2QP	3	EXPORT	21.01.2021	Belfield BSP	Grid - Battery not viable. Head room available for solar export only.	N	N
LCA247-249	ENW	Land at Rochdale Road East, Castleton	OL11 3BY	3	EXPORT	21.01.2021	Castleton BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA250-252	ENW	Land at M61, Wingates, Westhoughton	BL5 3PW	3	EXPORT	21.01.2021	Westhoughton BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA253-255	ENW	Land at Lawson Road, Blackpool	FY3 9TB	3	EXPORT	25.01.2021	Blackpool BSP	Grid - Battery not viable. Head room available for solar export only.	N	N
LCA256-258	ENW	Land at Moss Hall, Lytham	FY8 4FJ	3	EXPORT	25.01.2021	Lytham BSP	Grid - Battery not viable. Head room available for solar export only.	N	N
LCA259-261	ENW	Penwortham, Hutton, Lancashire	PR4 5TF	3	EXPORT	25.01.2021	Leyland/Penwortham BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA262-264	ENW	Grasmere Avenue, Leyland, Lancashire	PR25 3ZF	3	EXPORT	25.01.2021	Leyland BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA265-267	ENW	Land at Carr House Lane, Chorley, Wrightington	WN6 9SH	3	EXPORT	25.01.2021	Wrightington BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA268-270	ENW	Land at Westwood Lane, Wigan	WN3 4NX	3	EXPORT	25.01.2021	Wigan BSP	Grid - Battery not viable. Head room available for solar export only.	N	Y
LCA271-273	ENW	Land at M58, Orrell	WN5 8UJ	3	EXPORT	25.01.2021	Wigan BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA274-276	ENW	Land at Manchester Road/Unity Brook, Kearsley, Bolton	BL4 8QE	3	EXPORT	27.01.2021	Kearsley GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA277	ENW	land and buildings on the north west side of Woodstock Street, Oldham	OL4 1SA	2	EXPORT	27.01.2021	Greenhill BSP	Grid - Battery not viable. Head room available for solar export only.	N	Y
LCA279-281	ENW	Land at John Street, Heyrod, Arlies, Heyrod, Tameside	SK15 3PX	3	EXPORT	28.01.2021	Hyde/StalybridgeBSP	Grid - Battery not viable. Head room available for solar export only.	Y	Y
LCA282-284	ENW	Land at Blackley Golf Club, Middleton Junction, Oldham, Chadderton	M24 1RX	3	EXPORT	27.01.2021	Chadderton BSP or Whitegate GSP	Grid - Battery not viable. Head room available for solar export only.	N	N
LCA285-287	ENW	Land at Atherleigh Way, Atherton, Wigan	WN7 1TW	3	EXPORT	27.01.2021	Atherton BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA288-290	ENW	Land at Lumns Lane, Agecroft, Clifton Green, Pendlebury	M27 8UE	3	EXPORT	27.01.2021	Agecroft BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA291-293	ENW	Land at Stretford Meadows, Cherry Tree Walk, Stretford	M32 8JJ	3	EXPORT	27.01.2021	Sale BSP & Carrington GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA294-296	ENW	Land at M67, Newton, Newtonmoor, Hyde	SK14 3SD	3	EXPORT	27.01.2021	Hyde BSP or Stalybridge GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA300-302	ENW	Land at Bradley Lane, Ashton upon Mersey, Sale	M32 8RH	3	EXPORT	27.01.2021	Sale BSP & Carrington GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA303-305	ENW	Land at Dark Lane, Romiley, Marple, Stockport	SK6 3LH	3	EXPORT	27.01.2021	Vernon Park BSP & Bredbury GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA306-308	ENW	Land at Black Moss Road, Dunham Massey, Dunham Town, Altrincham	WA14 5RG	3	EXPORT	27.01.2021	Altrincham BSP & Carrington GSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA309-311	ENW	Adswood Recycling Centre, Alderdale Road, Stockport	SK8 5PP	3	EXPORT	27.01.2021	Adswood BSP	Grid - Battery not viable. Head room available for solar export only.	N	Y
LCA312-314	ENW	Land at Cow Lane, Offerton Park, Hazel Grove	SK7 4GH	3	EXPORT	27.01.2021	Hazel Grove BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N

LCA315-317	ENW	Land at Ladypit House, Ladypit Road, New Mills, Derbyshire	SK23 7TD	3	EXPORT	27.01.2021	New Mills BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA318-320	ENW	Bollin Way, Bollinbrook, Macclesfield	SK10 2EG	3	EXPORT	29.01.2021	Hazel Grove BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA324-326	ENW	Fairy Lane, Sale Moor, Sale, Trafford	M33 2JU	3	IMPORT/EXPORT	29.01.2021	South Manchester GSP	Land owner not accepting of terms presented and therefore not willing to progress.	Y	Y
LCA327-329	ENW	New Mills 1		3	IMPORT/EXPORT		New Mills BSP	Planning - The site is located within the Peak District National Park.	Y	N
LCA353-354	WPD	Hawfield Lane, Winshall, Burton-on-Trent, Staffordshire	DE15 0EF	2	IMPORT/EXPORT	N/A	Drakelow GSP	Grid - Grid reinforcement works are disproportionately expensive and render the project unviable.	N	N
LCA355-360	ENW	Land at Ashley, Cheshire East, England	WA14 3PY	6	IMPORT/EXPORT	19.03.2021	Altrincham BSP & Bowden Primary	Grid - 2.5km - 5.4km distance to PoC not viable relative to project size <15MW.	Y	N
LCA367-369	ENW	Land Cherry Tree Road, Blackpool, Lancashire	FY4 4BY	3	EXPORT	22.03.2021	Preston Old Rd Primary & Blackpool BSP	Grid - Battery not viable. Head room available for solar export only.	N	N
LCA370-375	ENW	New Mills 2		5	IMPORT/EXPORT			Planning - The site is located within the Peak District National Park.	Y	N
LCA380-388	ENW	Land on the west of Millers Lane, Atherton	M46 0RR	9	IMPORT/EXPORT	27.05.2021	Atherton BSP	Landowner not willing to progress. PoC located between 300m and 1.6km, the former of which could potentially be viable.	Y	N
LCA389-392	ENW	Land at Shaw Farm, Mellow, Stockport, Cheshire	SK22 4QE	4	IMPORT/EXPORT		New Mills BSP	Planning - The site is located in a visually exposed location atop a hill and in proximity to a National Park.	Y	N
LCA393-398	ENW	Hesketh House Farm 1	WN6 9PL	12	IMPORT/EXPORT	27.7.21	Orrell BSP	Grid - 11.2km connection route to BSP and grid reinforcement not viable relative to project size.	Y	N
LCA399-404	ENW	Hesketh House Farm 2	WN6 9PL	5	IMPORT/EXPORT	10.8.21	Orrell BSP	Grid - 11.2km connection route to BSP and grid reinforcement not viable relative to project size.	Y	N
LCA405-410	ENW	Windlehurst (Bateson's Trailers)	SK6 8AF	6	IMPORT/EXPORT	27.7.21	Hazel Grove – Hawk Green A Circuit.	Landowner not willing to progress.	Y	N
LCA411-416	ENW	Bamford Chapel	OL11 5UU	5	IMPORT/EXPORT	28.7.21	Rochdale GSP	Landowner not willing to progress.	Y	N
LCA417-422	ENW	Shaw Farm	SK22 3AY	35	IMPORT/EXPORT	28.7.21	Bredbury GSP	Planning - Site is located in a visually exposed location atop a hill and in proximity to a National Park.	Y	N
LCA423-428	ENW	Shore Top (Nuttall)	M26 1FA	6	IMPORT/EXPORT	13.8.21	Radcliffe Primary	N/A - Site progressed.	Y	N
LCA429-434	ENW	Land to the rear of Sefton Farm	WN5 8UP	5	IMPORT/EXPORT	26.11.21	Orrell BSP	Landowner not willing to progress. Grid available.	Y	N
LCA435-440b	ENW	Land On The West And East Sides Of Gidlow Lane	WN6 8RX,	12	EXPORT	06.10.2021	Gidlow, Washway Farm or Wigan BSP	Grid - Grid not viable for import, pursued for solar and then dropped due to unwilling landowner.	Y	N
LCA441-452	ENW	Raspberry Lane	M44	12	IMPORT/EXPORT	08.10.2021	Irlam or Urmston Primary & South Manchester GSP	Grid - Distance to PoC 20km and deemed unviable.	Y	N
LCA456-467	ENW	Chisnall Hall Farm, Coppull, Chorley, Lancashire	WN6 9RR	11	EXPORT	02.11.2021	Wrightington Primary, Wrightington BSP or Orwell BSP	Grid - Battery not viable. Head room available for solar export only.	Y	N
LCA471	ENW	Windlehurst (Bateson's Trailers) 2	SK6 8AF	1	IMPORT/EXPORT		Hazel Grove	Landowner not willing to progress.	Y	N
LCA472	ENW	Bamford Chapel 2	OL11 5UU	2	IMPORT/EXPORT		Rochdale BSP or Whitegate GSP	Landowner not willing to progress.	Y	N
LCA592-597	ENW	Windlehurst, Batesons 3	SK6 8AF	5	IMPORT/EXPORT			Landowner not willing to progress.	Y	N



Appendix 2: Letter to Landowners



One Station Square
Cambridge
CB1 2GA
T: 0113 242 5155

[Insert Address]

Dear [Landowner],

SOLAR FARM/BATTERY PROPOSAL

I am contacting you regarding a potential solar farm or battery storage development on your land at [Insert Site Address].

I am a Partner in the Energy team at Carter Jonas, a dedicated team of energy specialists, surveyors and planners within the rural practice, working solely on energy projects countrywide. We act for landowners and for a limited number of energy project developers.

We are currently working with Kajima Partnerships Limited (KPL) and their partners Low Carbon Alliance to develop a solar farm project in the [Insert Area Name] area.

KPL is a wholly owned subsidiary of Kajima Corporation, one of the world's largest contracting organisations and a global leader in development, civil engineering and construction projects, with a history stretching back over 180 years. Low Carbon Alliance are a UK based Property and Engineering business focused on the application of low and zero carbon strategies to land and property. The LCA team have been involved in the development of a significant number of grid connected energy generation projects.

Low Carbon Alliance have identified a grid connection at a nearby sub-station and are actively progressing their proposals for a major solar and battery development. We consider that part of your land, Land Registry Title [Insert Title Number], could be suitable to host this project. KPL would be looking to lease around [Acres] acres or more from this property on a long-term lease. Please see the plan below, outlining the approximate location of the land in which we are interested. In return, you could expect a competitive rental payment along the lines of the following indicative terms:

- Initial Exclusivity Period of up to 12 months – Exclusivity Fee of £[Insert]
- Initial Option period: 24 months – Option Fee of £[Insert]
- Rent: £[Insert] per acre, inflation linked
- Lease Term: 35 years (plus 5 year option to extend at end of lease)

In respect of the process LCA will make an application to [DNO] for the grid application for the project, in order to do this they will require a Exclusivity Period of up to 12 months for which they will pay a fee you a fee of £[Insert]. Should the grid application result in an acceptable grid connection offer LCA will enter into an Option for Lease upon entering the option they will pay an Option fee of £[Insert] and cover your legal fees of up to £[Insert].

If this opportunity is of interest, please let me know, and we can discuss the next steps. It is likely that under current travel limitations, this will initially take the form of a call, or preferably a Teams or Zoom video call, where we can better understand your land availability, and we can further discuss our client's proposals for a solar farm development.



Yours sincerely,

[Redacted Signature]

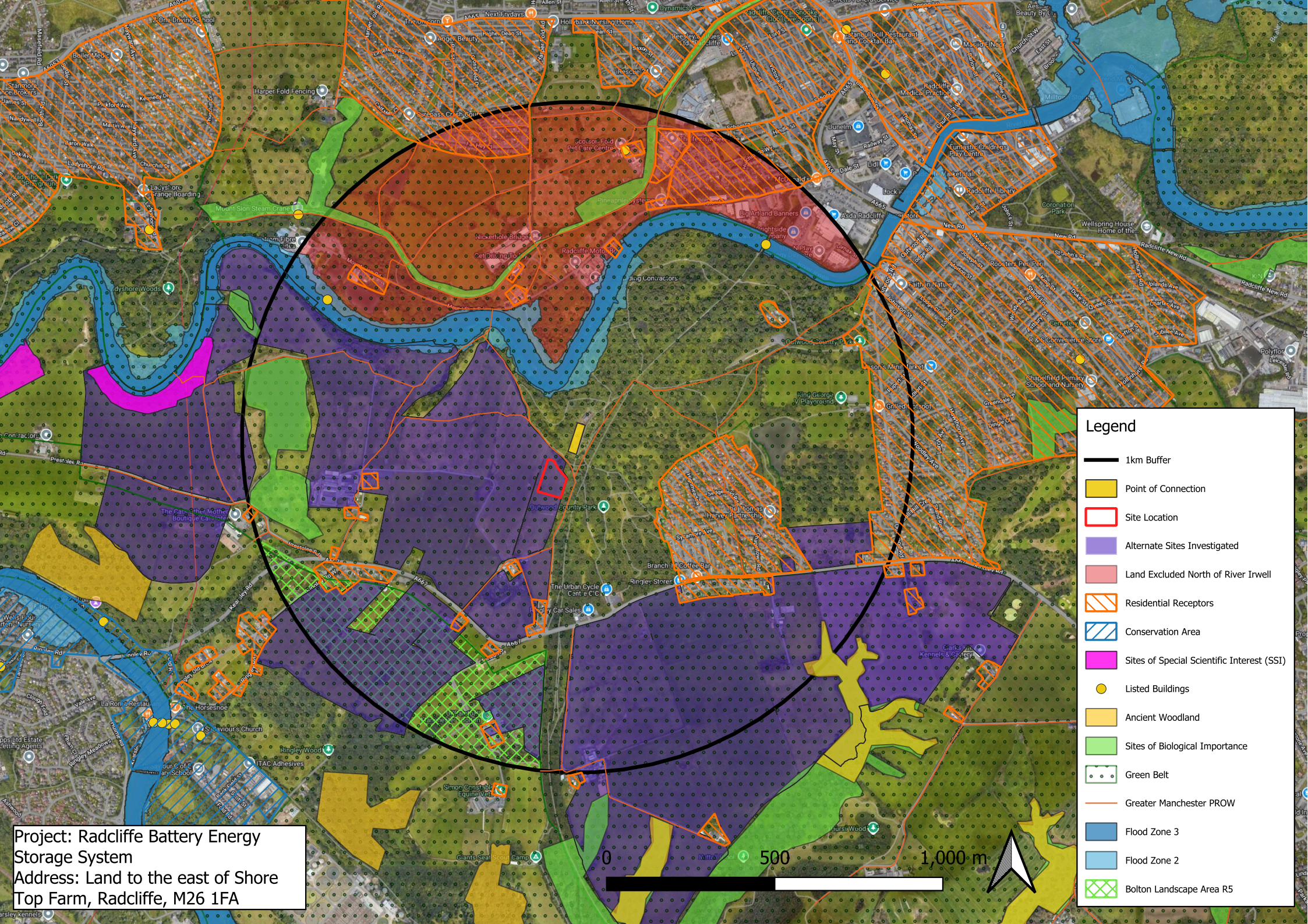
Partner, Infrastructure & Energy

E: [Redacted]
T: [Redacted]
M: [Redacted]

[Insert Site Plan]



Appendix 3: Constraints Mapping



Legend

- 1km Buffer
- Point of Connection
- Site Location
- Alternate Sites Investigated
- Land Excluded North of River Irwell
- Residential Receptors
- Conservation Area
- Sites of Special Scientific Interest (SSI)
- Listed Buildings
- Ancient Woodland
- Sites of Biological Importance
- Green Belt
- Greater Manchester PROW
- Flood Zone 3
- Flood Zone 2
- Bolton Landscape Area R5

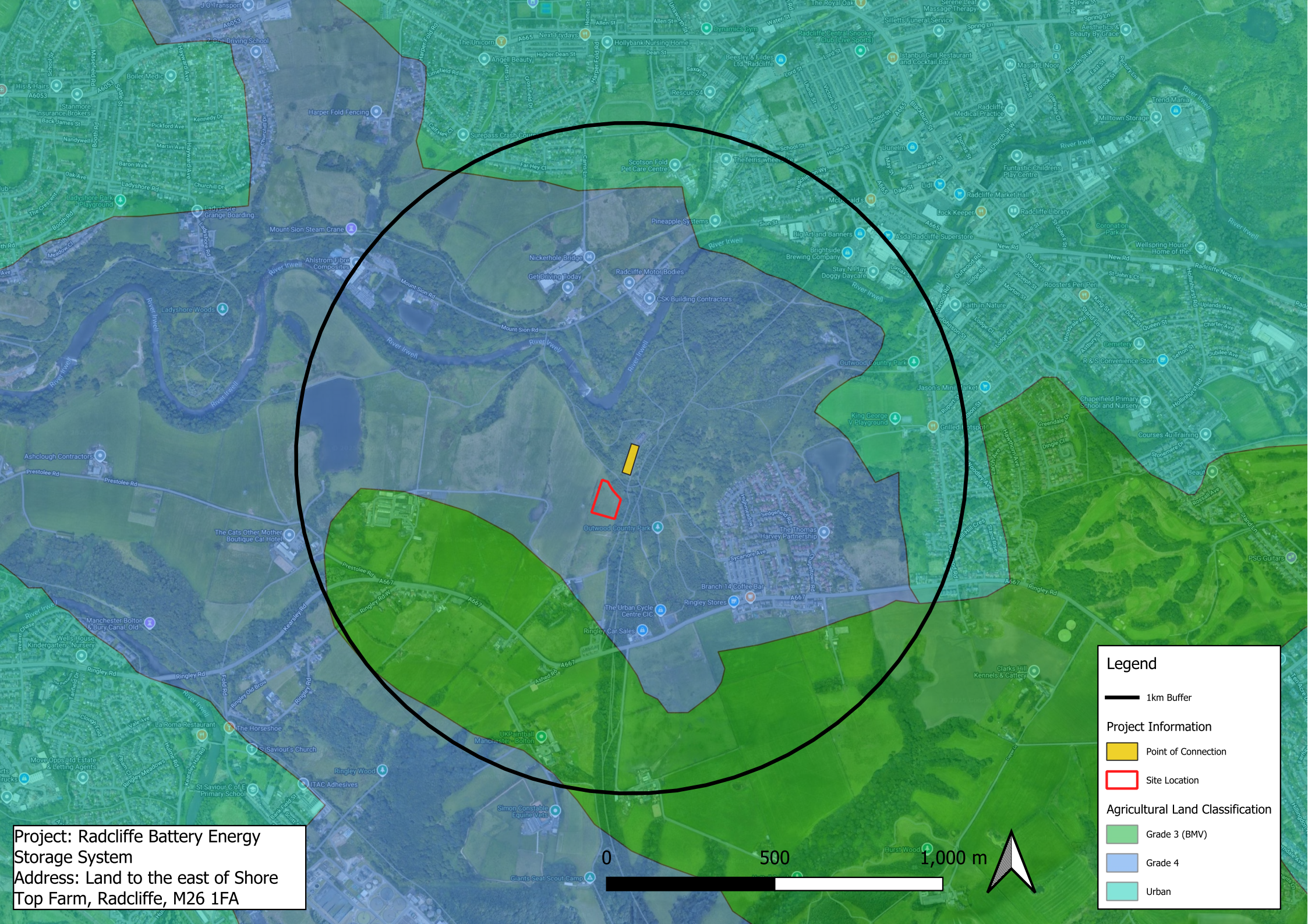
Project: Radcliffe Battery Energy Storage System
Address: Land to the east of Shore Top Farm, Radcliffe, M26 1FA





Appendix 4: Agricultural Land Classification Map

Project: Radcliffe Battery Energy Storage System
Address: Land to the east of Shore Top Farm, Radcliffe, M26 1FA



Legend

1km Buffer

Project Information

Point of Connection

Site Location

Agricultural Land Classification

Grade 3 (BMV)

Grade 4

Urban



Appendix 5: Alternate Site Assessment – Bridge Crossing Option Plan



Legend

Point of Connection

Potential Bridge Crossing

Potential Bridge Crossing Routes

1

2

3

Project: Radcliffe Battery Energy Storage System
Address: Land to the east of Shore Top Farm, Radcliffe, M26 1FA



Appendix 6: Bury Brownfield Land Register

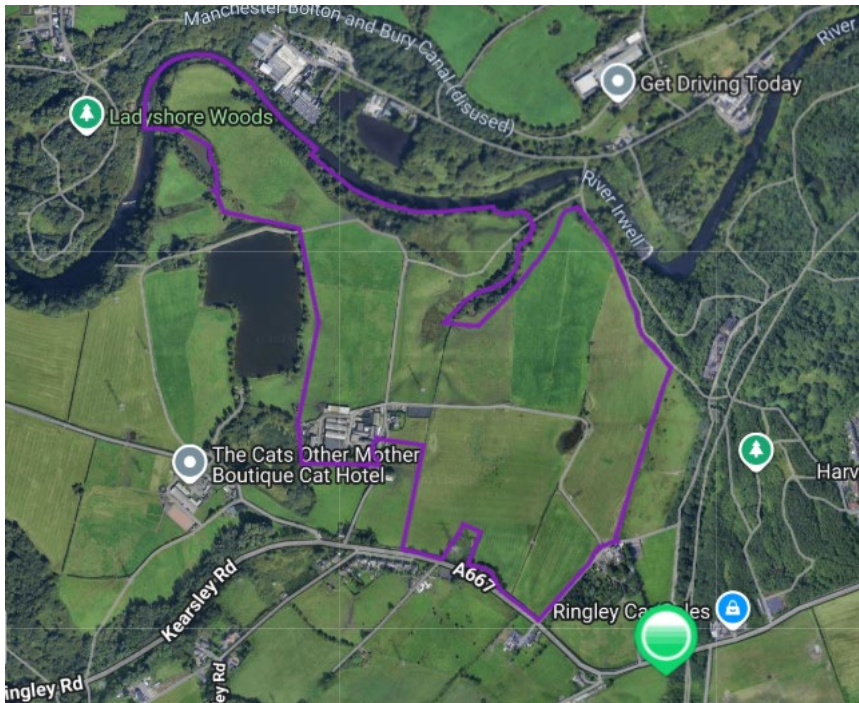
Site Ref	Site Name	Site Area (Hectares)	Min. Net Dwellings
HL/1981/00	Works opposite 101 Mather Road, Bury	0.33	24
HL/2127/00	Wellington Garage, Deardens Street, Bury	0.07	5
HL/2146/00	East Lancs Paper Mill Site, Church St East, Cross Lane, Cock Clod St and Brook Street, Radcliffe M26 2PG	22.98	400
HL/2148/00	Former Radcliffe High School, School Street, Radcliffe	2.31	90
HL/2149/00	44-48 Stand Lane & 4-6 New Street, Radcliffe	0.09	35
HL/2158/00	St. Anne's House, North Street, Radcliffe	0.3	30
HL/2175/00	The Heathlands Village, Heathlands Drive, Prestwich	0.17	8
HL/2178/00	Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW	0.43	14
HL/2206/00	Site of Hartshead Works, Deal Street, Bury, BL9 7PU	0.5	39
HL/2219/00	Yard, North of Birch Street, Bury	0.16	10
HL/2227/00	Corner Walmersley Road/Moorgate, Bury	0.3	30
HL/2227/01	Car park at Bold Street / Back Moorgate West	0.08	10
HL/2230/00	Land off Knowsley Street (Q-Park airspace), Bury	0.37	120
HL/2241/00	Former Police Station, Irwell Street, Bury	0.7	44
HL/2253/00	Land opposite 9 to 21 Unsworth Street, Radcliffe	0.34	17
HL/2255/00	Water Street / Hollybank Street, Radcliffe	0.1	7
HL/2264/00	South of Railway Street / North of Dale Street, Radcliffe	0.45	30
HL/2310/00	Buildings at Park Lane Farm, Parkstone Avenue, Whitefield	0.42	12
HL/2312/00	Garside Garage including Scrap Yard & Stables, Garside Hey Road, Tottington	0.33	10
HL/2339/00	Station House, Bury Road, Radcliffe	0.59	30
HL/2374/01	Acorn Business Centre, Fountain Street North, Bury, BL9 7AN	0.1	19
HL/2390/00	Site of Former Paradise Mill, John Street, Bury, BL9 0NH	0.35	60
HL/2431/00	Hampson Square, Off Ainsworth Road, Radcliffe	0.1	7
HL/2441/00	Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe	5.16	90
HL/2460/03	Humphrey House, Angouleme Way, Bury, BL9 6EQ	0.27	65
HL/2492/00	Longfield Suite, Prestwich	1.89	210
HL/2518/01	Former Seedfield Centre (Part of PfE allocation JPA8)	3.85	84
HL/2519/00	Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom, BL0 0BS	2.23	57
HL/2520/00	Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX	0.9	43
HL/2526/01	William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP	1.34	37
HL/2599/00	Spring Street Sawmills, Spring Street, Ramsbottom	0.12	5
HL/2677/00	Spurr House, 243 Pole Lane, Unsworth, Bury, BL9 8QL	0.69	20
HL/2724/00	Garage Colony at junction of Fern Street and Quarry Street, Peel Brow, Ramsbottom	0.12	6

Site Ref	Site Name	Site Area (Hectares)	Min. Net Dwellings
HL/2797/00	51 Rainsough Brow, Prestwich, Manchester, M25 9XW	0.11	15
HL/2821/00	6 School Street & 99 Blackburn Street, Radcliffe, Manchester, M26 0AP	0.03	5
HL/2826/00	Lake Hill, Walshaw Road, Bury, BL8 1PT	0.99	8
HL/2836/00	2 Cook Street, Bury, BL9 0RP	0.16	8
HL/2839/00	Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB	0.07	8
HL/2842/00	Land off Rochdale Road, Bury, BL9 7AX	0.1	9
HL/2889/00	Car Park To The North Of 129 Croft Lane, Bury, BL9 8QH	0.18	8
HL/2967/00	Council Offices, 7 Whittaker Street, Radcliffe, M26 9TD	0.43	30
HL/2985/00	85 Bury Old Road, Whitefield, Manchester, M45 7AY	0.12	11
HL/2995/00	Land off Kay Street, Summerseat, Bury	0.19	16
HL/3000/00	7-9 Bury Road, Radcliffe	0.12	15
HL/3015/00	Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU	0.07	12
HL/3027/00	New Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD	0.84	5
HL/3100/00	Topping Mill, Topping Street, Bury, BL9 6DR	0.06	15
HL/3105/00	Former CPU Kitchens, Willow Street, Bury, BL9 7QZ	0.15	13
HL/3126/00	Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ	1.84	200
HL/3127/00	Belle Vue Terrace Car Park	0.49	26
HL/3130/00	Pinfold Lane Day Centre, Pinfold Lane, Whitefield	0.38	24
HL/3150/00	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	0.22	5
HL/3151/00	The Turf Hotel, 116 Wash Lane, Bury, BL9 7DJ	0.04	9
HL/3162/00	Land at Stone Pale, Whitefield, M45 6JG	0.49	10
HL/3171/00	121-131 Bell Lane, Bury, BL9 6BB	0.12	24
HL/3180/00	Millgate Shopping Centre and Land at Clerke St, Bury	6.05	700
HL/3181/00	North Block, Radcliffe	0.38	80
HL/3182/00	The Castle surface car park, Bolton Street, Bury	0.12	40
HL/3183/00	1-5 The Elms, Elms Close, Whitefield, M45 8XS	0.08	24
HL/3187/00	Car Park, Buckley Street, Radcliffe	0.1	6
HL/3211/00	127 Blackburn Street, Radcliffe	0.04	6
HL/3236/00	5 Crompton Street, Bury, BL9 0AD	0.05	16
HL/3276/00	International House, Church Lane, Prestwich, M25 1AN	0.07	8
HL/3288/00	Former Bury Fire Station	0.47	80

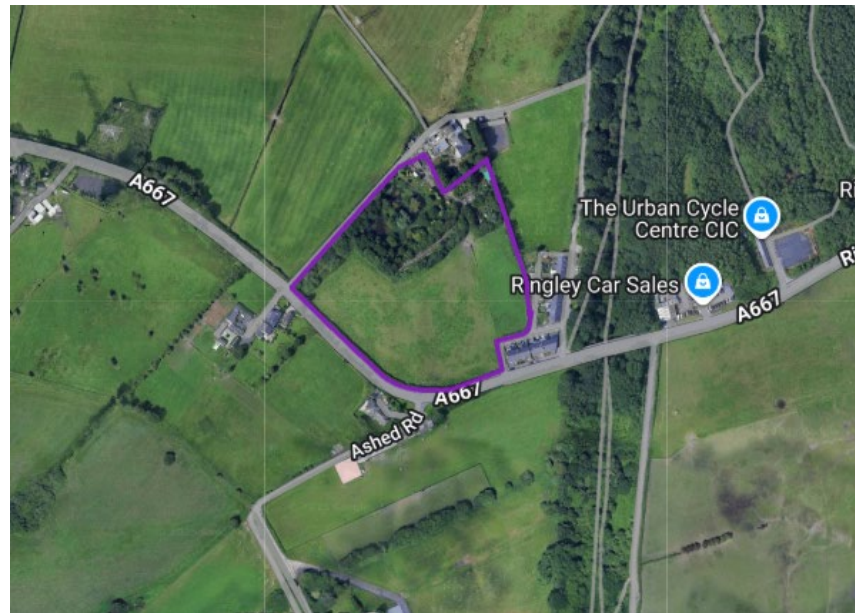


www.lowcarbonalliance.co.uk

Appendix 7 Alternate Site Assessment Appraisals

Site Location*	Site Area	Suitability Comments
Shore Top Farm to the north of the A667, Radcliffe, M26 1FA 	44.9ha	Positive attributes: The site is a large land holding offering numerous opportunities to position the proposed development within the land holding. The site is largely mapped as Grade 4 Agricultural Land Classification (ALC). The site is largely free from flood constraints. There are few listed buildings or other heritage features in the immediate locality. The site is not in a designated landscape area. Negative attributes: The site is located in the greenbelt. The site is intersected by a number of public footpaths. The landowner was not interested in developing a BESS facility. Is the site suitable? The site could be suitable; however, the landowner of this site was approached and was not interested in developing the site for a BESS facility, therefore the site is not suitable.

Yew Tree Farm, north of the A667, Radcliffe, M26 1EB



2.9ha

Positive attributes:

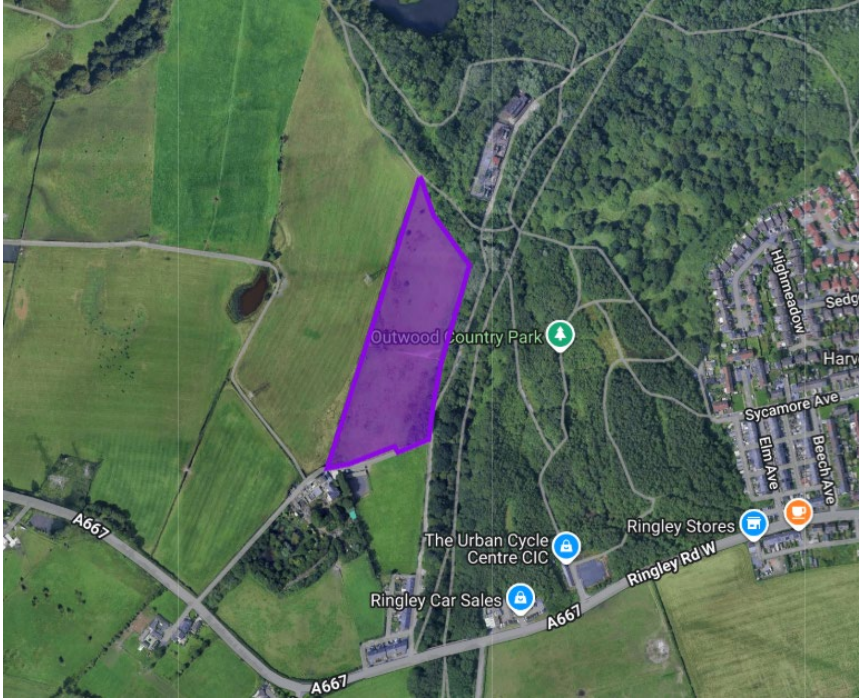
The land is largely free from flood constraints.
There are few listed buildings or other recorded heritage features in the immediate locality.
The site is not in a designated landscape area.

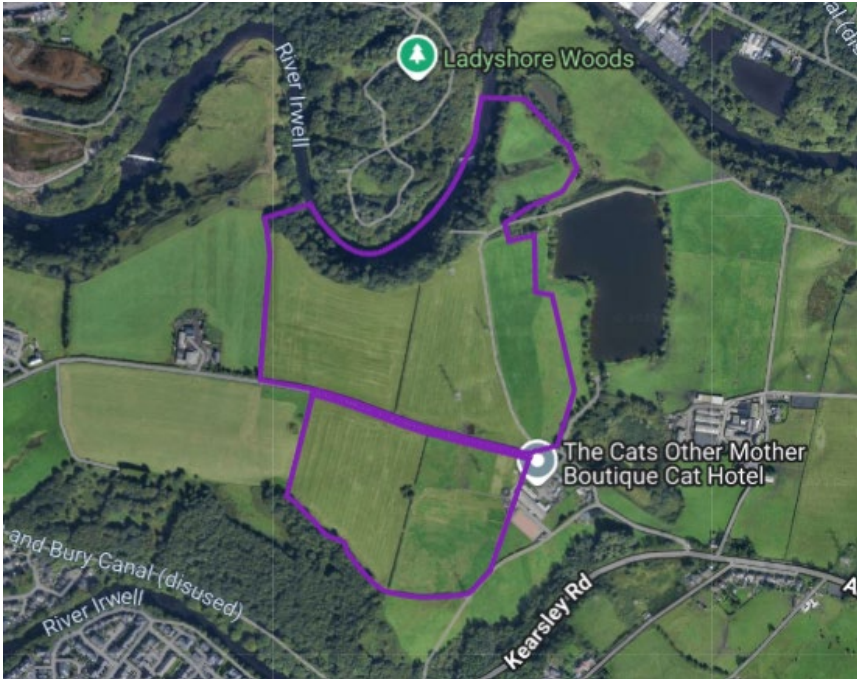
Negative attributes:

The site is not large enough to accommodate the project when accounting for the areas occupied by a pond & vegetation and the setback distance required to mitigate amenity impacts to the nearby dwellings.
The site is located in the greenbelt.
The site is mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available.
The site is located too close to dwellings with less than 50m available.
The site features a pond and dense vegetation, occupying approximately 1/3 of the site area.

Is the site suitable?

A BESS facility on this site is unlikely to be capable of compliance with National and Local policy due to it adjoining a number of dwellings and its ALC classification.

Land to the East of Shore Top Farm, Radcliffe, M26 1FA 	2.5ha	Positive attributes: The site is of a sufficient size to accommodate the development. The site is entirely mapped as Grade 4 ALC, which is not considered best and most versatile. The site is entirely free from flood constraints. There are no listed buildings or other heritage features in the visual catchment of the site. Close range views of public footpaths to the east and north of the site are screened by existing woodland. The site is not in a designated landscape area. The site is approximately 100m from the Radcliffe substation. There is opportunity to site the facility over 200m from the nearest dwelling. Negative Attributes The site is in the green belt. Distant views of the site can be obtained from public footpaths to northwest and southwest. Is the site suitable? The site is in a viable location that is capable of supporting a BESS facility compliant with National and local policy, despite its location in the green belt.
--	--------------	---

Oakhill Barn Farm, Prestolee Road, Radcliffe, M26 1FJ 	26.8ha Positive attributes: The site is large enough to accommodate the project. However, only a small portion is within 1km of the Radcliffe substation. The land is largely free from flood constraints. The site is mapped as Grade 4 ALC. A BESS facility could be sited a sufficient distance from the nearest dwelling. The site is not in a designated landscape area. Negative attributes: The site is located in the green belt. A cluster of listed buildings exist approximately 370m to the west. Ancient woodlands adjoin the site to the south, a Site of Special Scientific Interest to the north and a site of biological importance (Hanningfield Reservoir) identified in the Local Plan immediately to the east. A public footpath bisects the eastern portion of the site. Is the site suitable? A BESS facility on this site may not be capable of compliance with National and Local policy due to the presence of public footpaths, listed buildings and multiple sites of ecological/biological/scientific importance. The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 4 land parcels in separate ownership. The landowner was approached but not interested in progressing the project.
---	---

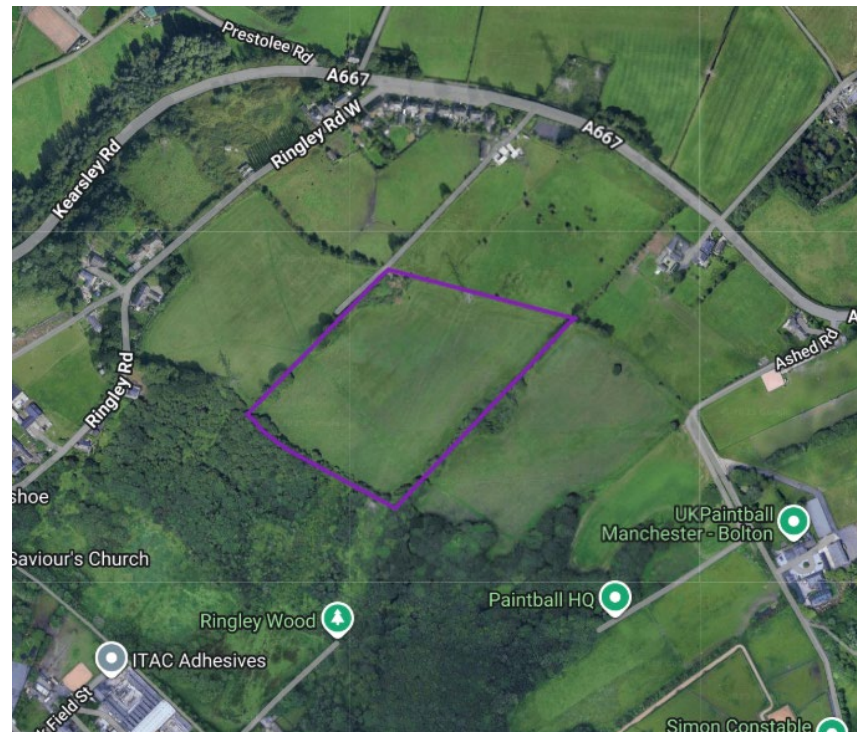
Land to the east of Ringley Road, Stoneclough Radcliffe, Bolton, M26 1EA	2.1ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. Existing hedgerows could offer screening benefits. A public footpath is located along the southern boundary of the site but would be screened by an existing hedgerow. There are few listed buildings or other recorded heritage features in the visual catchment of the site. Negative attributes: The site is located in the green belt. The BESS facility would be less than 50m from the nearby dwellings. The site is mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available. The site is located in a landscape area designated under the Bolton Local Plan. Is the site suitable? A BESS facility on this site may not be capable of compliance with National and Local policy due to it adjoining a number of dwellings, its BMV ALC classification and its location within a protected landscape area, making it preferentially less suitable.
---	-------	---



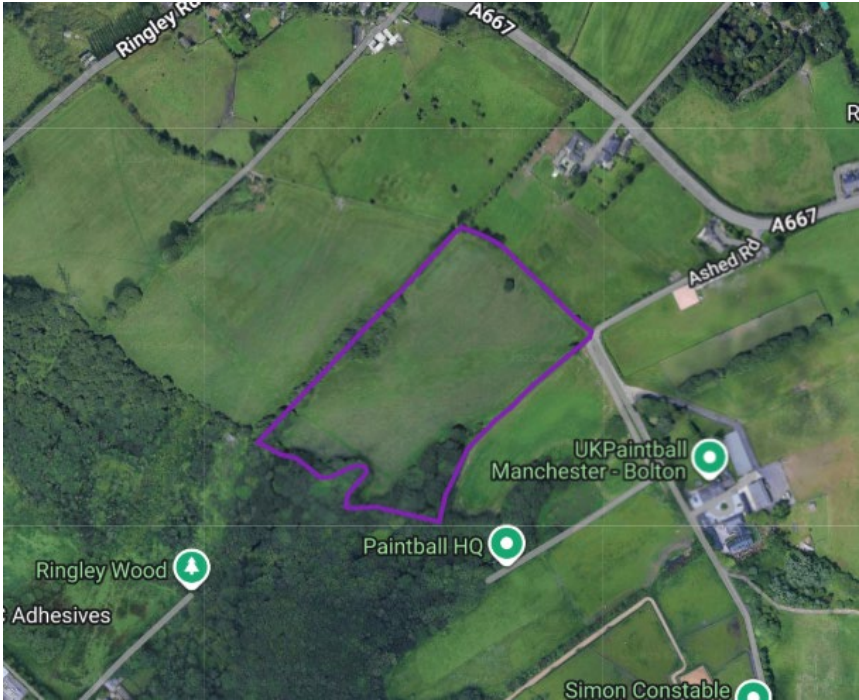
Land to the east of Ringley Road, Stoneclough Radcliffe, Bolton, M26 1EA	3.1ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. Existing hedgerows could offer screening benefits. There are few listed buildings or other recorded heritage features in the visual catchment of the site. A large part of the site is mapped as Grade 4 ALC, while the remainder is Grade 3. Negative attributes: The site is located in the green belt. The BESS facility would be less than 50m from a dwelling to the west. A public footpath is located along the northern boundary of the site and is not screened by any hedgerows. The site is located in a landscape area designated under the Bolton Local Plan. Is the site suitable? Only a small part of the site is potentially suitable, taking into account the Grade 3 ALC and proximity to the dwelling to the west. However, the site is located within a protected landscape area, making it preferentially less suitable. The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 4-5 land parcels in separate ownership.
---	--------------	---



Land to the east of Ringley Road, Stoneclough Radcliffe, Bolton, M26 1EA	4.3ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. Existing hedgerows could offer screening benefits. There are few listed buildings or other recorded heritage features in the visual catchment of the site. A large part of the site is mapped as Grade 4 ALC, while the remainder is Grade 3. Negative attributes: The site is located in the green belt. A public footpath is located along the northern boundary of the site and is not screened by any hedgerows. A vegetated area with a pond is located in the north west of the site. The site is located in a landscape area designated under the Bolton Local Plan. Is the site suitable? Only a small part of the site is potentially suitable, taking into account the Grade 3 ALC, vegetated pond area and proximity to the unscreened area adjacent the public footpath. However, the site is located within a protected landscape area, making it preferentially less suitable. The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 4-5 land parcels in separate ownership.
---	--------------	--



Land to the west of Ringley Road West, Radcliffe, M26 1DZ 	2.1ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. Existing hedgerows could offer screening benefits. There are few listed buildings or other recorded heritage features in the visual catchment of the site. Negative attributes: The site is located in the green belt. The BESS facility would be less than 100m from the nearby dwelling to the west and east. A public footpath is located along the southern boundary of the site and is not screened by any hedgerows. Scattered trees are located across the site which may require removal. The site is located in a landscape area designated under the Bolton Local Plan. The site is mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available. Is the site suitable? A BESS facility on this site may not be capable of compliance with National and Local policy due to it adjoining a number of dwellings, its BMV ALC classification and the site's location within a protected landscape area. A cable route connection to the substation would need to cross at least 3-4 land parcels in separate ownership.
---	--------------	---

Land south of Ringley Road West, Radcliffe, Manchester, M26 1DZ 	3.9ha Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. There are few listed buildings or other recorded heritage features in the visual catchment of the site. A large part of the site is mapped as Grade 4 ALC, while the remainder is Grade 3. Negative attributes: The site is located in the green belt. A public footpath is located along the northern and eastern boundaries of the site and neither are screened by any hedgerows. The south of the site takes in part of a site of biological importance, designated under the Local Plan. The site is located in a landscape area designated under the Bolton Local Plan. Is the site suitable? The presence of two unscreened public foot paths, a site of biological importance, Grade 3 ALC and the sites location within a protected landscape area means a BESS facility on this site may not be compliant with National and Local policy. The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 4-5 land parcels in separate ownership.
---	---

265 Ringley Road West, Radcliffe, M26 1DZ



1.8ha

Positive attributes:

The site is large enough to accommodate the project.
The land is largely free from flood constraints.
Existing hedgerows could offer screening benefits.
There are few listed buildings or other recorded heritage features in the visual catchment of the site.

Negative attributes:

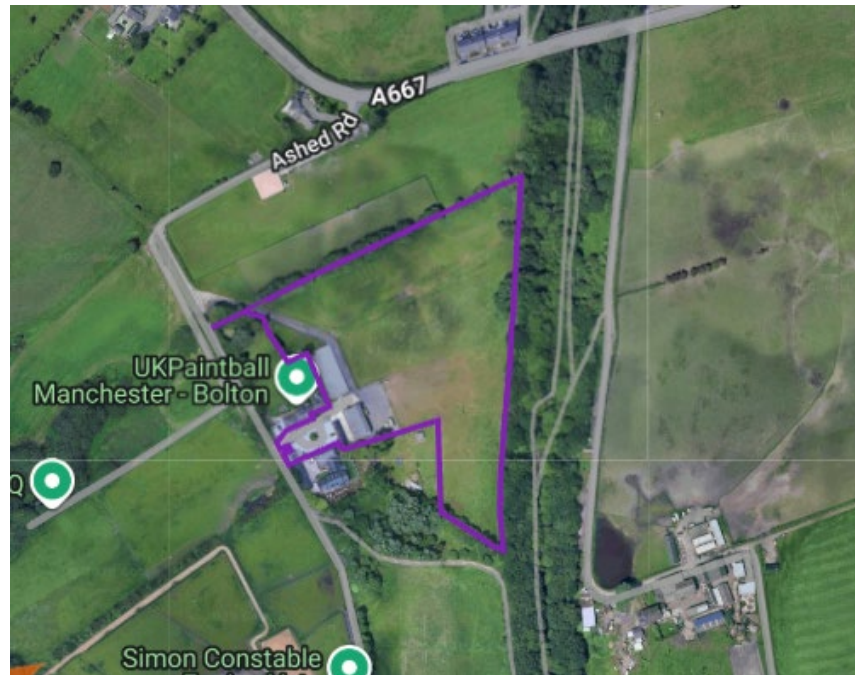
The site is located in the green belt.
The BESS facility would be less than 80m from two nearby dwellings.
A public footpath is located along the southern and eastern boundary of the site where no hedgerow screening exists.
The site is located in a landscape area designated under the Bolton Local Plan.
The site is mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available.

Is the site suitable?

A BESS facility on this site may not be capable of compliance with National and Local policy due to it adjoining a number of dwellings, its BMV ALC classification and the sites location within a protected landscape area.

The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 3-4 land parcels in separate ownership.

The Barn, Ringley Road West, Radcliffe, M26 1DY



3ha

Positive attributes:

The site is large enough to accommodate the project. The land is largely free from flood constraints. Existing hedgerows could offer screening benefits. There are few listed buildings or other recorded heritage features in the visual catchment of the site. Nearby public footpaths are screened by existing hedgerows and woodland.

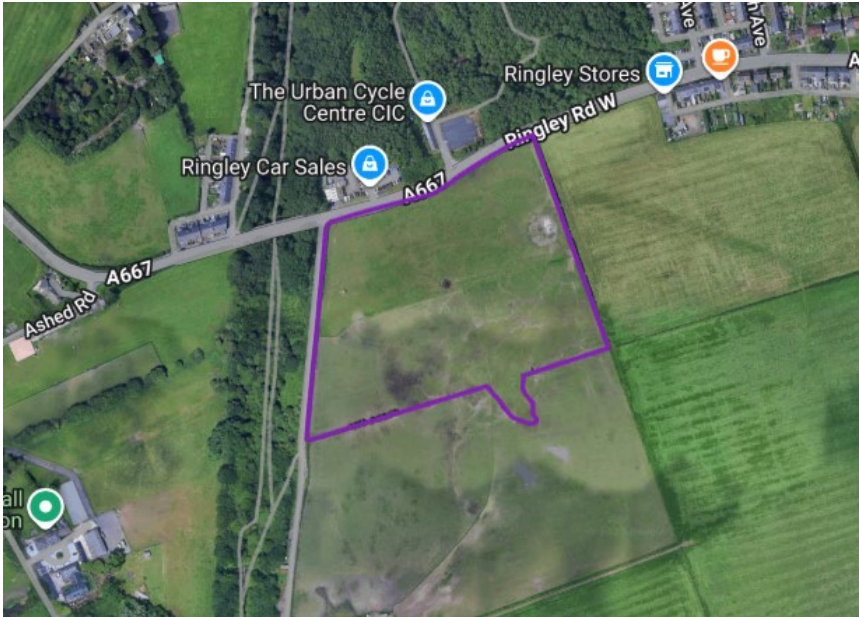
Negative attributes:

The site is located in the green belt. The BESS facility would be less than 100m from two nearby dwellings. The site is located in a landscape area designated under the Bolton Local Plan. The site is entirely Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available.

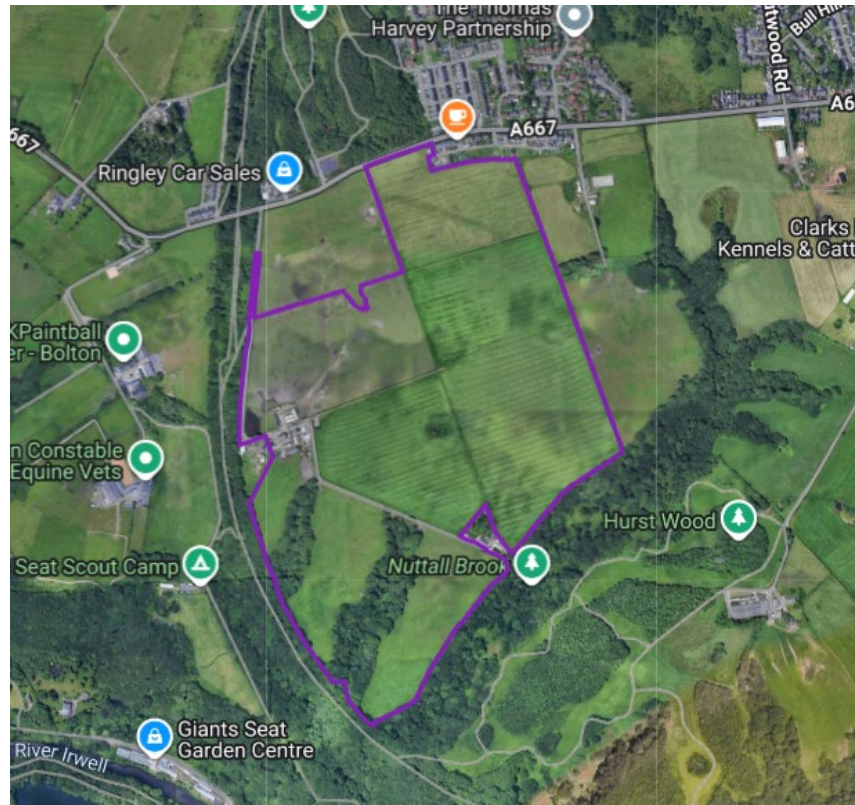
Is the site suitable?

A BESS facility on this site may not be capable of compliance with National and Local policy due to it adjoining a number of dwellings, its BMV ALC classification and the sites location within a protected landscape area.

The site is at the outer most distance where the cable route connection to the substation might be viable, however, such a cable route would need to cross at least 4-5 land parcels in separate ownership.

Land to the south of Ringley Road West, Radcliffe, M26 1DW 	4.9ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. There are few listed buildings or other recorded heritage features in the visual catchment of the site. The site is almost entirely mapped as Grade 4 ALC. A public footpath is located immediately to the west but is screened by an existing hedgerow. Negative attributes: The site is located in the green belt. There is a small pond in the middle of the holding. Is the site suitable? The site could potentially be suitable however, the cable route would need to cross at least 4 land parcels in separate ownership.
--	--------------	--

1 Lower Heaps, Ringley Road West, Radcliffe, M26 1DT



45ha

Positive attributes:

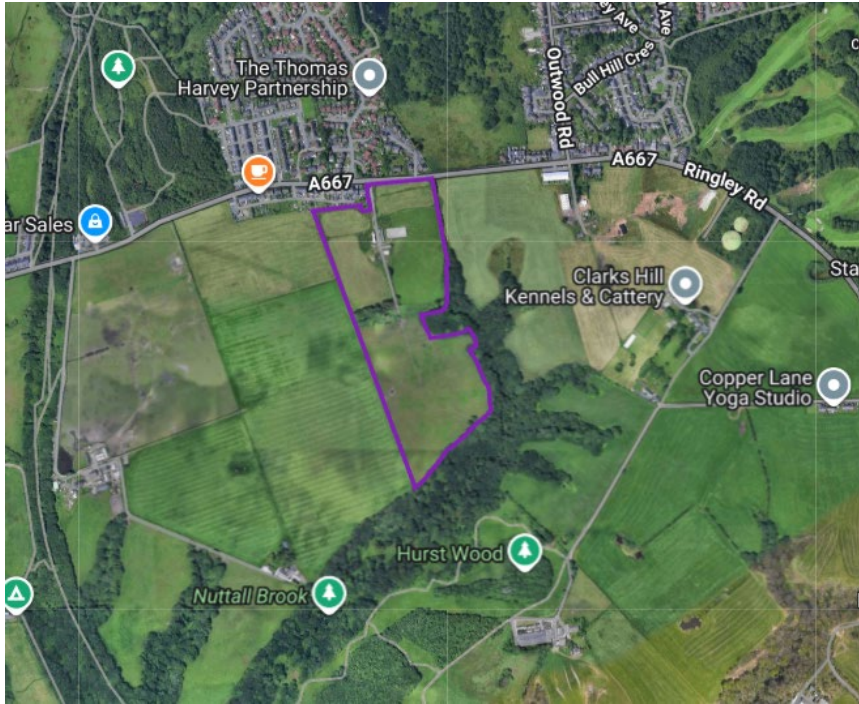
The site is large enough to accommodate the project.
The land is largely free from flood constraints.
There are few listed buildings or other recorded heritage features in the visual catchment of the site.
Public footpaths are located immediately to the west and south but are screened by existing hedgerows.

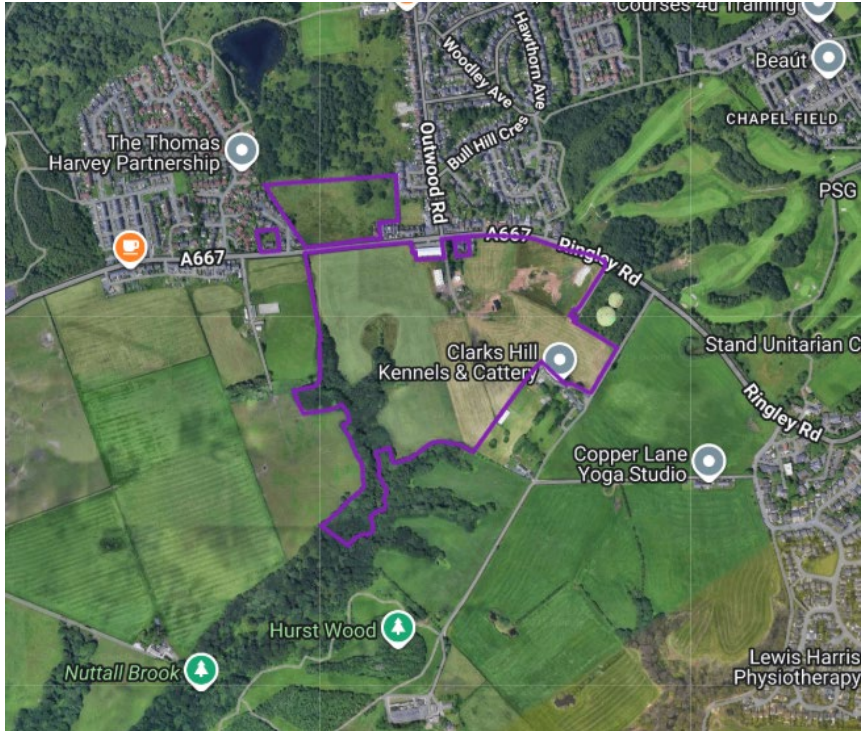
Negative attributes:

The site is located in the green belt.
The site is almost entirely mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available. The areas of Grade 4 ALC are predominately vegetated and cannot be used.

Is the site suitable?

A BESS facility on this site may not be capable of compliance with National and Local policy due to its BMV ALC, making it preferentially less suitable than others. Furthermore, the cable route would need to cross at least 4 land parcels in separate ownership.

Land on the south side of Ringley Road West, Radcliffe, M45 7TQ 	10.6ha	Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. There are few listed buildings or other recorded heritage features in the visual catchment of the site. There are no public footpaths crossing or in the immediate vicinity of the site. Negative attributes: The site is located in the green belt. The site is almost entirely mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available. An ancient woodland immediately adjoins the site to the east. Is the site suitable? A BESS facility on this site may not be capable of compliance with National and Local policy due to its BMV ALC, making it preferentially less suitable than others. The site is at the outer most distance where the cable route connection to the substation might be viable, however, the cable route would need to cross at least 4 land parcels in separate ownership.
---	---------------	---

Outwood Gate Farm, Ringley Road West, Radcliffe, M26 1DL 	20.1ha Positive attributes: The site is large enough to accommodate the project. The land is largely free from flood constraints. There are few listed buildings or other recorded heritage features in the visual catchment of the site. A public right of way exists to the east of the site but is screened by existing hedgerows. Negative attributes: The site is located in the green belt. The site is almost entirely mapped as Grade 3 ALC which is best and most versatile and should be avoided where alternatives are available. There are few locations within the site to sufficiently separate a BESS facility from nearby dwellings. An ancient woodland immediately adjoins the site to the southwest. Is the site suitable? A BESS facility on this site may not be capable of compliance with National and Local policy due to its BMV ALC, proximity to dwellings, making it preferentially less suitable than others. The site is at the outer most distance where the cable route connection to the substation might be viable, however, the cable route would need to cross at least 4 land parcels in separate ownership.
--	--

*Refer to Appendix 2 and 3 for constraints mapping affecting each site.