

Fillongley Solar Appeal

Plans Lists

The Appellant provides this note in advance of the CMC to provide some additional clarity as to the plans proposed, beyond the hearing statement of common ground and the emerging inquiry statement of common ground.

Initially, the application drawings did not propose ponds in the northern corners of the site. The Lead Local Flood Authority (LLFA) was content with the drainage scheme without the additional ponds.¹ However, during the course of the Council's determination, ponds were added by the Applicant to try to seek agreement with third parties who had raised flood risk concerns (concerns never supported by the LLFA). The LLFA remained content with the drainage scheme with the additional ponds but did not require them.²

The final set of plans included in the draft condition in the March 2024 Committee Report, as amended by the July 2024 Committee Report, is inconsistent in that it includes some plans 'with ponds' and some plans 'without ponds'.

As the ponds are not necessary to make the scheme acceptable in drainage terms (as agreed by the Council and LLFA), the Appellant has proposed at appeal that the ponds are removed reverting back to the original design. However, if the Inspector would prefer the ponds to be included, the Appellant is also content with that approach. What is important is that the proposed plans are all consistent with each other.

As such, the Appellant provides below and in the two accompanying folders two consistent proposed sets of plans – one 'with ponds' and one 'without ponds'.

Within its appeal submission, the Appellant has also provided two updated plans not previously seen by the Council. These are the 'Planning Layout Drawing P. Nailcote Farm/09 revH' and the 'Landscape Strategy Plan P24-1827_EN_008'. Neither of these propose any 'amendments' to the underlying scheme, but simply provide additional clarity in terms of the annotations in the key on the drawings.

- The Planning Layout revH is the same layout as revD, which was included in the Committee Report condition. It is the 'without ponds' layout. RevH simply incorporates the landscape proposals as illustrated on the FPCR Landscape Strategy Plan (P14).
- The Landscape Strategy Plan P24-1827_EN_08 (Pegasus) is the same layout and planting proposal as the FPCR Landscape Strategy Plan (P17) included in the Committee Report condition. It is the 'with ponds' layout. Pegasus' Landscape Strategy Plan (08) did not make any amendments to the landscape proposals. The new Pegasus plan simply graphically refined the landscape proposals to make them easier to identify, and also better reflect the existing landscape features across the Appeal Site.

¹ See response dated 03 April 2024

² See response dated 30 May 2024

- Additionally, while it was not submitted with the appeal, so that the Inspector and parties have a complete set of plans, an updated Pegasus ‘without ponds’ Landscape Strategy Plan (013) has also been included in the ‘without ponds’ pack. Again, this is the same layout and planting as a previous FPCR Landscape Strategy Plan (P14) seen by the LPA, with the only update being again being graphical and to clarify the annotations/key.

Condition 2 (March '24) as amended (July '24)	With ponds	Without ponds
The Location Plan P.Nailcote Farm/04 REVA	The Location Plan P.Nailcote Farm/04 REVA	The Location Plan P.Nailcote Farm/04 REVA
The Planning Layout Drawing P. Nailcote Farm/09 revD	The Planning Layout Drawing P. Nailcote Farm/09 revE	The Planning Layout Drawing P. Nailcote Farm/09 revD Or The Planning Layout Drawing P. Nailcote Farm/09 revH
Section Views drawing P. Nailcote Farm/06RevB (sheets 1 and 2)	Section Views drawing P. Nailcote Farm/06RevB (sheets 1 and 2)	Section Views drawing P. Nailcote Farm/06RevB (sheets 1 and 2)
DNO Building - P007039/11/DNO Subsections REVA	DNO Building - P007039/11/DNO Subsections REVA	DNO Building - P007039/11/DNO Subsections REVA
Access Plan 2210072/05	Access Plan 2210072/05	Access Plan 2210072/05
Landscape Strategy Plan 11370/FPCR/XX/XX/DR/L/0001/P17	FPCR Landscape Strategy Plan 11370-FPCR-ZZ-XX-DR-L-0001- P17 Or Pegasus Landscape strategy plan P24-1827_EN_008	FPCR Landscape Strategy Plan 11370-FPCR-ZZ-XX-DR-L-0001- P14 Or Pegasus Landscape strategy plan P24-1827_EN_013
Drainage plan - NFW/BWB/ZZ/XX/DR/CD/0001/RevPO7, NFW/BWB/ZZ/XX/RP/CD/0001/RevPO7 and the Flood Risk Assessment NFW/BWB/ZZ/XX/RP/YE/0001/FRA/ REV PO7	NFW/BWB/ZZ/XX/RP/CD/0001/DS Rev P07) Drainage Strategy document: NFW/BWB/ZZ/XX/RP/CD/0001/Rev P07 and the Flood Risk Assessment: NFW/BWB/ZZ/XX/RP/YE/0001/FRA/ REV P07	NFW-BWB-ZZ-XX-RP-CD-0001_DS_S2- P06 Drainage Strategy document: NFW/BWB/ZZ/XX/RP/CD/0001/Rev P06 and the Flood Risk Assessment: NFW/BWB/ZZ/XX/RP/YE/0001/FRA/ REV P06

Without ponds (quick reference guide):

