

**CONSTRUCTION OF A TEMPORARY SOLAR FARM, MERIDEN ROAD, FILLONGLEY**  
**STATEMENT OF COMMON GROUND ON AGRICULTURAL MATTERS**  
**BETWEEN THE APPELLANT AND NORTH WARWICKSHIRE BOROUGH COUNCIL**  
**APP/R3705/W/24/3349391**

Ref	Appellant's Comments	Borough Council's Comments																														
<b>Topic: AGRICULTURAL LAND QUALITY AND LAND USE</b>																																
A	The Agricultural Land Classification for the Appeal Site (the 'Site') is as described in the ALC report by Roberts Environmental Ltd and its amendment. The land quality, its quantity and distribution were not, and remain not, in dispute between the parties.	Agreed																														
B	<p>Accordingly the Site involves the breakdown as follows.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F7942; color: white;"> <th style="text-align: center;">ALC Grade</th> <th style="text-align: center;">Area (Ha)</th> <th style="text-align: center;">Percentage</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Grade 1</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.00%</td> </tr> <tr> <td style="text-align: center;">Grade 2</td> <td style="text-align: center;"><b>19.862</b></td> <td style="text-align: center;"><b>32.599%</b></td> </tr> <tr> <td style="text-align: center;">Subgrade 3a</td> <td style="text-align: center;"><b>38.770</b></td> <td style="text-align: center;"><b>63.631%</b></td> </tr> <tr> <td style="text-align: center;">Subgrade 3b</td> <td style="text-align: center;"><b>1.212</b></td> <td style="text-align: center;"><b>1.989%</b></td> </tr> <tr> <td style="text-align: center;">Grade 4</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.00%</td> </tr> <tr> <td style="text-align: center;">Grade 5</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">0.00%</td> </tr> <tr> <td style="text-align: center;">Non-Agricultural</td> <td style="text-align: center;"><b>1.085</b></td> <td style="text-align: center;"><b>1.781%</b></td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;"><b>60.929</b></td> <td style="text-align: center;"><b>100%</b></td> </tr> <tr> <td style="text-align: center;">Total BMV</td> <td style="text-align: center;"><b>58.632</b></td> <td style="text-align: center;"><b>96.23%</b></td> </tr> </tbody> </table>	ALC Grade	Area (Ha)	Percentage	Grade 1	0.00	0.00%	Grade 2	<b>19.862</b>	<b>32.599%</b>	Subgrade 3a	<b>38.770</b>	<b>63.631%</b>	Subgrade 3b	<b>1.212</b>	<b>1.989%</b>	Grade 4	0.00	0.00%	Grade 5	0.00	0.00%	Non-Agricultural	<b>1.085</b>	<b>1.781%</b>	Total	<b>60.929</b>	<b>100%</b>	Total BMV	<b>58.632</b>	<b>96.23%</b>	Agreed
ALC Grade	Area (Ha)	Percentage																														
Grade 1	0.00	0.00%																														
Grade 2	<b>19.862</b>	<b>32.599%</b>																														
Subgrade 3a	<b>38.770</b>	<b>63.631%</b>																														
Subgrade 3b	<b>1.212</b>	<b>1.989%</b>																														
Grade 4	0.00	0.00%																														
Grade 5	0.00	0.00%																														
Non-Agricultural	<b>1.085</b>	<b>1.781%</b>																														
Total	<b>60.929</b>	<b>100%</b>																														
Total BMV	<b>58.632</b>	<b>96.23%</b>																														

C	The Site is mostly in arable farming uses.	Agreed
D	The parking and DWO substation areas are currently used as a manure heap and straw storage.	Agreed
<b>Topic: EFFECTS ON AGRICULTURAL LAND QUALITY AND LAND USE</b>		
E	With the exception of small areas for the construction of bases for the transformer stations, the DNO and customer substations, and the access tracks, the land quality of the Site is not physically disturbed by the proposed works.	Agreed by reference to the consultation response of Natural England dated 5 <sup>th</sup> April 2023
F	Following advice from Natural England on applying conditions for soil management, the pursuit of restoring the land to its original land quality on decommissioning can be achieved.	Agreed
G	Arable farming operations using conventional farming machinery will not be possible with the solar PV arrays in place.	Agreed
H	The land under and around the solar PV arrays could be used for grazing of small livestock such as sheep.	Agreed
I	Subject to good practice, which can be controlled by a Soil Management Plan and enforced by condition if appropriate, soils should not be adversely affected.	Agreed by reference to the consultation response of Natural England dated 5 <sup>th</sup> April 2023
J	The resting of soils from an intensive arable rotation can result in multiple benefits to the soils through reduced nutrient loading and leaching, increased carbon retention, increased organic matter, biodiversity improvements (worm counts etc).	Agreed

<b>Topic: PLANNING POLICY</b>		
K	The NPPF at para 187 (b) recognises that the economic and other benefits of the best and most versatile agricultural land should be recognised, but does not place a bar on the use of BMV for solar development.	Agreed
L	Planning policy does not place an obligation or requirement on developers of solar farms to undertake a sequential approach to site selection in respect of land quality.	Agreed
M	Solar panels is a form of farm diversification.	Agreed
N	Planning policy does not require agricultural land to be used for food production. Planning policy does not dictate how a landowner uses his/her land, or what intensity of use.	No comment
O	The UK Government has not identified a food security problem.	No comment

**SIGNATURES**

Appellant

Signed:



Date: 06/02/25

Name: Steven Bainbridge MRTPI

NWBC

Signed:



Date: 6/2/25

Name: Jeff Brown BA, Dip TP, MRTPI

