

Appeal by Econergy International Ltd

Land South of Berrington, Shrewsbury, Shropshire, SY5 6HA

Against the Refusal of Planning Permission by Shropshire Council for:

"Erection of an up to 30 MW Solar PV Array, comprising ground mounted solar PV panels, vehicular access, internal access tracks, landscaping and associated infrastructure, including security fencing, CCTV, client storage containers and grid connection infrastructure, including substation buildings and off-site cabling."

Appeal Reference: APP/L3245/W/23/3332543

LPA Reference: 22/04355/FUL

LPA Appeal Reference: 23/03207/REF

Soils Statement of Common Ground between Econergy International Ltd (Appellant) and Flour Not Power (Rule 6 Party)

DRAFT

February 2024

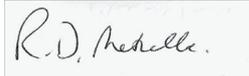
1. Introduction

- 1.1 This Statement of Common Ground relates to an appeal by Eenergy International Ltd (Appellant) against the refusal of Planning Permission by Shropshire Council of Planning Application Ref. 22/04355/FUL, which had been recommended for approval by council officers.
- 1.2 The proposed development will constitute the erection of a solar photovoltaic (PV) array, with a total export capacity of up to 30 MW, with accompanying substation, inverter and ancillary infrastructure.

2. Parties

- 2.1 This Statement of Common Ground is jointly agreed by:

Signed:



Date:

06/02/2024

Ruth Metcalfe
On behalf of the Appellant

Signed:



Date: 5/2/24

Sam Franklin
On behalf of Flour Not Power

3. Areas of Agreement

- 3.1 This section sets out the matters not in dispute between the Appellant and the Rule 6 Party.

Agricultural Land Classification

- 3.2 It is agreed that the correct methodology for the classification of the agricultural land is the MAFF Agricultural Land Classification Guidelines (1988).
- 3.3 It is agreed that about 88.2% of the site is best and most versatile agricultural land.

Soil Management Plan

- 3.3 It is agreed that the outline soil management plan sets out the best practice methodology for the management of the soil resources.
- 3.4 It is agreed that a detailed management plan can be prepared for the whole life - from pre-construction to decommissioning of the proposed solar farm- to ensure the protection and conservation of all soil resources and follow best practice to maintain the physical properties of the soils on site.

4. Areas of Disagreement

- 4.1 Whether the correct methodology for the classification of the agricultural land at the site agricultural land is the MAFF Agricultural Land Classification Guidelines (1988) has been used at the site.
- 4.2 That there is no adverse impact resulting from the loss of the arable production potential of the best and most versatile land for the 40-year duration of the proposal.
- 4.3 That the site is physically capable of being reverted to best and most versatile land at the end of the 40-year life of the proposed solar farm.
- 4.4 A proportion of the site has been identified as of Grade 1 quality, but this has not been included in the ADAS assessment.
- 4.5 Whether ALC surveys have been conducted on any of the Potential Alternative Sites considered.
- 4.6 Whether other land is available within the County of Shropshire that does not include land of BMV quality.
- 4.7 The implications of, and the weight to be given to, the loss of best and most versatile agricultural land.
 - i. whether the proposal can be described as temporary.
 - ii. whether the area of BMV affected for tracks and inverters will be capable of restoration back to comparable ALC grade;
 - iii. whether the proposal accords with policy CS6, DP26 (pt2k) and the NPPF paragraphs 180 and 181.

