

Ms E Molyneaux
Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol

14 September 2026

Dear Ms E Molyneaux,

RE: Land at Treading Field/Guanockgate Road - 6001284/6001285

Thank you for your email of the 4th of September, regarding the above planning appeal and the whether there are any changes in the recently published National Planning Policy Framework (NPPF) relevant to the determination of the appeal.

The Council has reviewed the revised NPPF. The updated Framework continues to provide strong support for renewable and low carbon energy development and, in several respects, strengthens national policy support for such proposals. In particular, the revised NPPF makes clear that significant weight should be afforded to the benefits associated with renewable energy generation and confirms that applicants are not required to demonstrate an overall need for renewable energy development.

The Council also acknowledges that the revised NPPF introduces amendments to policy relating to Best and Most Versatile (BMV) agricultural land. Whilst the Framework continues to seek the protection of the most productive agricultural land, it now recognises that where significant benefits are associated with renewable energy development, the use of BMV land may be justified in appropriate circumstances. However, the revised policy does not remove the requirement to consider the economic, food production and other benefits of BMV land, nor does it diminish the importance of avoiding unnecessary loss of such land where reasonable alternatives exist.

Furthermore, the revised Framework continues to require decision-makers to recognise the intrinsic character and beauty of the countryside and to consider the effects of development on landscape character and visual amenity. These remain important material considerations in the determination of planning applications.

The Council therefore accepts that the revised NPPF places greater emphasis on the benefits of renewable energy development and that these benefits attract substantial weight in the planning balance. Nevertheless, the appeal continues to turn on an assessment of all material considerations. The Council's position remains that the loss of Best and Most Versatile agricultural land, together with the identified harm to the character and appearance of the countryside, attract substantial weight. When these harms are considered in the particular circumstances of this case, the Council maintains that they outweigh the benefits of the proposal and that the appeal should therefore be dismissed.

Yours sincerely



Matthew Leigh
Head of Planning