
Site Search and use of Agricultural Land

UKZ157 Tydd

Land east of Guanockgate Road, Gorefield, Lincolnshire PE13 4PL

24/10/2025

UKZ157

Contents

Summary and conclusions	3
Introduction	6
2.1 Site selection – an overview	6
2.2 Planning Policy	7
Identifying the study area and sites	8
3.1 Overarching national need	8
3.2 Need for the development in this location	9
3.3 Identifying the study area	10
3.4 Identifying suitable sites within the study area	12

 Website: www.pathfinderce.com

 Email: info@pathfinderce.com

 Telephone: +44 020 7127 4542

 Address:
Pathfinder Clean Energy (PACE)
UKDev Ltd,
Central House, 20 Central Avenue,
St Andrews Business Park,
Norwich NR7 0HR

 Company Number: 11367271

Policy analysis	15
4.1 The proposed use of any agricultural land is necessary	15
4.2 Poorer quality land has been used in preference to higher quality land	16
4.2.1 Choice of land within the study area	16
4.2.2 Choice of land within the farm	18
4.3 The proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays	18
4.4 Most compelling evidence	19

1. Summary and conclusions

In October 2021, the UK Prime Minister announced that all electricity generation must be zero carbon by 2035, and in 2022 the British Energy Security Strategy seeks a 5-fold increase in solar by 2035. Liz Truss' speech as Prime Minister on 8 September 2022 committed to the UK being a net energy exporter by 2040. These present huge challenges and it is essential to develop suitable sites for renewable energy generation and battery energy storage, to ensure the smooth transition from a fossil fuel to a net-zero economy.

The selection of sites for solar farms involves a complex process of site search and assessment to identify suitable locations which are acceptable both in terms of planning considerations and energy generation. This requires consideration of both planning policy and integration with the UK's electricity network. Whilst Government and local authorities seek to urgently tackle climate change, it is essential to locate and develop suitable sites for renewable energy generation and storage, to ensure the smooth transition from fossil fuel to a net-zero economy.

This report describes the process the applicant has used to locate the site as part of a process of identifying and assessing other potential sites.

Solar farms provide clean renewable energy and are recognised as an important means to achieving the UK's legally binding target of net-zero carbon emissions by 2050. While they require significant amounts of land, they are clean, quiet, and can dramatically enhance biodiversity within sites. Therefore, agriculture can continue alongside energy generation with little conflict.

Planning policy is supportive of solar farm developments. The National Planning Policy Framework (NPPF) seeks to enable *"the development and diversification of agricultural and other land-based rural businesses"*, and for decisions to recognise *"the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land"*.

Footnote 58 goes on to note that *"Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."* The National Planning Practice Guidance (NPPG) advises that local planning authorities should consider the following factors:

- The proposed use of any agricultural land is necessary.
- That poorer quality land has been used in preference to higher quality land.

- That the proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays.

In summary, the policy does not restrict the development of solar farms on agricultural land where it is shown to be necessary, nor does it prevent the use of higher-grade land. Rather, it expresses a preference for using poorer quality land unless it can be justified on economic grounds and where other benefits can be demonstrated, including for biodiversity.

An Agricultural Land Classification (ALC) survey accompanies this analysis and has demonstrated that the development is located on Grade 2 (11.36%) and Grade 3a (86.66%) agricultural land (Figure 1).

Sections 2.1 and 2.2 introduce the site search and the policy that underpins it. Section 3 concerns the location of the development and demonstrates a clear need for solar farms to be located where there is the capacity to connect to the electricity grid unless material policy reasons indicate otherwise (see Section 3.4). It has also shown the approach Pathfinder Clean Energy (PACE) has taken to identifying capacity across the country. It notes that Government policy presents an unconstrained need for new renewable energy capacity and so available capacity in one location is not a reason to preclude development in other areas. Grid analysis by PACE has identified capacity on the 132 kilovolt (kV) line connecting to the EATON SOCON Circuit and has sought sites within a reasonable study area around this.

The chosen site has a willing landowner and is available for development now and therefore is considered *deliverable* and *developable*, as defined in the glossary of the NPPF. It is of a suitable size to accommodate a viable project and avoids designated areas, where possible. Further survey work will be undertaken and submitted within the planning application which will be able to demonstrate that the proposed site can overcome all physical, environmental, policy and amenity constraints.

Section 4 assesses the proposed development against policy guidance criteria. Importantly, the development will not result in the loss of any agricultural land.

The use of agricultural land has been shown to be necessary - The proposed site is located on arable land. Analysis of the Council's brownfield register has revealed that there are previously developed sites, however, these are located outside of the study area meaning a viable connection to the grid would not be possible. This is with the exception of one site on the brownfield land register which is disproportionately smaller than requirements for a viable solar development.

PACE is a developer of ground mounted solar farms and battery energy storage. Rooftops can be an ideal place to install solar but should be considered to be an additional option to ground-mounted solar, rather than an alternative, due to the unconstrained need for new renewable energy capacity, the Government's commitments to net-zero carbon emissions, and the Energy

White Paper assumptions of up to 120 gigawatts of new solar installations by 2050. Therefore, the use of agricultural land has been shown to be necessary.

Poorer quality land has been used in preference to higher quality land - within the study area, (in this case a 1km study area on either side of the 132kV connecting to the EATON SOCON Circuit Figure 3). The applicant has worked with land agents to identify potentially deliverable and developable sites within the remaining areas. This process confirmed only one site which was considered deliverable and developable at this time. This document demonstrates the rigorous approach the applicant has taken to confirm that lower grade land has been used in preference to higher grades, on sites that are deliverable and developable.

The proposal allows for continued agricultural use and encourages biodiversity improvements around arrays - agriculture will continue by allowing sheep to graze underneath and around the solar panels. At the end of the development's life, all equipment will be removed and the site restored to its current use. Therefore, there will be no loss of agricultural land and agriculture can continue throughout its operation. Additionally, the project would bring a very substantial net gain in biodiversity, including an increase in habitats and hedgerows, and supporting the diversity and abundance of various plant species, bumblebees, birds and butterflies. Therefore, in accordance with policy, the development will secure wider benefits from natural capital and ecosystem services.

Compliance with policy guidance combined with significant benefits create a compelling case for using higher grade land:

- The development is temporary and completely reversible at the end of its life.
- Generating enough secure, available and affordable renewable energy to power around 22,388 homes, thereby supporting the transition to a zero carbon energy system.
- Avoiding 16,180 tonnes of CO₂ every year, thereby actively tackling the climate emergency.
- Improved resilience of the electricity grid by combining solar power with battery energy storage, to reduce the risk of blackouts at peak times of energy demand.
- Planting of new trees, hedges and meadow around the solar farm to deliver an increase in hedgerow habitat and overall habitat compared to the existing use. This will support the diversity and abundance of flora and fauna, and in accordance with policy, will secure wider benefits from natural capital and ecosystem services. A net biodiversity assessment will be undertaken as part of the planning application while a management plan, to be secured via a planning condition, will ensure these benefits are maintained for the duration of the development.

- No loss of agricultural land and continued grazing throughout the development's operation.
- Farm diversification to help ensure the continued viability of the farm holding.

This report describes the rigorous process that PACE has gone through to identify the site and demonstrates compliance with local and national planning policy and guidance. It is clear, therefore, that there is very compelling evidence for using higher grade land when weighed against the considerable renewable energy, climate change, economic and biodiversity benefits of the project.

2. Introduction

This report accompanies the ALC survey. It assesses the proposed development against the NPPF and guidance on the use of agricultural land for solar farms and justifies the use of higher grade land.

2.1 Site selection – an overview

The selection of sites for solar farms involves a complex process of site search and assessment to identify suitable locations which are acceptable both in terms of planning, commercial and energy generation considerations. This requires consideration of both planning policy and integration with the UK's electricity network. While the Government seeks to urgently tackle climate change, it is essential to locate and develop suitable sites for renewable energy generation and storage, to ensure the smooth transition from fossil fuel to a net-zero economy.

This report describes the process that PACE has used to locate the site as part of a process of identifying and assessing other potential sites.

Solar farms must address a range of planning considerations at both national and local levels, and at the same time meet the criteria set for electricity infrastructure by the National Grid and Distribution Network Operators. While forecast generation capacity and demand provide important context, Government policy presents an unconstrained need for additional renewable energy capacity.

The site selection process is first determined by locating those areas within the distribution network where there is an identified capacity for additional electrical input. Having identified capacity, there follows a long process of identifying sites following a sequential planning approach to those sites which are available, and which can reduce, ameliorate, or mitigate potential negative impacts.

Solar farms are typically located on agricultural land because of their size, but there is also growing evidence that they can allow continued use of agriculture – such as grazing – and provide considerable benefits to the wider farm, and biodiversity. The selection process is therefore both iterative and thorough and is set out here.

2.2 Planning Policy

Solar farms provide clean renewable energy and are recognised as an important means to achieving the UK's legally binding target of net-zero carbon emissions by 2050 and can also dramatically enhance biodiversity within the site.

Planning policy is supportive of solar farm developments. The NPPF seeks to enable *“the development and diversification of agricultural and other land-based rural businesses”* (para. 84b), and for decisions to contribute to and enhance the natural and local environment, including *“the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”*.

Footnote 58 of the NPPF notes that *“Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.”*

The NPPG sets out the particular factors a local planning authority will need to consider:

“Encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;

Where a proposal involves greenfield land, whether:

(i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and

(ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. See also a speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013 and written ministerial statement on solar energy: protecting the local and global environment made on 25 March 2015.” [Paragraph: 013 Reference ID: 5-013-20150327]

In summary, the policy does not restrict the development of solar farms on agricultural land where it is shown to be necessary, nor does it prevent the use of higher-grade land. Rather, it expresses a preference for using poorer quality land unless it can be justified on economic grounds and where other benefits can be demonstrated, including for biodiversity.

An ALC survey accompanies this analysis and has demonstrated that the development is located on a site with a mixture of Grade 2 (11.36%) and Grade 3a (86.66%) agricultural land as

shown below in Figure 1. The soil classification has been carried out using the revised guidelines set out in the publication “*Agricultural Land Classification of England and Wales*” (MAFF¹, 1988). This analysis provides the justification for using this area of higher-grade land.

Table 2. ALC gradings and limitations			
Grade	ha	%	Limitation
1			
2	15	11.36	Wetness and droughtiness
3a	117	86.66	Wetness
3b			
4			
5			
Non-agricultural land			
Total	132	100%	

Figure 1- Agricultural land classification for the proposed development

3. Identifying the study area and sites

The section describes PACE’s approach to identifying areas of the country and sites for development.

3.1 Overarching national need

Although Government policy is clear that developers are not required to demonstrate need (there is an unconstrained need for new capacity), it is useful to describe the increasingly urgent need for the proposed development in the context of the climate emergency declared by the Government and the transition away from fossil fuels to a renewable energy system.

In the 21st Century, climate change is a recognised phenomenon of international and global significance. The scientific evidence is overwhelming and has recently led to cross-party support

¹ MAFF, 1998 – *Agricultural Land Classification for England and Wales: Guidelines and Criteria for grading the quality of Agricultural Land*

for legislation that enshrines “*net-zero greenhouse gases emissions*” within the Climate Change Act 2008.

The NPPF is clear that “*the planning system should support the transition to a low carbon future... contribute to radical reductions in greenhouse gas emissions... and support renewable and low carbon energy and associated infrastructure.*” (*Paragraph 152.*)

However, financial incentives for most renewable technologies have been removed by the government and the Institution of Mechanical Engineers estimates a 40-55% electricity supply gap in the next decade. Ground mounted solar photovoltaics are currently the only onshore renewable technology that retains relatively unconstrained planning policy support and, due to significant cost reductions in recent years, is viable without financial subsidies. Along with off-shore wind, therefore, solar is critical to achieving these radical reductions. Indeed, modelling in the 2020 Energy White Paper assumes up to 120 gigawatts (GW) of new solar capacity over the next 30 years, equating to 4GW (4,000 megawatts) per year.

The proposed project will contribute significant renewable energy, directly addressing the climate emergency and supporting the transition away from fossil fuels.

3.2 Need for the development in this location

Demonstrating specific local needs is not possible since the responsibility for ensuring supply and demand is in balance, locally and nationally, falls to The National Grid as the electricity system operator. It does this by prescribing requirements for power capacity (megawatts of generation) and services (e.g. provision of capacity at peak times, balancing and frequency response). This is becoming more challenging as the traditional large centralised power stations become unviable and the Government’s policy is to close all unabated coal-fired power stations by 2024.

The UK’s old centralised electricity network is being replaced, with Government support, by a decentralised one powered by renewable energy, such as solar and wind, supported by small flexible demand responsive facilities, such as battery energy storage. Apart from the largest

power stations, which connect directly to the transmission network, most projects connect to the distribution network (in this case UK Power Networks).

The electricity network was designed for centralised generation and as a result, large parts of the network do not have the capacity to accommodate new connections. Therefore, project locations are determined in relation to available grid connection capacity rather than by locally specified needs. Due to the unconstrained national need, it is reasonable to assume that all substations and circuits with capacity should be expected to accommodate some form of generation unless material planning policy reasons indicate otherwise.

3.3 Identifying the study area

The previous section established that each local substation or circuit should be considered for whether it can accommodate some form of generating or balancing facility. Therefore, grid capacity maps are first consulted to determine those that may be suitable.

There are 6 Distribution Network Operators (DNO) operating 12 territories in England and Wales. PACE's process involves consulting the data released by relevant DNOs and finding suitable grid paths. Once a territory has been identified, the publicly available information relating to the grid is consulted.

The 132kV line connecting to the EATON SOCON Circuit (Figure 2) was identified as having some capacity to connect a generation project.

This does not mean that it would be feasible or viable to connect every location near to the electricity line because it will depend on factors such as the intervening presence of development and infrastructure, and the type of terrain. For example, laying a cable across a field directly to a connection is significantly cheaper than if it must cross a river, road, railway or pass through a settlement, and does not require additional rights to be secured. This is discussed further below.

Grid connections are expensive and the development site needs to be at a reasonable distance from the substation and grid line to ensure a viable connection can be made. These distances vary, depending on the connection costs and substation/circuit voltage. PACE has adopted a 1km study area on either side of the 132kV line. This is shown in Figure 3 and forms the study area for potential sites.



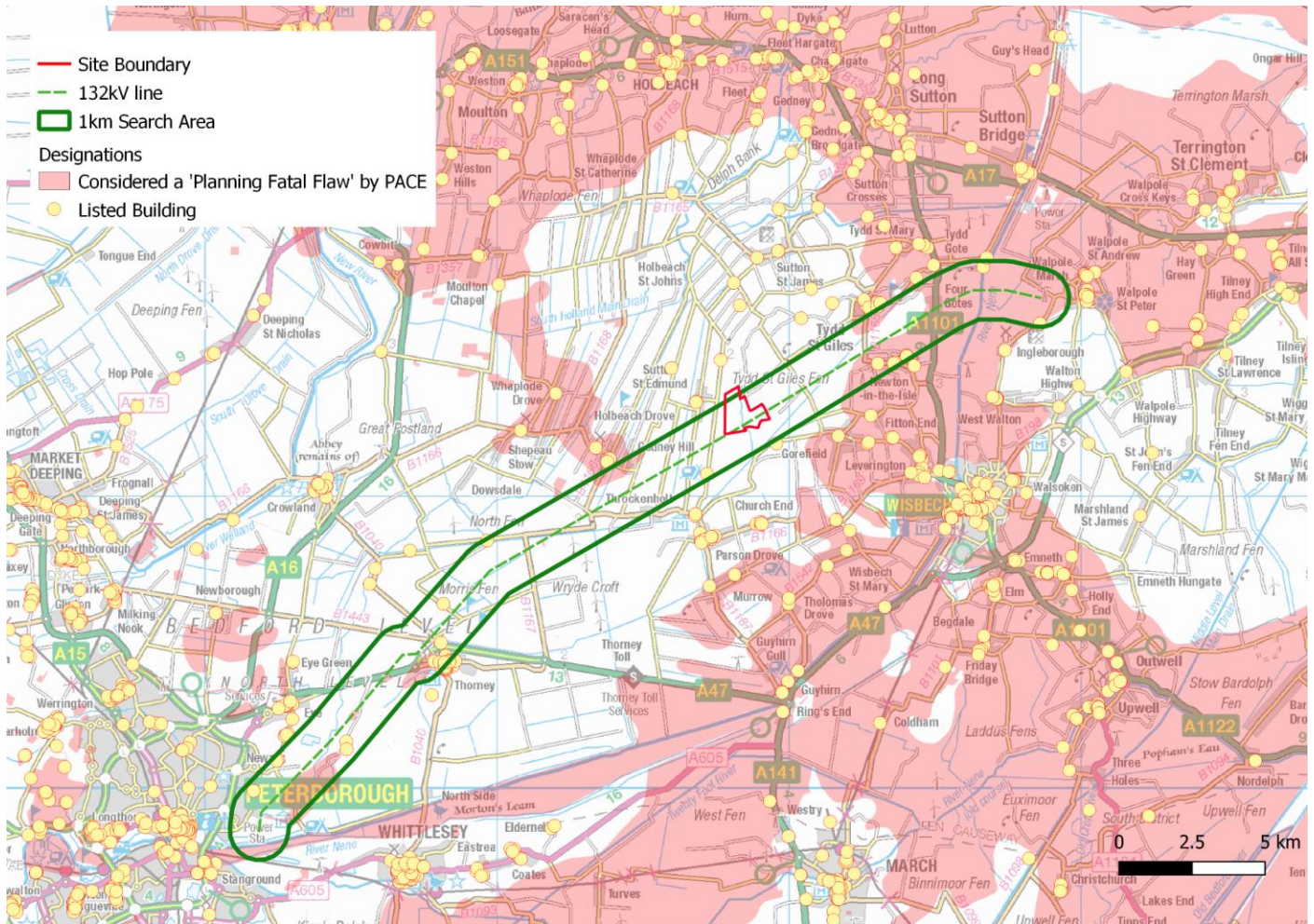


Figure 2 - Image showing the 132kV line, 1km study area, and critical planning designations.

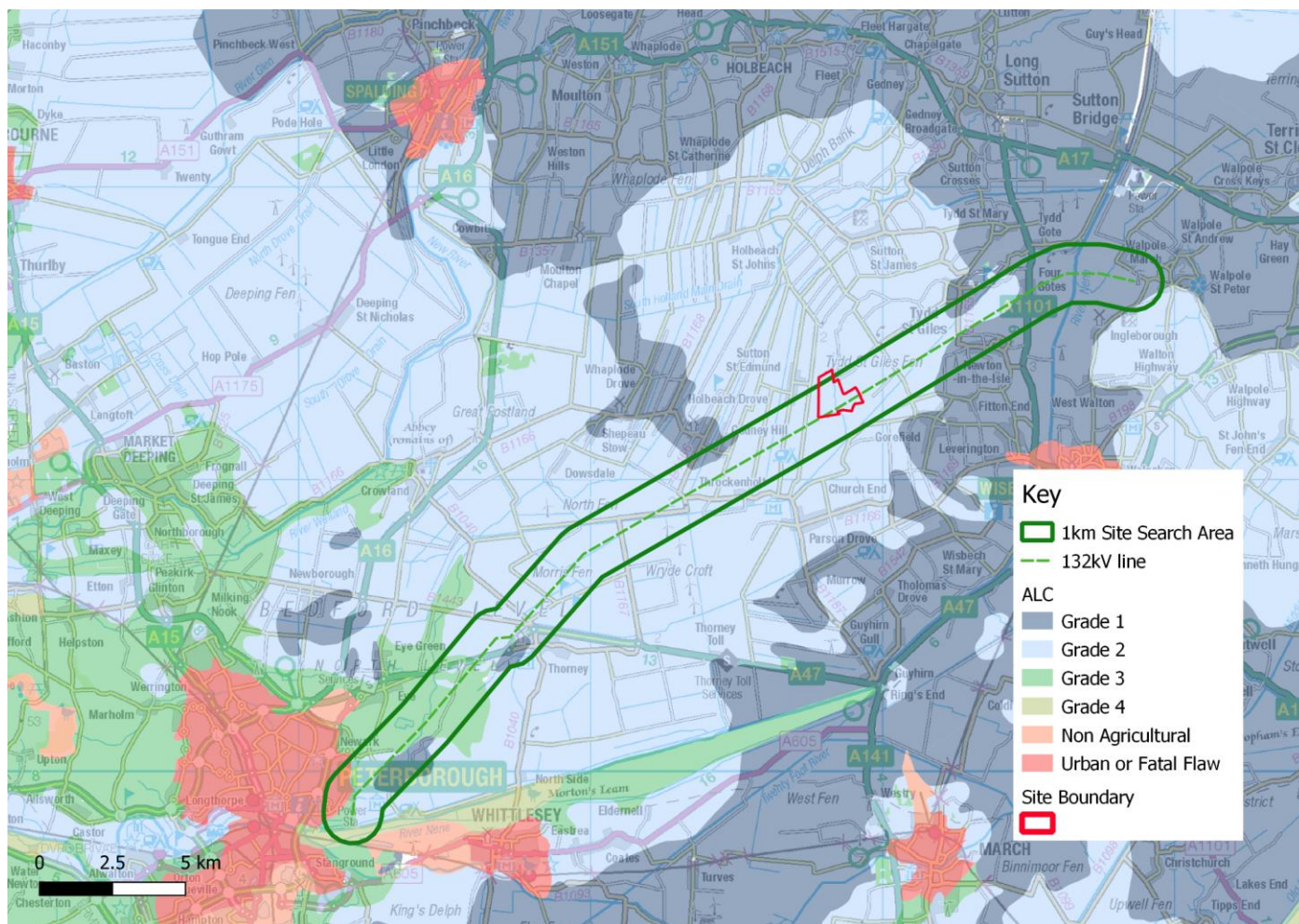


Figure 3 -Image showing the 1km study area, 132kV line and agricultural land classification (ALC) of the surrounding area. . Data sourced from DEFRA, 2010 and provides an estimate for ALC using a combination of data derived from site surveys (post 1988), provisional ALC map data, climatic data and published Soil Survey and Land Research Centre (now National Soil Resources Institute) information. An ALC survey was conducted for the site in June 2022, and showed that the land quality was poorer than suggested by DEFRA.

3.4 Identifying suitable sites within the study area

PACE has adopted a sequential approach to identifying sites within the study area. This is not a requirement of planning policy but has been used to demonstrate the rigorous approach taken by the applicant. It also means there is no methodology available in the NPPF that can be directly applied to solar and so the applicant has drawn on the sequential approaches used to identify housing sites and for avoiding sites at risk of flooding. The terms *deliverable* and *developable*, as defined in the glossary of the NPPF, have therefore been adapted for use as the basis for identifying suitable sites.

To be considered deliverable sites should be:

- Available now; and
- Offer a suitable location for development now.

To be considered developable, sites:

- Should be in a suitable location;
- There should be a reasonable prospect that the site is available; and
- Could be viably developed at the point envisaged.

The PACE considers a site to be suitable by applying the following criteria:

- Minimum site area of approximately 20.61 hectares. For the available grid connection, sites could not be significantly smaller than this as there will be insufficient space to accommodate a solar farm without making the project unviable on a cost per megawatt basis. Potentially sites can be combined if they are not too far from one another.
- Avoid locating the development within key designations (see Figure 2):
 - Ancient Woodland
 - –National, European and International environmental designations: Areas of Outstanding Natural Beauty, Biospheric/Biogenetic Reserves, Environmental Sensitive Areas, RAMSAR sites, Sites of Special Scientific Interest, National Parks, Special Area of Conservations and Special Protection Areas
 - –Heritage Coast
 - –Country Parks
 - –Historic Battlefields
 - –National Heritage Future Zones
 - –Nature Reserves
 - –Registered Park or Gardens
 - –Royal Society for the Protection of Birds reserves
 - –Scheduled Monuments
- Be able to overcome physical, environmental and policy constraints, including planning policy or other designations and on-site or connection route infrastructure or features (such as trees, pylons, railway lines and buildings).
- Be able to overcome amenity constraints, such as noise and visual impacts.
- The anticipated cost of connection. The costs to connect to the grid increases almost exponentially as the connection voltage increases.
- Rent levels payable to the landowner can vary considerably.

In summary, this section has demonstrated a clear need for solar farms to be located where there is the capacity to connect to the electricity grid. It has also shown the approach PACE has taken to identifying capacity across the country. Government policy presents an unconstrained

need for new renewable energy capacity and so available capacity in one location is not a reason to preclude development in other areas. Grid analysis by PACE has identified capacity on the 132kV line connecting to EATON SOCON Circuit and has sought landowners along this route.

4. Sequential Analysis

Planning policy is supportive of solar farm developments. The ALC survey shows that the site comprises a mixture of Grade 2 (11.36%) and Grade 3a (86.66%) agricultural land (Figure 1). The remainder of this assessment demonstrates:

- The proposed use of any agricultural land is necessary.
- That poorer quality land has been used in preference to higher quality land.
- That the proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays.
- The compelling evidence for using the site, including the wider benefits from natural capital and ecosystem services.

4.1 The proposed use of any agricultural land is necessary

To establish whether the use of agricultural land is necessary, several alternatives have been considered. Previously developed sites were assessed in the Council's brownfield register including smaller sites that are very close together and could potentially be combined.

The majority of sites located within both South Holland District Council's and Fenland District Council's register are located within the various settlements of Lincolnshire and range between 0.03ha to 66ha, however, these were located outside of the study area and were surrounded by urban development.

This is with the exception of BLR0051 Land West Of Bradley's Farm Honeyhill Road Gorefield Cambridgeshire located on the Fenland District Council Brownfield Land Register however, this site is for a single dwelling and measures 0.6 ha and is considered too small for this solar development which requires roughly 127 ha. As can be understood from the two figures, the available brownfield land register site is disproportionately smaller than requirements for a viable solar development.

Previously developed sites (should they meet the criteria in Section 4.4) are typically better retained for built development such as housing, employment, leisure and town centre uses.

Analysis of other non-agricultural land within the study area shows it mostly comprises urban development and roads which would not be suitable for solar farm development.

PACE is a developer of ground-mounted solar farms and battery energy storage. Rooftops can be an ideal place to install solar but should be considered to be an additional option to ground-mounted solar, rather than an alternative, due to the unconstrained need for new renewable energy capacity, the Government's commitments to net-zero carbon emissions, and the Energy White Paper assumptions of up to 120 gigawatts of new solar installations by 2050. Google's

Environmental Insights Explorer found that for places in the UK, only between 14% and 18%² of urban areas' CO₂ emissions from buildings and transport alone could be offset by rooftop solar.

The urgency of these challenges necessitates every suitable opportunity be taken and the quantity and practicality of delivering these rooftops mean they are neither deliverable nor developable in any realistic sense.

None of these non-agricultural options offers a deliverable and developable alternative to ground-mounted solar within the study area. Therefore, the use of agricultural land has been shown to be necessary.

4.2 Poorer quality land has been used in preference to higher quality land

The proposed site is located on arable land that is currently managed under a minimum cultivation regime. There is no irreversible loss of any agricultural land as the temporary development will be restored at the end of its life. In the meantime, the less intensive use for a mix of solar and sheep grazing protects soils and reduces chemical inputs, which allows them to regenerate. It also avoids the need for irrigation.

4.2.1 Choice of land within the study area

Any potential sites within the study area must be deliverable and developable, as defined in Sections 3.3 and 3.4. Additionally, sites should avoid higher grade agricultural land (shown in Figure 3). Other constraining features of particular notes are shown in Figure 2.

² Norwich – 14% (2019 figures used to avoid 2020's unusual circumstances skewing the results); Wolverhampton – 17% (2019); Coventry – 18%.

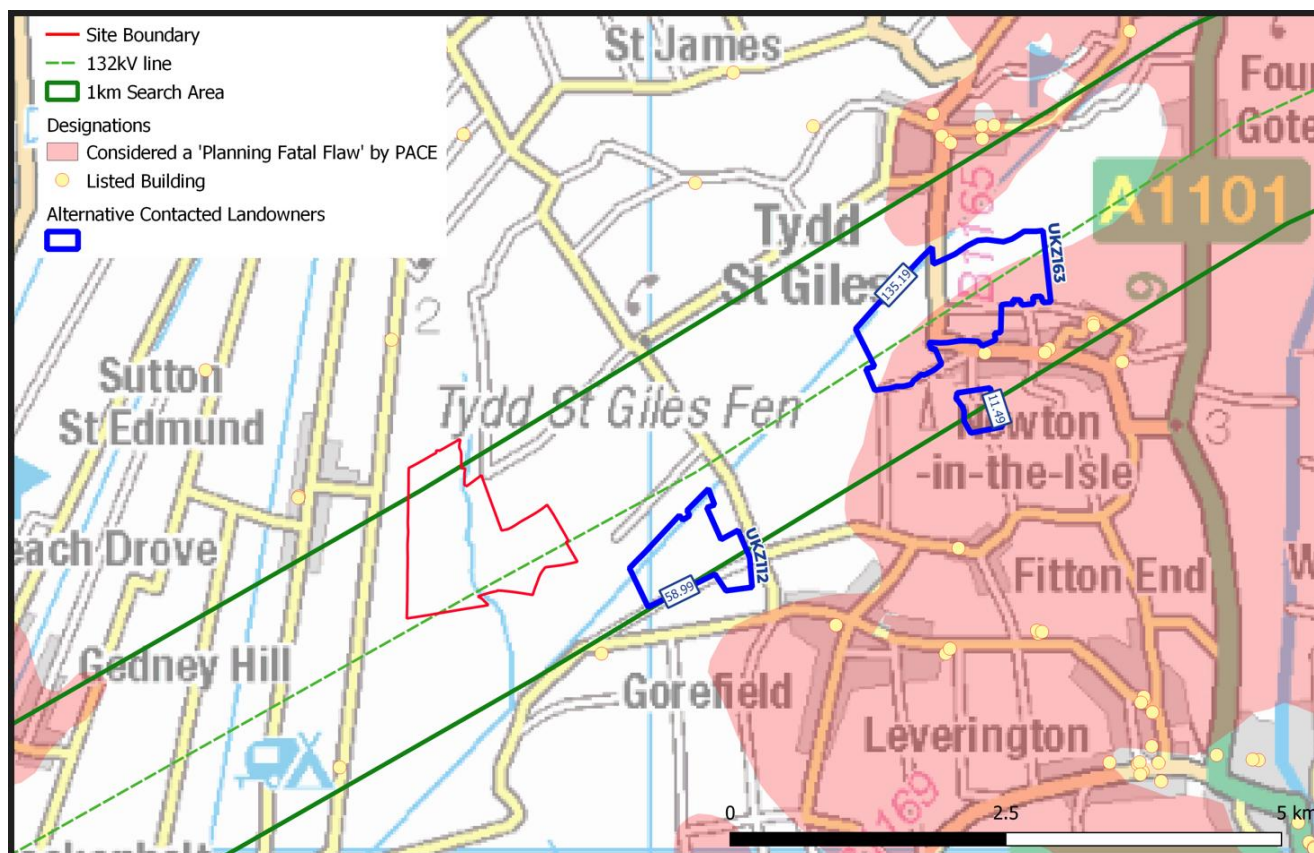


Figure 4 - Alternative sites found within the study area

PACE avoided sites shown to be in higher Grade 1, and urban areas. Three potential sites (Figure 4) were found that met the criteria, and landowners were contacted through a land agent, however, two were discounted due to proximity to towns or for having a higher agricultural land classification Grade 1. It was therefore concluded that those sites were unavailable and discounted. PACE then worked with land agents to identify any other potential sites in the remaining areas. The client has established a relationship with land agents to find sites for this purpose.

This process confirmed that there was one potential site with a willing landowner (Figure 4) and which met the criteria in Section 3.4, meaning it could be deliverable and developable. This was taken forward by PACE for a more detailed analysis (Section 4.2.2). The site includes a mix of Grade 2 and 3a land but a larger portion of the site is grade 3a land furthermore, this area of Lincolnshire is known for having higher grade agricultural land, in this case the best and most versatile land of Grade 1 has been avoided. Therefore, lower quality land has been used in preference to higher.

4.2.2 Choice of land within the farm

Once the site area had been identified, PACE undertook a more intensive feasibility assessment to identify the most suitable areas within the farm holding. This concluded that the fields chosen could achieve a balance between:

- Landscape and visual impacts
- Heritage and archaeological constraints
- Agricultural land quality

It is of a suitable size to accommodate a viable project and avoids designated areas. Further survey work has been undertaken and submitted within the planning application which demonstrates that the proposed site can overcome all physical, environmental, policy and amenity constraints. It is also set away from the parcel of land which has been identified to be of Grade 1 agricultural land.

In addition to the ALC survey, the farmer has provided land quality information based on his own experience of farming the land for many years. This has revealed that the solar farm only equates to 37% of the total farm holding. Temporary use of 37% of the farm holding would also provide a secure income from diversification for a number of years given the uncertainty around agriculture at present. The farmer notes that the land is “*subject to problems in poor wet conditions when waterlogging becomes a serious problem leading to substantial reduction yields*”. This is also supported by the findings of the ALC (see figure 2) and suggests the land is not the highest quality available.

4.3 The proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays

The scheme allows for continued agricultural use, by allowing sheep to graze underneath and around the solar panels. At the end of the development’s life, all equipment will be removed and the site restored to its current use. Therefore, there will be no loss of agricultural land and agriculture can continue throughout the operation.

Additionally, the project will bring a very substantial net gain in biodiversity, including an increase in habitats and hedgerows, and supporting the diversity and abundance of various plant species, bumblebees, birds and butterflies. PACE will undertake a Biodiversity Net Gain Assessment using Natural England’s calculator as part of the planning application.

Therefore, the proposal allows for continued agricultural use and encourages biodiversity improvements around the arrays. In accordance with policy, the development will secure wider benefits from natural capital and ecosystem services.

4.4 Most compelling evidence

Compliance with policy guidance combined with significant benefits create a compelling case for using higher grade land:

- The development is temporary and completely reversible at the end of its life.
- Generating enough secure, available and affordable renewable energy to power around 22,388 homes, thereby supporting the transition to a zero carbon energy system.
- Avoiding 16,180 tonnes of CO₂ every year, thereby actively tackling the climate emergency.
- Improved resilience of the electricity grid by combining solar power with battery energy storage, to reduce the risk of blackouts at peak times of energy demand.
- Planting of new trees and meadow around the solar farm to deliver an increase in overall habitat compared to the existing use. This will support the diversity and abundance of flora and fauna, and in accordance with policy, will secure wider benefits from natural capital and ecosystem services. A net biodiversity assessment will be undertaken as part of the planning application while a management plan, to be secured via a planning condition, will ensure these benefits are maintained for the duration of the development.
- No loss of agricultural land and continued grazing throughout the development's operation.
- Farm diversification to help ensure the continued viability of the farm holding.

