

Asher, Marie

From: Ben Murphy <ben.murphy@thirdrevolutionprojects.co.uk>
Sent: 23 December 2025 18:26
To: North3; planningappeals@fenland.gov.uk; _planningadvice
Subject: 1335 - Appeal 6001284 & 6001285 - Case Management Conference Notes
Attachments: 251223 Tydd appeals - Letter relating to NPPF.pdf

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Eloise,

Further to my previous e-mail, the Inspector also requested that all parties provide comments on the new draft NPPF.

I am pleased to attach some brief comments on behalf of the appellant

Kind regards

Ben Murphy
Associate

w. www.thirdrevolutionprojects.co.uk
e. ben.murphy@thirdrevolutionprojects.co.uk

t. +44 (0) 2046036140



RTPI Small Planning Consultancy of the Year 2024: London Region

Legal Disclaimer - The information transmitted is the property of Third Revolution Projects Ltd. and is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Statements and opinions expressed in this e-mail may not represent those of the company. Any review, re-transmission

From: Ben Murphy
Sent: 19 December 2025 17:33
To: 'North3' <north3@planninginspectorate.gov.uk>; planningappeals@fenland.gov.uk; planningadvice@sholland.gov.uk
Subject: RE: Appeal 6001284 & 6001285 - Case Management Conference Notes

Dear Eloise,

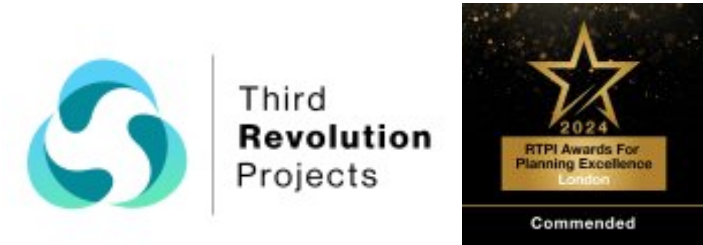
Thank you for sharing the Inspector’s notes from the CMC. Paragraph 19 notes that the appellant will share a note relating to the recently published draft of National Policy Statement EN-3. I am pleased to share the note, attached, for the attention of the Inspector, alongside a copy of the December draft of EN-3 for reference.

Kind regards

Ben Murphy
Associate

w. www.thirdrevolutionprojects.co.uk
e. ben.murphy@thirdrevolutionprojects.co.uk

t. +44 (0) 2046036140



RTPI Small Planning Consultancy of the Year 2024: London Region

Legal Disclaimer - The information transmitted is the property of Third Revolution Projects Ltd. and is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Statements and opinions expressed in this e-mail may not represent those of the company. Any review, re-transmission

From: North3 <north3@planninginspectorate.gov.uk>
Sent: 17 December 2025 13:47
To: Ben Murphy <ben.murphy@thirdrevolutionprojects.co.uk>; planningappeals@fenland.gov.uk; planningadvice@sholland.gov.uk
Subject: Appeal 6001284 & 6001285 - Case Management Conference Notes

Hello,

Thank you for attending the call yesterday.

Please see attached from the Inspector, the notes from the meeting for your records.

While the note does state that the SoC should be submitted by the 2nd January, it was previously agreed by the parties that an extension to the 9th January would be permitted.

Kind regards,



Eloise Molyneaux
North3 Casework Officer
Planning Inspectorate
Email: North3@planninginspectorate.gov.uk
Phone: 0303 444 5958

 planninginspectorate.gov.uk

This communication does not constitute legal advice.
Our [Customer Privacy Notice](#) sets out how we handle personal data in accordance with the law.

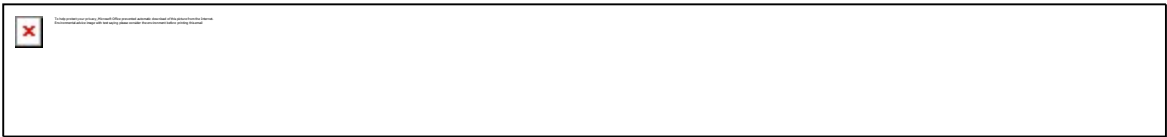
[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72





Third
Revolution
Projects

Mr. Michael Chalk,
The Planning Inspectorate
The Square,
Temple Quay House,
Bristol BS1 6PN

Third Revolution Projects
Build Studios, 203 Westminster Bridge Road
London, SE1 7FR

Registered No.: 10204013

23 December 2025

Dear Mr. Chalk,

Appeal refs: 6001284 Land at Treading Field, Treading Drain, Tydd St. Giles, PE13 4PL and 6001285 Land east of Guanockgate Road, Nr. Sutton St Edmund, PE13 4PY – Note on Revisions to National Planning Policy Framework (NPPF)

As discussed on 16 December 2025 at our case management conference for the two appeals referenced above, a revision of the National Planning Policy Framework (“draft NPPF”) has been published.

That draft NPPF is now out for consultation until 10 March 2025 with publication expected shortly after in Spring 2026. The appeals are likely to have been determined by the time it is published and therefore it is considered that the draft NPPF will have limited weight in the current decision-making process.

Notwithstanding, the NPPF is a key policy in the decision making process, and there are a number of proposed changes relevant to renewable and low carbon energy (RLCE) schemes that we wish to bring to your attention as potentially affecting the overall planning balance, should the new NPPF be published prior to the appeal being decided. In this scenario, we would expect the parties to provide a supplementary note to the Inspector at that time.

The appellant’s review focusses on the main matters raised in the reasons for refusal. Should additional matters be raised by parties in their subsequent submission then the appellant requests the right to be able to respond to these should the inspector consider them to be material.

Chapter 10 of the draft NPPF relates to ‘Securing clean energy and water’; and Policy ‘W3: Renewable and low carbon energy development and electricity network infrastructure’ of that chapter, largely replaces Paras 168 & 169 in the current NPPF (Feb 2025).

While para 168 (NPPF Feb 2025) currently gives ‘significant’ weight to RLCE proposals, the draft NPPF Policy W3(1) states that the weight for all renewable energy projects is considered ‘substantial’.

Within the context of ‘substantial’ weight, draft NPPF Policy W3(1)(a) broadens and clarifies the definition of the benefits of RLCE projects to include “*improving energy security, supporting economic development*” as well as “*moving to a net zero future*”. The appellant’s Statements of Case argue that very substantial weight should be given in the planning balance to the benefits of renewable energy since the size of the scheme is currently as large as permissible without becoming an NSIP and therefore should be afforded the maximum possible weight – this has been accepted by inspectors, including at the recent inquiry for Land Adjacent to Sotby Woods at paragraph 62



(APP/D2510/W/25/3363157). While the current NPPF indicates significant weight should be given to the need to support economic growth and productivity (para 85), the proposed NPPF ties renewable energy specifically to supporting economic development and indicates greater, substantial, weight should be afforded to the economic benefits. Therefore, additional weight will potentially need to be afforded to the economic benefits in the planning balance, should the proposed changes be confirmed.

Draft Policy W3(2) states that applicants should not be required to demonstrate the need for RLCE proposals. This contrasts with the Para 168a of the current NPPF that says applicants should not “*demonstrate the **overall** need for renewable or low carbon energy,*” (emphasis added) suggesting a subtle change with the effect that any need (substation specific, local or overall national) is assumed and should not weigh against the scheme in the planning balance.

Chapter 19 of the draft NPPF relates to ‘Conserving and enhancing the natural environment’ including agricultural land and landscapes.

Draft Policies N1: ‘Identifying environmental opportunities and safeguards’ and N2: ‘Improving the natural environment largely’ essentially replace Para 187(b) and fn.65.

Draft Policy N2 confirms the current policy position – specifically that there is no policy restriction on using agricultural land or best and most versatile (BMV), rather there is a preference to use lower grade land where it has been demonstrated to be necessary to use agricultural land. Reference to the economic benefits of Agricultural Land (Para 187(b)) has been removed in the draft NPPF. When this change is considered in the context of draft Policy W3 affording substantial weight to economic benefits, it indicates greater weight is to be given to the economic benefits of RLCE schemes vs agricultural land. This reiterates comments above regarding Policy W3 and the weight afforded and to the economic benefits of the scheme in the planning balance, should the proposed changes to the NPPF be confirmed.

With regard to landscapes, reference to ‘valued landscapes’ (Para 187) is removed. Draft Policy N4 refers to Protected Landscapes - defined as ‘National Parks, the Norfolk and Suffolk Broads and National Landscapes in England’ (Appendix B). Outside those areas, draft Policy N2(1)(a) states that proposals should consider the ‘*landscape character*’ and ‘*identify opportunities for those qualities to be conserved or enhanced*’. The appeal site is not within a National Landscape or its setting; and therefore, the proposed definition of a National Landscape as a Protected Landscape is not material consideration and likely to have minimal impact on the case.

The draft NPPF Annex A sets out various WMS that have been incorporated into policy and/or are no longer considered up to date policy. This includes ‘Solar and protecting our Food Security and Best and Most Versatile (BMV) Land (15 May 2024)’ WMS. The 2015 ‘Solar energy: protecting the local and global environment’ WMS is not included; however, as already set out in the appellants case, inspectors are tending to conclude the 2015 WMS has already been superseded by legislative and policy changes. The appellant would argue that its omission appears to confirm that view i.e. it is no longer current policy and therefore did not need to be incorporated into the draft NPPF.

Draft NPPF Annex B: Glossary, updates the definition for Best and Most Versatile (BMV) land and clarifies that the Agricultural Land Classification (ALC) is “*graded from 1-5 and based on yield, range and versatility of use, and need for input.*”. This confirms that there is a nuanced discussion

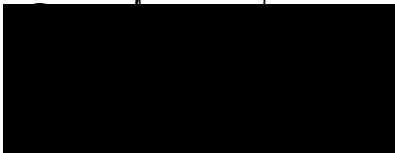


Third
Revolution
Projects

regarding land use and is line with the appellant's case. Again, the appellant does not consider it necessary to provide further input on this. We trust this letter clarifies the appellant's position in relation to the draft NPPF as it currently stands. Given the timing of the draft NPPF consultation and decision for the appeal decision, it is considered unlikely to have any significant weight in the decision making process. In the unlikely event that the appeal decision is delayed, further clarification of these points may be required by the Inspector, particularly if there are amendments to the draft NPPF.

A copy of this letter will be provided to planning officers at Fenland District Council and South Holland District Council.

Yours sincerely



Ben Murphy
Associate

t. +44 (0) 2046036140

e. ben.murphy@thirdrevolutionprojects.co.uk