

1.0 Introduction

- 1.1.1 This Addendum supplements the Statement of Common Ground dated 16 January 2026 in respect of the Section 78 appeal concerning the development at the Land to the east of Guanockgate Road, Gorefield, Cambridgeshire PE13 4PL ('the appeal site'), under appeal ref: 6001284. It records the parties' agreed position following publication of the National Planning Policy Framework on 17 August 2026.
- 1.1.2 Unless stated otherwise below, the matters recorded as common ground in the agreed Statement of Common Ground dated January 16th 2026 remain unchanged. The table retains the same Common Ground Reference and topic numbering and records, topic by topic, and only records topics where the August 2026 NPPF is material.
- 1.1.3 In this context, the following matters are agreed between the appellant and the Council:

Common Ground Reference	Topic	Common Ground Detail
5	Principle of development	It is agreed that the principle of a solar farm, BESS and ancillary infrastructure is supported by local and national policy. It is agreed that the appeal scheme falls under 'energy infrastructure' as described under NPPF policy S5(1)(a) and so is appropriate outside of settlements. It is agreed that Policy S5(1) directs decision-makers to approve such developments unless their benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies as a whole. It is agreed that the appeal scheme will make a contribution to national and local renewable energy and climate change targets and that this carries weight in the planning balance. It is agreed that NPPF Policy W3(2) establishes that applicants are not required by planning policy to demonstrate need for renewable energy developments and that there is an urgent need to significantly increase renewable energy generation to meet the Government's Clean Power 2030 objective and the statutory target for Net Zero by 2050.
24	Economic effects	The development will bring positive economic benefits from jobs and the use of local services during construction and

		operational phases. These benefits, must, under Framework Policy W3(1), be given substantial weight in the planning balance
26	Planning benefits	Both parties agree that the appeal scheme would result in the following benefits: ▪ Transition to a net-zero future, which must be afforded substantial weight under Framework Policy W3(1)(a) ▪ Improving energy security, which must be afforded substantial weight under Framework Policy W3(1)(a) ▪ Supporting economic development, which must be afforded substantial weight under Framework policy W3(1)(a) ▪ The appeal scheme has a secure grid connection and can begin exporting renewable energy to the grid as soon as construction is complete. This minimises infrastructure costs and ensures an efficient energy supply, directly benefiting national energy security. This carries weight, albeit the significance of that weight is not agreed between the Council and the appellant. ▪ Ecological enhancements and very high BNG carries weight, albeit the significance of that weight is not agreed between the Council and the appellant. ▪ Distinct from the intrinsic economic benefits of solar developments, the proposals would result in economic benefits from farm diversification and contribution to jobs and the economic carry moderate weight. ▪ Transport and access carry neutral weight. ▪ Amenity, including noise and glint and glare on nearby properties carry neutral weight.
27	NPPF Policy N2	The parties agree that parts (a) and (b) of NPPF NDMP N2 are relevant to the assessment of the appeal proposal insofar as they relate to the effects of the development on agricultural land and the character of the countryside.

2.0 Signatures

Signed:



Date: 23rd September 2026

Name: Ben Murphy

On behalf of the appellant

Signed:



Date: __23rd September 2026

Name: Hayleigh Parker-Haines

On behalf of Fenland District Council