

James Kirkham

From: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>
Sent: 02 August 2022 16:24
To: James Kirkham
Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

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Hi James

Having consulted with a soils network colleague, we believe the area is widely classified as 3b so we do not have any concerns with the application in this respect.

Kind regards

Laura Elphick- Sustainable Development Lead Adviser
Thames Solent Team
Natural England

Red Kite House
Howbery Park
Crowmarsh Gifford
Wallingford
Oxfordshire
OX10 8BD

0300 060 3900

www.naturalengland.org.uk

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 20 July 2022 10:16
To: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>
Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

Thanks

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -
Principal Planning Officer – General Developments Planning Team
Development Management
Communities Directorate

Cherwell District Council
Direct Line: 01295 221896
www.cherwell.gov.uk

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From: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>

Sent: 19 July 2022 10:40

To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

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Dear James

Just to update you on this, I have passed this to our soils specialist and I should receive a response within the next week.

Kind regards

Laura

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Sent: 14 July 2022 15:00

To: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>

Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

Thanks. That would be very helpful.

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -

Principal Planning Officer – General Developments Planning Team

Development Management

Communities Directorate

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planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>
Sent: 14 July 2022 14:46
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

You don't often get email from laura.elphick@naturalengland.org.uk. [Learn why this is important](#)

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Hi James

Oh I see, I did look through the accompanying Agricultural Land Classification report and I didn't query it any further having noted the 3b Classification, however I will ask one of my colleagues who has a bit more experience of Soils and get back to you on this shortly.

Many thanks

Laura

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 14 July 2022 14:43
To: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>
Subject: RE: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

Dear Laura

Thank you for your comments. Do Natural England have any comments on the agricultural land classification issue? The site is noted to be grade 3 agricultural land and is in excess of 20ha. The submitted report by the applicant states most of it is Grade 3B with only small bits of Grade 3A (BMV land). However a number of objectors have stated that the land should be Graded as 3A. Is someone able to (or have they already) assessed the Agricultural Land Report with the application to confirm whether or not the finding on the grade of the land are robust? Thanks

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -
Principal Planning Officer – General Developments Planning Team
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planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Elphick, Laura <Laura.Elphick@naturalengland.org.uk>
Sent: 14 July 2022 14:33
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: 22/01682/F - Development of a ground mounted solar farm, Land North Of Manor Farm, Noke

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Der James

Our Ref: 398177
Your Ref: 22/01682/F

Please find the attached consultation response from Natural England.

Kind regards

Laura Elphick- Sustainable Development Lead Adviser
Thames Solent Team
Natural England

Red Kite House
Howbery Park
Crowmarsh Gifford
Wallingford
Oxfordshire
OX10 8BD

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