



**LAND EAST OF HAWKSWORTH AND NORTH OF THOROTON,
NOTTINGHAMSHIRE
APP/P3040/W/23/3330045**

REBUTTAL EVIDENCE TO THE COUNCIL'S EVIDENCE

By Tony Kernon

31st May 2024

1 Introduction

1.1 This short Rebuttal addresses one issue raised in the evidence of the Council.

2 Issue Raised

2.1 The Council's Statement of Case 7.5 – 7.9 referred to the lack of an assessment of alternative sites. That is addressed fully in the evidence of Tony Kernon.

2.2 The Council's Appeal Statement (ET Planning) refers in 6.19 to the NPPF in paragraph 6.19 and in 6.20 states that an economic assessment of the use of Best and Most Versatile (BMV) land has not been carried out. That is a different point to the one raised in the Statement of Case, and so is addressed below.

3 Economic Assessment

3.1 The factual information is lifted from Tony Kernon's Agricultural Evidence addressing the Rule 6 Party's Issues, 5.40 to 5.43, and so is already before the Inspector. These state:

"5.40 There is no research of which I am aware that records the difference in production between BMV land and non-BMV land. As a crude measure I show the difference between high and average production of winter wheat and oilseed rape, based on a standard budget book.

*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk*

*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**
Consultants - **Ellie Clark** BSc(Hons), **Amy Curtis** BSc(Hons)*

Table 4. Assessment of Economic of Farmed Land

Item	Winter Wheat		Oilseed Rape	
	Average	High	Average	High
Yield (t/ha)	8.6t/ha	10.0t/ha	3.5t/ha	4.0t/ha
Output (£)	£1,813/ha	£2,086/ha	£1,523/ha	£1,740/ha
Gross Margin (£)	£1,116/ha	£1,389/ha	£944/ha	£1,161/ha
Uplift (£)	-	£273/ha	-	£217/ha

John Nix Pocketbook for Farm Management, September 2023

5.41 Therefore the difference between yields for wheat would be 1.4t/ha, and for oilseed rape 0.5t/ha.

5.42 For the full 35.4ha of BMV within the Site, and taking wheat (hence the maximum difference), moving the panels from the BMV land within the Site to poorer quality land nearby would have the effect of maintaining just under 50 tonnes of wheat per year.

5.43 Parts of the BMV will remain in arable use (should the farmer so wish). Excluding those areas, the maximum incremental increase from 31.3ha of BMV would be just under 44 tonnes of wheat/year”.

3.2 Taking that data the economic impact of using 31.3 ha of BMV instead of poorer quality land would be £6,790 - £8,540 per annum, less the offsetting income from the sheep farming.

3.3 The figure can therefore be compared to the economic benefits is set out in the Planning Statement 1.203 – 1.212, addressing the final two sentences of the Council’s 6.20.