

25/00339/FULM – Bonnyknox Solar Farm – Cumulative Prime Agricultural Land Addendum Note

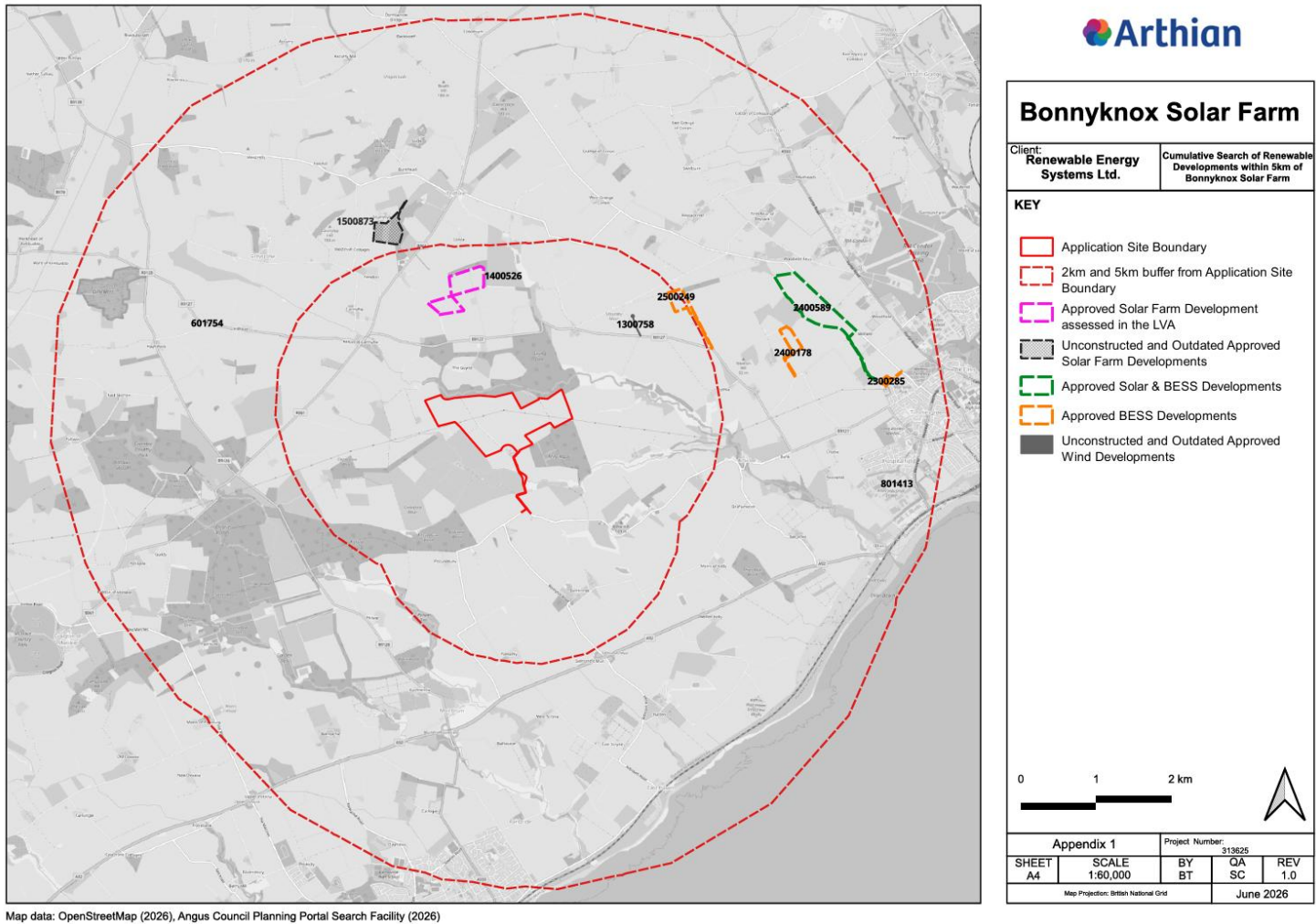
1. Introduction

- 1.1.1 Arthian Ltd. were commissioned by Renewable Energy Systems Ltd. (RES) to produce a Cumulative Prime Agricultural Land (PAL) Addendum Note in relation to the proposed 49.9MW solar farm ('the Proposed Development') on land at 'The Fallaws' of Arbirlot, Arbroath ('the Application Site') to accompany the current planning application (ref: 25/00339/FULM).
- 1.1.2 This Addendum Note responds to the recently expressed need that cumulative effects of renewables development projects on prime agricultural land should be considered in the determination process.
- 1.1.3 At the request of Angus Council, a Cumulative Assessment on PAL is required in support of the current planning application, to determine the potential for cumulative PAL effects relating to other energy developments within an established 5km study area. Included are current planning applications, either consented or awaiting a decision located on land defined as PAL. Energy development types covered within this assessment are solar and BESS (Battery Energy Storage System) or a combination.

2. Other Renewable Developments

- 2.1.1 A plan showing the locations of all renewable energy developments within the 5km study area is shown below as Figure 1 and also included within Appendix 1 to this Addendum Note. Please note as per Section 2.1.2, that not all of these developments will be considered within the assessment as, despite having planning consent, they have not been developed and the timescales for implementing development have passed, therefore all permissions are now outdated.

Figure 1 – Cumulative Search of Renewable Developments within 5km



2.1.2 The following renewable energy sites are considered relevant for this cumulative assessment, listed below in order of orientation and distance from the Application Site:

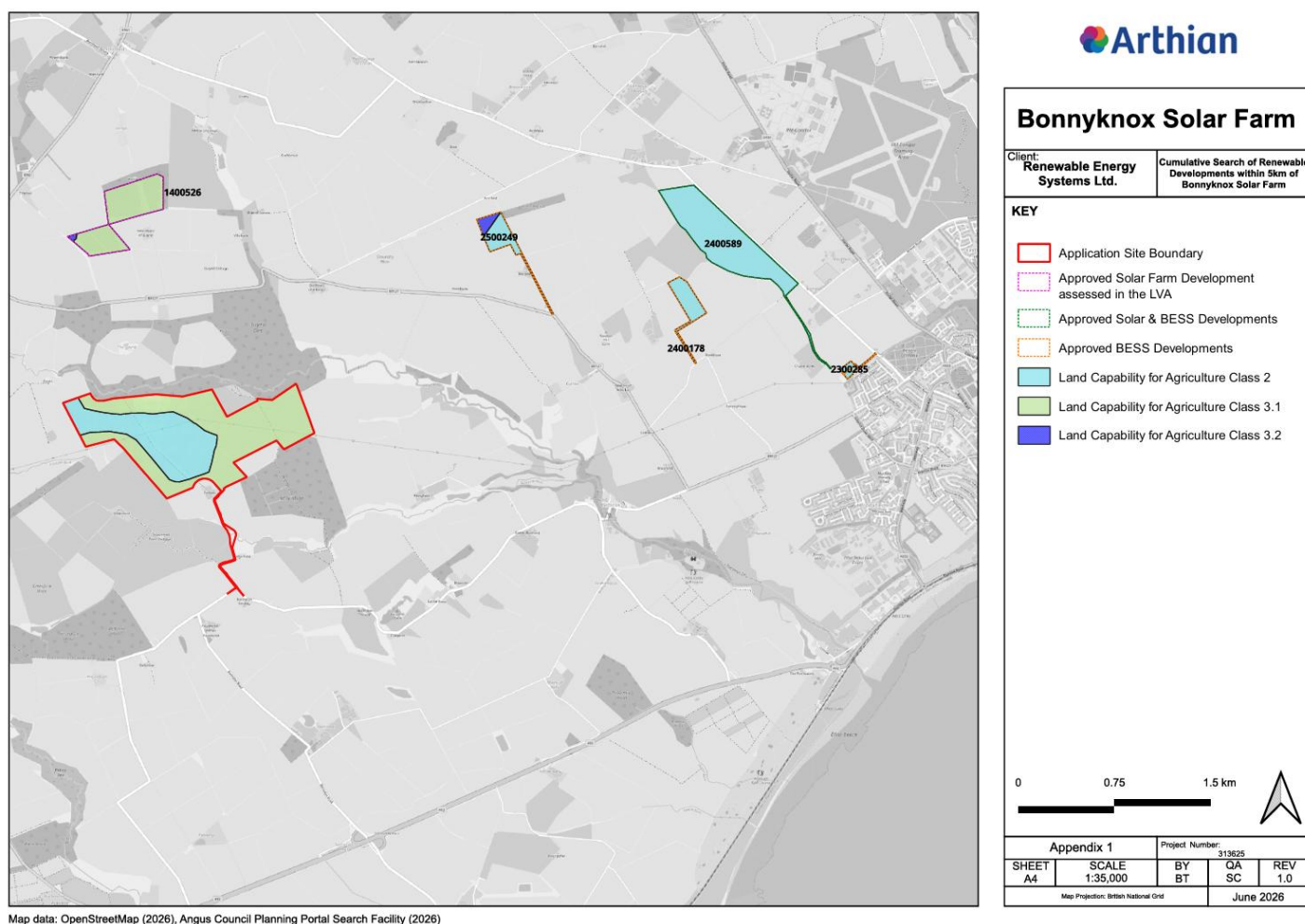
- 14/00526/FUL – Proposed Ground Mounted Solar Energy Park with Sub-Station and Associated Works | Field 325M North of New Mains of Guynd Farm Guynd Arbroath.
 - Located to the north of the Application Site at a distance of approx. 1.15km;
- 25/00249/FULM – Development of a battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works | Land 150M South of Annfield Cottage Brax Arbroath.
 - Located to the northeast of the Application Site at a distance of approx. 1.78km;
- 24/00178/FULM – Development of a battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works | Land 400M North of Bankhead Arbirlot Arbroath.
 - Located to the east of the Application Site at a distance of approx. 2.93km;
- 24/00589/FULL – Proposed new solar farm installation including battery storage facility | Land 200M West of Denfield Arbroath.
 - Located to the northeast of the Application Site at a distance of approx. 3.18km;
- 23/00285/FULL – Change of use of land for the formation of a battery electricity storage facility

comprising battery storage containers, concrete skids, inverters and transformers, a DNO substation, a client substation, a welfare container, a spare container and ancillary development including underground cabling, vehicular access, vehicular parking and turning area, fencing, CCTV and landscaping | Land to East of Crudie Acre Cottage Arbroath.

- Located to the east of the Application Site at a distance of approx. 4.15km; and
- 18/00810/FULL & 23/00817/FULL – Construction of a Battery Electricity Storage Facility comprising Containerised Battery Storage Units, Inverters and Transformers, DNO Substation, Client Switchgear Container, Electrical Grid Compound, Welfare and Parts Storage Containers and Ancillary Development including Formation of Access Track, Security Fencing, CCTV and Landscaping & Installation of 50 additional battery storage rack | Land to East of Crudie Acre Cottage Arbroath.
 - Located to the east of the Application Site at a distance of approx. 4.15km.
 - Located directly to the south of Application Reference 23/00285/FULL – not showing in Figure 1 above therefore location has been described.

2.1.3 A plan showing the Land Capability for Agriculture classes for all developments listed above is shown below as Figure 2 and also included within Appendix 2.

Figure 2 – Cumulative Search of The Prime Agricultural Land of Active Renewable Developments within 5km



3. Cumulative Assessment

- 3.1.1 This cumulative assessment is based on reports and information on PAL found from the Angus Council planning portal for the renewable energy sites mentioned in Paragraph 2.1.2 above. It is noted that none of these renewable energy sites submitted any form of Land Capability for Agriculture Report, thus the Bonnyknox Solar Farm planning application is the only site considered in this cumulative assessment that undertook and submitted this type of report.
- 3.1.2 Therefore, given this lack of information from the other renewable energy developments, this Addendum Report has assessed the Prime Agricultural Land (PAL) of these renewable energy sites using the James Hutton Institute National Scale Land Capability for Agriculture Map¹ where Class 1, Class 2 and Class 3.1 are defined as PAL. This is also in line with background mapping information used in the submitted Land Capability for Agriculture Report for the Bonnyknox planning application.
- 3.1.3 Listed below are the noted size (in hectares) of the application site boundary for each renewable energy site and approximately how much of this is within PAL:
- 14/00526/FUL – 19.52 Hectares of which approximately 19.3 Hectares of this is within Class 3.1 PAL and approximately 0.22 Hectares of this is within Class 3.2 (not considered to be PAL).
 - 25/00249/FULM – 2.19 Hectares of which approximately 0.48 Hectares of this is within Class 2 PAL and approximately 0.7 Hectares of this is within Class 3.2 PAL (not considered to be PAL).
 - 24/00178/FULM – 5.68 Hectares of which all of this is within Class 2 PAL.
 - 24/00589/FULL – 32.42 Hectares of which all of this is within Class 2 PAL.
 - 23/00285/FULL – 0.75 Hectares of which all of this is within Class 2 PAL.
 - 18/00810/FULL & 23/00817/FULL – 0.79 Hectares of which all of this is within Class 2 PAL.
- 3.1.4 In addition to this, the Bonnyknox Solar Farm is approximately 95 Hectares in size of which approximately 46 Hectares of this is within Class 2 PAL and approximately 47 Hectares of this is within Class 3.1 PAL.
- 3.1.5 Therefore, in total, the renewable energy sites discussed above cover approximately 86.12 Hectares of Class 2 PAL and approximately 66.3 Hectares of Class 3.1 PAL.
- 3.1.6 We have been advised in correspondence with Angus Council (case officer Ben Freeman's email dated the 22nd January 2026) that the Angus Council Local Development Plan indicates that Angus has an estimated 60,200 Hectares of PAL, equating to around 9.6% of Scotland's PAL.
- 3.1.7 In considering the area of PAL that these renewable energy developments utilise in comparison to the extent of PAL that covers the Angus Council area, we calculate that the development of the above noted renewable energy developments on PAL and within 5km of the proposed Bonnyknox Solar Farm would result in the loss of approximately only 0.25% of PAL within Angus Council.
- 3.1.8 Furthermore, when considering the impact of the Bonnyknox Solar Farm alone on PAL across the Angus Council area, this would result in the loss of approximately 0.16% of PAL within Angus Council.
- 3.1.9 Moreover, as highlighted in the aforementioned email correspondence, it was confirmed that constructed, consented and pending Solar and BESS projects total a land take of 1069.8 Hectares of

¹ The James Hutton Institute: National Scale Land Capability for Agriculture Map. Available online: [Scotland's Soils - soil maps](#)



land in Angus Council, of which 734.1 Hectares is PAL. This total includes the Bonnyknox Solar Farm land take.

- 3.1.10 Therefore, in total, constructed, consented and pending solar and BESS projects across Angus utilise approximately 1.22% of PAL in Angus Council.

4. Conclusion

- 4.1.1 To conclude, the use of approximately 0.25% of PAL including and located within a 5km radius of Bonnyknox Solar Farm, the loss of approximately 0.16% of PAL for Bonnyknox Solar Farm solely and the overall loss of 1.22% of PAL in Angus Council from all constructed, consented and pending solar and BESS projects alone represents a negligible proportion of the total PAL available in Angus. When set against the broader regional land resource, this level of utilisation is demonstrably minimal and does not materially diminish the area's overall agricultural capacity. In this context, the land take associated with Bonnyknox Solar Farm can be regarded as insignificant in scale, especially when weighed against the wider benefits of renewable energy generation and long-term sustainability.

- 4.1.2 As noted in the Land Capability for Agriculture Report for the Bonnyknox Solar Farm planning application:

“The use of the land for solar capture will mean that the soils will have 40 years to develop good structure and diverse fauna. On the return to arable farming, they will have improved resilience and productive potential helping to ensure the continued availability of good quality agricultural land for future generations.”

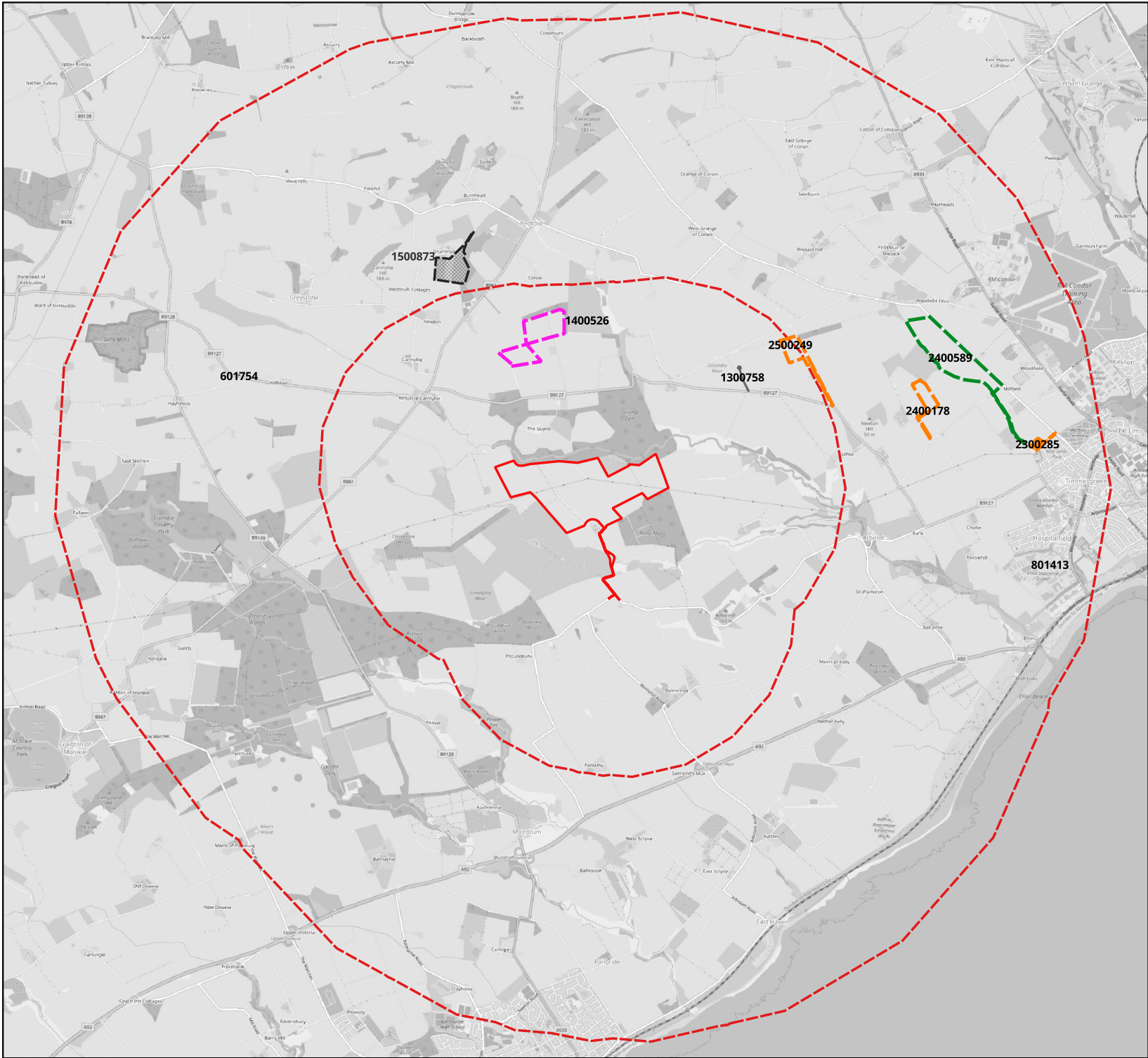
- 4.1.3 Bonnyknox Solar Farm has been specifically designed as a dual-use development, enabling renewable energy generation while supporting the continuation of agricultural activity through sheep grazing. Sheep farming contributes to rural employment, supports local economies and maintains landscapes that provide valuable wildlife habitat while continuing to produce food. In addition, the installation of solar infrastructure on previously cultivated land can reduce agricultural disturbance, allowing soils to recover and regenerate over the operational life of the development. This can enhance soil structure, biodiversity and resilience, helping to safeguard the long-term availability and productivity of agricultural land.

- 4.1.4 It is also important to note that solar panels are mounted on driven piles that occupy approximately 5% of the ground surface, creating a limited physical footprint. The principal areas of land take are associated with access tracks, temporary construction compounds and cable trenches. The solar panel mounting structures result in a ‘pin-prick’ effect, comparable to the installation of fence posts, and are therefore considered to cause minimal disturbance. Consequently, the substantial majority of the Application Site will remain open and capable of supporting continued sheep grazing and associated agricultural activities alongside renewable energy generation.



Appendix 1





Client: Renewable Energy Systems Ltd.	Cumulative Search of Renewable Developments within 5km of Bonnyknox Solar Farm
---	--

- Application Site Boundary
- 2km and 5km buffer from Application Site Boundary
- Approved Solar Farm Development assessed in the LVA
- Unconstructed and Outdated Approved Solar Farm Developments
- Approved Solar & BESS Developments
- Approved BESS Developments
- Unconstructed and Outdated Approved Wind Developments



Appendix 1		Project Number: 313625		
SHEET A4	SCALE 1:60,000	BY BT	QA SC	REV 1.0
Map Projection: British National Grid			June 2026	

Appendix 2



Bonnyknox Solar Farm

Client: Renewable Energy Systems Ltd.	Cumulative Search of Renewable Developments within 5km of Bonnyknox Solar Farm
---	--

KEY

- Application Site Boundary
- Approved Solar Farm Development assessed in the LVA
- Approved Solar & BESS Developments
- Approved BESS Developments
- Land Capability for Agriculture Class 2
- Land Capability for Agriculture Class 3.1
- Land Capability for Agriculture Class 3.2

0 0.75 1.5 km



Appendix 2		Project Number: 313625		
SHEET A4	SCALE 1:35,000	BY BT	QA SC	REV 1.0
Map Projection: British National Grid			June 2026	

