



The Planning Inspectorate

**Appeal Ref: APP/A3010/W/25/3367817
LPA REF 24/00384/FUL**

The Appeal relates to the failure of Bassetlaw District Council to determine a planning application made by One Planet Developments Ltd for a proposed development described as:

Installation and operation of a solar farm and battery energy storage system (output up to 40MW) with associated works, equipment, infrastructure and landscaping on land adjacent to the A614, Worksop, Nottinghamshire.

CMC held Wednesday 26 November 2025

MEETING NOTE

Introduction

The case management conference (CMC) was led by me, Helen Heward BSc (Hons) MRTPI, the appointed Planning Inspector. This note only records the salient points agreed at the CMC. It should be read in conjunction with the agenda and notes issued 14 November 2025.

Participants at the CMC

Spokesperson for the Appellant: Odette Chalaby, Counsel Landmark Chambers.

Spokesperson for the Council: Mrs Diane Holgate, Planning Development Manager Bassetlaw Council.

Housekeeping

The inquiry is scheduled to open at 10:00 Tuesday 20 January 2026. Four days should be sufficient. The Inquiry will be held at in the Assembly Room at Worksop Town Hall. Retiring rooms will be provided. It will not be livestreamed. The Council will undertake notification of the inquiry following the CMC and provide details to PINS.

Main Issues

It agreed that the main issues are the effect of the proposal upon:

- 1) the special interest of the following designated heritage assets
 - a. Grade I listed Clumber Park Registered Park and Garden National Heritage List Entry (NHLE)1001079
 - b. Grade I listed Thoresby Park Registered Park and Garden National Heritage List Entry NHLE 1000361

- c. Grade II* listed Gate Piers and Flanking Walls to Normanton Gate NHLE 1156026
- d. Grade II listed Drayton Gate NHLE 1045058
- e. Grade II listed West Bridge NHLE 1370411 and Scheduled Monument 1006400

- 2) the character and appearance of the wider area having regard to landscape and visual effects.

Topic Based Statements of Common Ground

The Council had not instructed a landscape expert witness for the inquiry by the time of the CMC but hoped to be able to do so in the next few days. The Appellant's Landscape expert has been instructed but was not at the CMC.

Ms Chalaby and Mrs Holgate agreed that the Appellant's landscape expert will prepare a draft landscape SoCG and issue it to the Council's landscape expert witness for the inquiry within the next week.

The landscape SoCG will address methodology issues and aim to clarify areas of agreement and disagreement, including those highlighted in my pre-CMC note.

The Appellant's landscape witness intends to produce a new Zone of Theoretical Influence. At the CMC it was agreed that this would be covered in the landscape SoCG and any implications of this for other evidence, such as visualisations, identified.

Heritage expert witnesses were not at the CMC. It was agreed that they would also produce a Heritage SoCG.

Ms Chalaby and Mrs Holgate agreed that as the case concerns potential effects for Registered Parks and Gardens there would be some overlap for landscape and heritage witnesses. Landscape and heritage expert witnesses will work together.

Heritage expert witnesses for both parties will deal with historic landscape considerations. This would include those aspects that extend beyond the designated assets in so far as they might affect the significance of the asset. For example, Ms Chalaby explained that the Appellant's heritage witness would address the experience of walking toward the RPGs as part of the historic landscape in specific areas.

The parties will prepare a short archaeology SoCG summarising what the concerns are, how the conditions would address them, and whether there are any likely significant residual risks from the agreed approach. With this it was agreed that it would be unlikely that archaeologists would be required to attend the inquiry.

Planning experts will produce a planning SoCG, amongst other things this would include tables for harms and benefits and terminology/definitions.

Participation in the inquiry

For the Appellant, Ms Chalaby will call:

Andrew Cook, Head of Environment, Pegasus; landscape and visual impact
Amy Jones, Head of Heritage at Cura Terrae; heritage and historic landscape
Nigel Cussen, Planning Director at Pegasus; planning issues.

For the Council, Walker Morris will call:

Kirsty Harte Principal Planning Officer for the LPA; on planning issues
Jamie Wignall (or Michael Tagg) on heritage and historic landscape
An external landscape consultant is yet to be appointed.

Inquiry format

The format as set out in the pre-CMC note was agreed.

Plans and drawings

Ms Chalaby confirmed that the list of plans at 5.2 of the main SoCG was correct. However, two drawings have been revised. These are Site Layout Plan (OPL011-PL—01_Rev12) and Planting Plan 571_PP_01 rev C.

Ms Chalaby explained that the main changes were

- 1) Removal of a proposed avenue of trees as requested by Historic England
- 2) Removal of 2 proposed chestnut trees that would have been underneath overhead lines
- 3) Provision of extra landscape screening to the western boundary.

It was agreed that the Appellant would undertake a public consultation exercise. **The details of the consultation exercise should be submitted to PINS.** The Council would undertake in-house consultees and consult statutory consultees, Historic England, the National Trust and The Gardens Trust.

Mrs Holgate raised no objection to submission of the amendments. The amendments are relatively minor, largely seek to address previously raised concerns and provide a clearer base line for expert witnesses to prepare evidence upon. There had not been significant public interest in the application and the Appellant's consultation exercise would enable interested parties to submit comments via the Planning Portal. The Council's consultations would ensure that statutory consultees were notified.

With the consultation measures described, I ruled that the amended drawings should be accepted into the inquiry.

Core Document Library

Ms Holgate has measures in place to create the library, and the Appellant will work with the Council to set up the list and to keep it up to date.

Inquiry timetable

The afternoon of Day 1 will be used for hearing evidence; conditions will be dealt with towards the end of the programme.

The Council's heritage expert would probably be called on the afternoon of the first day, with the Appellant's heritage witness being called on Day 2.

The landscape case would then follow as the Appellant's landscape expert is not available until Day 3.

Ms Chalaby will take responsibility for updating the draft timetable in consultation with the Council's legal representative and in accordance with the discussion at the CMC. An agreed draft timetable will then be submitted to PINS, and I will issue a final timetable before the inquiry opens.

Conditions and planning obligations

Expert witnesses will keep the conditions schedule under review as they prepare their evidence.

A request for a financial contribution towards tree felling in the highway will be a matter for the Highway Authority and it is not anticipated that it would be required by condition or legal agreement as part of the planning proposal.

Timetable for submission of documents

The Appellant will issue a draft landscape SoCG to the Council within a week. **The parties will advise PINS by 5 December when final Topic based SoCGs will be submitted.** Proofs of Evidence, draft timetable and timings for witnesses will be submitted by 23 December 2025. Rebuttals (if needed), final draft conditions list, parking and access information for me, and route for my pre inquiry site visit by 13 January 2026.

I will carry out my pre-inquiry site visit on Monday 19 January 2026.

Post Inquiry accompanied Site visit

This will take place in the week beginning 27 January 2026.

Other Matters

The Appellant is working to submit information about construction impacts requested by PINS for EIA purposes. The Appellant will keep PINS updated.

H Heward

INSPECTOR

26 November 2025