



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.

PRE INQUIRY NOTE

I am in receipt of Topic Statements of Common Ground, Supplementary Planning Statement of Common Ground and the Appellant's Proofs of Evidence.

The main parties were given until 9 January to provide a joint summary of responses to the consultation on the amended plans. However, having read the above documents and in order to provide clarity and direction on the way forward at the earliest opportunity I am issuing this note today.

I note that on the basis of revised landscaping plans and additional planting details submitted with the appeal, the parties agree that the planning balance in respect of the Amended Scheme falls in favour of approval.

The Council no longer considers that the appeal should be refused upon, and does not pursue, the putative reasons for refusal. The Council has not submitted Proofs of Evidence.

I also note that in a letter dated 18 December 2025 Historic England advises that their concerns have been largely addressed through amendments to the scheme and states that it will be for LPA to weigh the public benefit against the remaining harm. Historic England has no objection to the application on heritage grounds and states that the application meets the requirements of the National Planning Policy Framework (Framework).

The Appellant acknowledges that in response to the amendments to the scheme, the National Trust maintained concerns over the experiential impact on visitors.

The Gardens Trust raised concerns regarding the impact of the proposals on both Clumber Park and Thoresby Park, the Appellant now claims that a response from the Gardens Trust dated 11 December 2025, taking into account the latest changes to the Appeal Scheme, concludes that the additional planting may eventually reduce the level of less than substantial harm which would result to the significance of the Clumber Park RPG in particular.

Registered Parks and Gardens are defined as heritage assets in the Glossary to the Framework. The PPG advises that the policies on designated heritage assets in the National Planning Policy Framework apply to Registered Parks in decision-making. Framework Paragraph 213 notes that, as heritage assets are irreplaceable, any harm to, or loss of, the significance of them should require clear and convincing justification. Paragraph 215 adds that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

I have a duty to consider impacts on heritage assets whether disputed or not, therefore I consider it is necessary to continue with an event so that I can ensure that my duties are discharged. The event will continue as a public inquiry. My suggestion for running the inquiry is amended as set out below. I will hear comments on this when opening on Tuesday 19th.

- Inspector opening
- Opening statements – I would like an update from parties regarding their intentions. I am also mindful that interested parties coming to the event on day 1 will not necessarily be up to date with the positions of main parties. As such it may be helpful for the openings to be used to set the scene and provide a short update on positions.
- Interested parties to speak
- Round table - heritage

I expect landscape and heritage witnesses will contribute to this session. Witnesses will be asked to explain any differences of approach and their different conclusions. They will be asked to explain and discuss their understanding of the National Trust's concerns, in particular how the experiential effect for visitors will be changed. Witnesses will also be asked to explain and discuss their understanding of the concerns raised by the Gardens Trust and in particular how the amended planting would reduce the residual harm to the significance the heritage assets.

- Round table - other planning matters

Parties are reminded that this is an appeal against non-determination so I may have questions regarding other matters.

- Round table – planning conditions
Legal representatives will be welcome to join the round table session, but there will be no formal presentation of evidence and witnesses must not be led.
- Closing Statements – will parties still intend to make closing statements?

- Costs – Given the evolution of events I should like to hear cost applications, updates and responses in the room before closing.

I will discuss timings on day 1 but at the time of writing I am hopeful that sitting time will take no more than 1 or 1.5 days and the accompanied site visit should be able to be undertaken by the end of day 2.

Helen Heward

INSPECTOR

6 January 2026