

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/A3010/W/25/3367817**

#### A. APPELLANT DETAILS

*The name of the person(s) making the appeal must appear as an applicant on the planning application form.*

Name	Mr James Wallwork
Company/Group Name	One Planet Developments
Address	Biddlesgate Farm Wimborne Dorset BH21 5RS
Email	james.wallwork@oneplanet.ltd
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Miss Pippa Robertson
Company/Group Name	Aurora Planning Limited
Address	Carronbank House 85 Cameron Street Stonehaven Aberdeenshire AB39 2HF
Phone number	07419983142
Email	pippa@auroraplanning.co.uk
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Bassetlaw District Council
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LPA reference number	24/00384/FUL
Date of the application	03/04/2024
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Address	Land adjacent to the A614 Worksop Nottinghamshire
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If YES, please state below the revised wording	
Installation and operation of a solar farm and battery energy storage system (output up to 40MW) with associated works, equipment, infrastructure and landscaping	
Please attach a copy of the LPA's agreement to the change. <input checked="" type="checkbox"/> see 'Appeal Documents' section	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	88.31 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.	<input type="checkbox"/>
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	<input type="checkbox"/>
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).	<input type="checkbox"/>

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☒
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☐ No ☒

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☒

### 2. Hearing ☐

### 3. Inquiry ☐

## H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes ☐ No ☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☐ No ☒

(b) Have you made a costs application with this appeal? Yes ☐ No ☒

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;** ☐

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:** ☒

**Owner's Name:** Robert Anthony Dolman  
**Address at which notice was served:** 52 Bedford Row, London WC1R 4LR  
**Date the notice was served:** 17/06/2025

**Owner's Name:** Graham Leonard Chambers  
**Address at which notice was served:** 52 Bedford Row, London WC1R 4LR  
**Date the notice was served:** 17/06/2025

**Owner's Name:** Hugh Patrick Matheson  
**Address at which notice was served:** Thoresby Park, Thoresby, Newark NG22 9ER  
**Date the notice was served:** 17/06/2025

**Owner's Name:** TPM Trustees Limited  
**Address at which notice was served:** Thoresby House, Thoresby Park, Thoresby, Newark NG22 9ER  
**Date the notice was served:** 17/06/2025

**Owner's Name:** TPM Trustee Services Limited  
**Address at which notice was served:** Thoresby House, Thoresby Park, Thoresby, Newark NG22 9ER.

<b>Date the notice was served:</b>	17/06/2025
<b>Owner's Name:</b>	The Nottinghamshire County Council
<b>Address at which notice was served:</b>	County Hall West Bridgford Nottingham NG2 7QP
<b>Date the notice was served:</b>	17/06/2025
<b>Owner's Name:</b>	Quay Hill Trustee Company Limited
<b>Address at which notice was served:</b>	10 New Square, Lincoln's Inn, London WC2A 3QD
<b>Date the notice was served:</b>	17/06/2025
<b>Owner's Name:</b>	Clumber Trustee Company Limited
<b>Address at which notice was served:</b>	10 New Square, Lincoln's Inn, London WC2A 3QD
<b>Date the notice was served:</b>	17/06/2025
<b>Owner's Name:</b>	Hutchison Network Services UK Limited
<b>Address at which notice was served:</b>	100 New Bridge Street, London, England, EC4V 6JA
<b>Date the notice was served:</b>	17/06/2025

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.** ☐

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☒
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

## J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA. ☒
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form). ☐
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. ☐
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. ☒
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. ☒
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☒
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. ☒
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application. ☐
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☐
07. A copy of the design and access statement sent to the LPA (if required). ☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. ☐
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☒
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☒
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No



## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

Miss Pippa Robertson

**Date**

17/06/2025 16:58:17

**Name**

Miss Pippa Robertson

**On behalf of**

Mr James Wallwork

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

## **M. NOW SEND**

### **Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	DESCRIPTION OF DEVELOPMENT
<b>Document Description:</b>	A copy of the LPA's agreement to the change.
<b>File name:</b>	v confirmation of agreed expiry date.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Statement of Case.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	i ApplicationForm.pdf
<b>File name:</b>	ii ApplicationFormRedacted.pdf
<b>File name:</b>	iii notice1 - signed.pdf
<b>File name:</b>	iv Public Notice Portal.pdf
<b>File name:</b>	v confirmation of agreed expiry date.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	vi ufm2_AKN02_-_Acknowledgement_Letter.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	2 - Site Location Plan_OPL011-SP-01_rev07 A0.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	41 - Statement of community involvement.pdf
<b>File name:</b>	31 - Decommissioning Statement.pdf
<b>File name:</b>	39 - Design and Access Statement.pdf
<b>File name:</b>	40 - Planning Statement.zip
<b>File name:</b>	34 - OWC-042000-REP002-B-Fire Strategy.pdf
<b>File name:</b>	30 - ALC Survey.zip
<b>File name:</b>	27 - Transport Assessment - 240326_SK22410_TS01(-01).pdf
<b>File name:</b>	26 - 23-395 Noise Assessment v2.pdf
<b>File name:</b>	35 - FRA and Drainage Strategy - J-15416-NUK-XX-XX-RP-Z-1-S2-P1.pdf
<b>File name:</b>	32 - HEBDA.zip
<b>File name:</b>	38 - PEA and BNG.zip
<b>File name:</b>	28 - Access Visibility Review.zip

**File name:** 29 (i) - BR10356 Glint Assessment 1.1.pdf  
**File name:** 29 (ii - iv) - GA Apps 1 - 3.zip  
**File name:** 29 (vii) - GA App 6 - Panel Layout and Planting Plan.pdf  
**File name:** 29 (v) - GA App 4 - ForgeSolar Glint Assessment.pdf  
**File name:** 29 (vi) - GA App 5 - Technical Note for Retford (Gamston Airport).pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 200ft 180 and 205 OP21-41.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 200ft 180 and 205 OPs 1-20.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 500ft 180 and 205 OPs 1-20.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 500ft 180 and 205 OP21-41.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 1000ft 180 and 205 OPs 1-20.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 1500ft 180 and 205 OPs 1-20.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 1000ft 180 and 205 OPs 21-41.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 2000ft 180 and 205 OPs 1-20.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 2000ft 180 and 205 OPs 21-41.pdf  
**File name:** 29 (vi) - GA App 5 - Aviation 1500ft 180 and 205 OPs 21-41.pdf  
**File name:** 33 (i) - Combined Tree Report.pdf  
**File name:** 33 (iii) - Arboricultural Method Statement inc Impact Assessment - Nov 24 (1).pdf  
**File name:** 33 (ii) - Arboricultural Method Statement and Impact Assessment -April 24 - SUPERSEDED.pdf  
**File name:** 36 (v) - notes on LVA review 17.03.25.pdf  
**File name:** 36 (i) - LVIA Text and Appx B 28.03.24.pdf  
**File name:** 36 (iv) a - LVIA Addendum, Views from Clumber Park 04.07.24 -SUPERSEDED.pdf  
**File name:** 36 (iv) c - LVIA Addendum 2, Photomontage from West Drayton Avenue.pdf  
**File name:** 36 (iv) b - LVIA Addendum, Summer and winter views from Clumber Park 06.01.25.pdf  
**File name:** 36 (ii) LVIA Appx C\_ Drawings.pdf  
**File name:** 36 (iii) - LVIA Appx A LVIA Figs 28.03.24 LR.pdf  
**File name:** 37 (viii) -Geophysical Survey (FINAL) Text.pdf  
**File name:** 37 (iv) -Geophysical Survey (FINAL) Figures Part 4.pdf  
**File name:** 37 (ii) - Geophysical Survey (FINAL) Figures Part 2.pdf  
**File name:** 37 (i) - Geophysical Survey (FINAL) Figures Part 1.pdf  
**File name:** 37 (iii) - Geophysical Survey (FINAL) Figures Part 3.pdf  
**File name:** 37 (vii) -Geophysical Survey (FINAL) Figures Part 6.pdf  
**File name:** 42 (vi) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 6.pdf  
**File name:** 42 (v) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 5.pdf  
**File name:** 42 (i) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 1.pdf  
**File name:** 42 (iii) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 3.pdf  
**File name:** 42 (iv) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 4.pdf  
**File name:** 42 (ii) - LRCM - Geo2\_4271\_Normanton Larches\_PRA\_2024-07-19\_Finalv2 2.pdf  
**File name:** 43 - Note on Benefits.pdf  
**File name:** 6 - BESS Layout Plan\_OPL011-PL-02\_rev05 A1.pdf  
**File name:** 10 - OPL011-EL-02\_rev01 A0.pdf  
**File name:** 2 - Site Location Plan\_OPL011-SP-01\_rev07 A0.pdf  
**File name:** 9 - OPL011-EL-01\_rev01 A0.pdf  
**File name:** 3 - Existing Site Plan\_OPL011-PL-00\_rev06 A0.pdf  
**File name:** 4 - Proposed Layout Plan\_OPL011-PL-01\_rev07 - SUPERSEDED A0.pdf  
**File name:** 8 - Normanton Larches Topographical Survey 2D (Updated Nov 2024) A0.pdf  
**File name:** 5 - OPL011-PL-01\_rev10 - updated site layout plan A0.pdf  
**File name:** 7 - Land adjacent to the A614\_ Planting Plan 571\_PP\_01 28.03.24 A0.pdf  
**File name:** 17 - OPL011-SD-07-rev01-Water Tank A3.pdf



<b>File name:</b>	16 - OPL011-SD-06-rev01-Customer Switchgear A3.pdf
<b>File name:</b>	20 - OPL011-SD-10-rev01-MV Transformer A3.pdf
<b>File name:</b>	13 - OPL011-SD-03-rev01-Welfare Container A3.pdf
<b>File name:</b>	14 - OPL011-SD-04-rev01-CCTV Camera and Post A3.pdf
<b>File name:</b>	22 - OPL011-SD-12-rev01-DNO Substation (Plan) A3.pdf
<b>File name:</b>	12 - OPL011-SD-02-rev01-40ft Storage Container A3.pdf
<b>File name:</b>	19 - OPL011-SD-09-rev01-Power Control System A3.pdf
<b>File name:</b>	11 - OPL011-SD-01-rev02_PV Detail A3.pdf
<b>File name:</b>	21 - OPL011-SD-11-rev01-Access Track A3.pdf
<b>File name:</b>	25 - OPL011-SD-15-rev01-MV Power Station A3.pdf
<b>File name:</b>	15 - OPL011-SD-05-rev01-Security Deer Fence A3.pdf
<b>File name:</b>	18 - OPL011-SD-08-rev01-Battery Container A3.pdf
<b>File name:</b>	23 - OPL011-SD-13-rev01-DNO Substation (Section) A3.pdf
<b>File name:</b>	24 - OPL011-SD-14-rev01-Palisade Fence A3.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	AttachmentSummary.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	list of docs on which LPA made their decision.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	39 - Design and Access Statement.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
<b>File name:</b>	Other.zip
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
<b>File name:</b>	Other Documents .pdf
<b>Completed by</b>	MISS PIPPA ROBERTSON
<b>Date</b>	17/06/2025 16:58:17