



**APPEAL AGAINST NON-DETERMINATION OF PLANNING APPLICATION REFERENCE
24/00384/FUL**

for

**THE INSTALLATION AND OPERATION OF A SOLAR FARM
AND BATTERY ENERGY STORAGE SYSTEM (OUTPUT UP TO 40MW)**

on

LAND ADJACENT TO THE A614, WORKSOP, NOTTINGHAMSHIRE

PLANNING INSPECTORATE REF: APP/A3010/W/25/3367817

**COMMENTS ON
PLANNING AUTHORITY'S RESPONSE TO APPLICATION FOR COSTS**



1 Introduction

1.1 We refer to the response by Bassetlaw District Council's (the Local Planning Authority (LPA)) to our application for costs in respect of appeal reference APP/A3010/W/25/3367817, and wish to comment on points raised in respect of:

- the nature of the appellant's position;
- the LPA's assessment of the application; and
- the timeline of events.

1.2 Each of these is addressed below, with relevant correspondence with the LPA from over the course of their assessment of the application provided at Appendix One (in which, key points in emails from the LPA are coloured green, and key points in emails from the appellant or their agent are coloured red).

2 The nature of the appellant's position

2.1 In the LPA's response, the appellant's position is variously described as being that:

- *'the development should be clearly have been granted and therefore any difference of opinion is unacceptable'* (set out in inverted commas at the very top of page 2 as if this was a quote from our submissions);
- it is unreasonable to give consideration or weight to heritage harm (third paragraph of page 2); and
- the appellant does not understand that different professional views can be reached (final paragraph of page 2).

2.2 None of this is though the case. The appellant is very cognisant of the need to properly consider all potential impacts (including heritage harm, with the appellant's recognition of the importance of this evidenced by the detailed submissions made in respect of it), exercising professional planning judgement in doing so. However, the appellant considers it unreasonable that the LPA, in considering the planning balance:

- did not follow the provisions of paragraph 168(a) of the National Planning Policy Framework (NPPF), in that suitably significant weight was not given to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;



- did not deliver on assurances and timescales given to the applicant; and
- did not take a consistent approach to the determination of like applications.

2.3 Related to the above, it is recognised that the LPA's response includes a number of points in respect of concerns raised about the assessment of the application (including the weight given to the proposal's contribution to a net zero future and the timeline of events) and these are addressed below. In light of which, the appellant maintains the position set out above and in more detail in our original application for costs.

2.4 The LPA also seems to have fundamentally misunderstood the first point raised in our application for costs, that being that the case officer failed to take account of the specialised heritage consultees' assessment that any harm to the historic environment was less than substantial – the unreasonable behaviour identified by the appellant here is not that 'the report produced by the appellant did not weigh more than any other professional advice', as stated in the LPA's response. Rather, the specialised heritage consultees referred to in this first point are those consulted on the application by the LPA (namely Historic England, National Trust, the Gardens Trust, and the LPA's own Conservation Officer) all of which ultimately categorised any identified harm to the historic environment as being less than substantial at worst, with neither Historic England nor the National Trust having objected to the application. Yet, when the case officer advised the appellant that she was proposing to recommend refusal of the application, the reasons given for this included what she considered to be substantial harm to the historic environment (see email of 20 March 2025 at 10:29), i.e. a greater level of harm than identified by any statutory consultees, with no reason given for this being the case. And, in the view of the appellant, it is unreasonable to depart from the advice of statutory consultees or the LPA's own Conservation Officer without giving good reasons for doing so.

3 The LPA's assessment of the application

3.1 In the LPA's response, it is stated that the case officer balanced the various material considerations and, in particular, that the conclusion reached in paragraph 10.65 of the report that was considered at the Planning Committee meeting of 16 July 2025 (the Committee Report), demonstrates the weight that was given to the benefits of the proposal, in accordance with paragraph 168(a) of NPPF. Paragraph 10.65 of the Committee Report however gives no indication of the weight that was given to the benefits described in it. In contrast to which, when advising the appellant that she was proposing to recommend refusal of the application, the case officer expressly stated that she was giving only moderate weight to the benefits associated with renewable energy generation (see email of 20 March 2025 at 10:29).



- 3.2 It should also be noted that, at the time the appellant submitted the appeal, no committee report had been made available, with the decision to appeal based on the information available at that time, including the correspondence from the case officer in which it was stated that she concluded that only moderate weight should be given to the development's contribution to the production of renewable energy referred to above. Consequently, the appellant could only conclude that the case officer was not taking into account all relevant material considerations, as they were clearly not following the approach set out in 168(a) of NPPF in respect of giving significant weight to the renewable energy generating benefits of the proposal, nor was any reason given for departing from this.
- 3.3 It is also of some concern that the LPA's response does not recognise that the site is not best and most versatile (BMV) land and that, while this may not have been a sole determining factor, it was mischaracterised as such in the LPA's assessment of the application (as confirmed in the Committee Report, in which it is stated that the site is BMV land).
- 3.4 Lastly, it is noted that the LPA's response states that the Head of Planning is unsure how the case officer could have demonstrated that appeal decisions referred to in submissions were taken into account. The format of the Committee Report however specifically includes a section on material considerations that were taken into account and, at the very least, any material considerations that were taken into account should be referred to there. However, no appeal decisions are.

4 The timeline of events

- 4.1 It is noted that the LPA's response recognises that the cancellation of the June committee meeting introduced a delay, but that the LPA does not consider this unreasonable. This though ignores the multiple delays experienced ahead of that, as can be seen from the LPA's own timeline. In addition to which, it is of some concern that the LPA's timeline includes a number of errors and omissions. Key points to note are:
- having ostensibly refuted the appellant's timeline, the LPA's timeline effectively confirms what was set out in our application for costs for the period May – September 2024 in that, during this time initial feedback was received from the case officer and consultees, and further information submitted by the appellant to address points raised. It should though be noted that –
 - on 26 July 2024, no updated plans were submitted, just a requested LCRM stage 1 risk assessment (see emails);



- an updated PEA was submitted on 15 August 2024, not on 11 September 2024 (see emails); and
 - the LVIA document submitted in September 2024 was an addendum to the original LVIA rather than a whole new LVIA (see email of 9 September 2024, noting that the LVIA addendum together with the revised layout and the heritage consultant's letter submitted at the same time were submitted on the 9th rather than the 11th).
- the LPA's timeline ignores the multiple times during the period July – October 2024 in which the appellant and agent sought further feedback from the case officer, but no response was received (see emails of 18 July 2024, 23 July 2024, 15 August 2024, 9 September 2024, 16 September 2024, 20 September 2024, 26 September 2024, 30 September 2024, 2 October 2024, 3 October 2024, 7 October 2024, and 14 October 2024), with a response only received after contacting the LPA Head of Planning for a second time on 23 October 2024, following which the case officer sent an email on 24 October indicating that issues raised had been overcome – a fact also ignored in the LPA's timeline and response. Then the appellant sent a number of further emails seeking to progress matters (see emails of 24 October 2024, 5 November 2024, 6 November 2024, 14 November 2024, 29 November 2024, 3 December 2024, 6 December 2024, and 10 December 2024), to which no response was received until 12 December 2024;
 - the LPA's timeline also shows that, following submission of additional information in the period July - September 2024, further consultations were not sent to relevant consultees until 24 October 2024, over a month and a half after the last additional information were submitted, with no reason given for that delay;
 - an updated arboricultural report was submitted on the 6 November 2024, having just been updated to confirm the number of trees that would be removed by the entrance, in response to a further question on this from the Highways Authority (see emails). No additional Arboricultural Statement was submitted on the 18 November 2024, with the LPA's response showing that there was thus a period of almost 2 weeks between the updated report being submitted and the Highways Authority being reconsulted on this;
 - a Technical Note on Access Visibility was submitted on the 10 December 2024, not on the 19th (see emails);
 - following the meeting with the case officer on 18 December 2024, the appellant's agent emailed the case officer to confirm that the only outstanding matters were getting confirmation that the Highways Authority and the EHO had no further



queries (see email of 18 December 2024 at 11:12), with the case officer's response to this not raising any additional issues to address (see email of 18 December 2024 at 11:17);

- in December 2024, there was also correspondence about the potential to enter into a Planning Performance Agreement (PPA) to set a clear pathway for the application to be determined without further delay, with the appellant expressing a willingness to pay for this if needed (see email of 19 December 2024);
- the LPA's timeline states that, on 19 December 2024, full consultation on the application was re-carried out given the amount of additional information received. It should though be noted that, since October 2024 (when relevant consultees had been re-consulted on additional information submitted in the period July – September 2024), the only additional information submitted was in direct response to specific queries raised by the Highways Authority. And, while recognising that this is a matter for the case officer's discretion, there thus does not appear to be any good reason for full re-consultation to have been carried out at this stage and the assessment/determination of the application thus delayed accordingly;
- the additional information submitted in February 2025 was submitted on the 21st (see email of 21 February 2025) and was provided following a meeting with the case officer (on 22 January 2025) at which it was indicated that this would be helpful, as confirmed by email afterwards (see email of 22 January 2025);
- following the meeting on 26 February 2025, the appellant confirmed agreement to paying for an external consultant to review the LVIA the following day, including a 50% uplift on the fee for the work to be done as quickly as possible, with it anticipated that this would allow the application to be considered by the Planning Committee in early April 2025 (see emails of 27 February 2025); and
- the information on public benefits which the LPA's timeline shows to have been submitted on 4 July 2025 was in fact submitted on 28 March 2025.

- 4.2 Taking into account the above, and as evidenced by the emails at Appendix One, the LPA's suggestion that the appellant wanted to circumnavigate the Planning Committee is clearly unfounded. Rather, the appellant highlighted to the LPA that the scheme of delegations required this to be determined by committee (see email of 12 May 2025), and repeatedly sought to have the application determined by the LPA (both before and after being advised that the case officer would be recommending the application be refused), having been given to understand that this was at the point



of being determined on a number of occasions, but with this then having been unreasonably delayed each time. This includes:

- having been advised on 24 October 2024 that issues raised appeared to have been overcome (see email of 24 October 2024 at 12:37), multiple emails from the appellant and their agent with regards to final responses from consultees and anything else that might be needed to get the application to the point of being determined, including potentially entering into a PPA (see emails of 24 October 2024, 5 November 2024, 6 November 2024, 14 November 2024, 29 November 2024, 3 December 2024, 6 December 2024, and 10 December 2024, to which no response was received until 12 December 2024);
- in December 2024, having again been given to understand that there were no further matters to address (the only outstanding matters being getting confirmation that the Highways Authority and EHO had no further queries per email of 18 December 2024 at 11:12), following which the appellant confirmed that they would be willing to pay to enter into a PPA per email of 19 December 2024, with correspondence also highlighting the appellant's keenness to have the application determined (see email of 17 January 2025);
- in February 2025, the appellant agreeing to paying for an external consultant to review the LVIA (including a 50% uplift) on the understanding that this would allow the application to be considered by the Planning Committee in early April 2025 (see emails of 27 February 2025); and
- having been advised on 3 April 2025 that the case officer was hoping to write up her report the following week with a view to a decision being issued by 11 April 2025 (see emails of 3 April 2025), and with the appellant having been able to appeal non-determination at any point from that date, continuing to seek a decision from the LPA after that (see emails from April 2025 onwards).

5 Conclusion

- 5.1 For the reasons given above, the reasons given for our application for costs all stand, with nothing in the LPA's response to this that would warrant an award of costs not being made.

Aurora Planning Limited
1 September 2025



Appendix One - Emails

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: Tuesday, July 2, 2024 3:48 PM
To: James Mountain <James.Mountain@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>
Subject: FW: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear James

Thank you for your time last week. We are currently working on some amendments on the layout to pull back from the southern.

In the meantime, I wanted to pick up on our brief conversation regarding the predetermination trial trenching requested by the Lincolnshire County Councils Historic Environment Officer. It is our belief that no further work is required as was set out by my planning consultant in her email on the 11th June – copied below. I know you have told me that you have forwarded this email to the Historic Environment Officer for comment, but I would be interested to hear the opinion of Bassetlaw DC's planning team on this matter of planning policy.

I also wanted highlight two recent applications determined by Bassetlaw DC where further archaeological investigation was conditioned, and trenching was not done prior to determination. Given the need for consistent and fair decision making I would have hoped that if BDC decide that further investigation is required that this could be secured via a suitably worded condition.

- 1) Land Off Rayton Lane Osberton Worksop Nottinghamshire – 23/01444/FUL
- 2) Land To The East Of Bumble Bee Farm Gainsborough Road Saundby Nottinghamshire - 22/00358/FUL

I look forward to hearing from you.

Regards

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

One Planet Developments Limited (Company number 12261202) and One Planet Development Management Limited (Company number 13371828) are both companies incorporated in England. Their registered offices are at Biddlesgate Farm, Wimborne, Dorset BH21 5RS.

From: James Mountain <James.Mountain@bassetlaw.gov.uk>

Sent: Wednesday, July 3, 2024 3:57 PM

To: James Wallwork <james.wallwork@oneplanet.ltd>

Cc: Pippa <pippa@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

You too James.

I've had a look at 01444 and I can see that county archaeology reluctantly agreed to a pre-commencement condition. I however don't know how these sites compare in terms of sensitivity. I've asked them to consider their stance on this application and will keep you posted.

I note your comments that you are look to revise the layout. Given the looming determination date, the need to re-consult on any revised plans and likely incorporate a committee date, can I please ask that you agree to extend the determination date till 30/9.

Regards,

James Mountain MRTPI

Planner

01909 535143

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

S80 2AH

From: James Wallwork

Sent: 03 July 2024 16:26

To: James Mountain <James.Mountain@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hi James

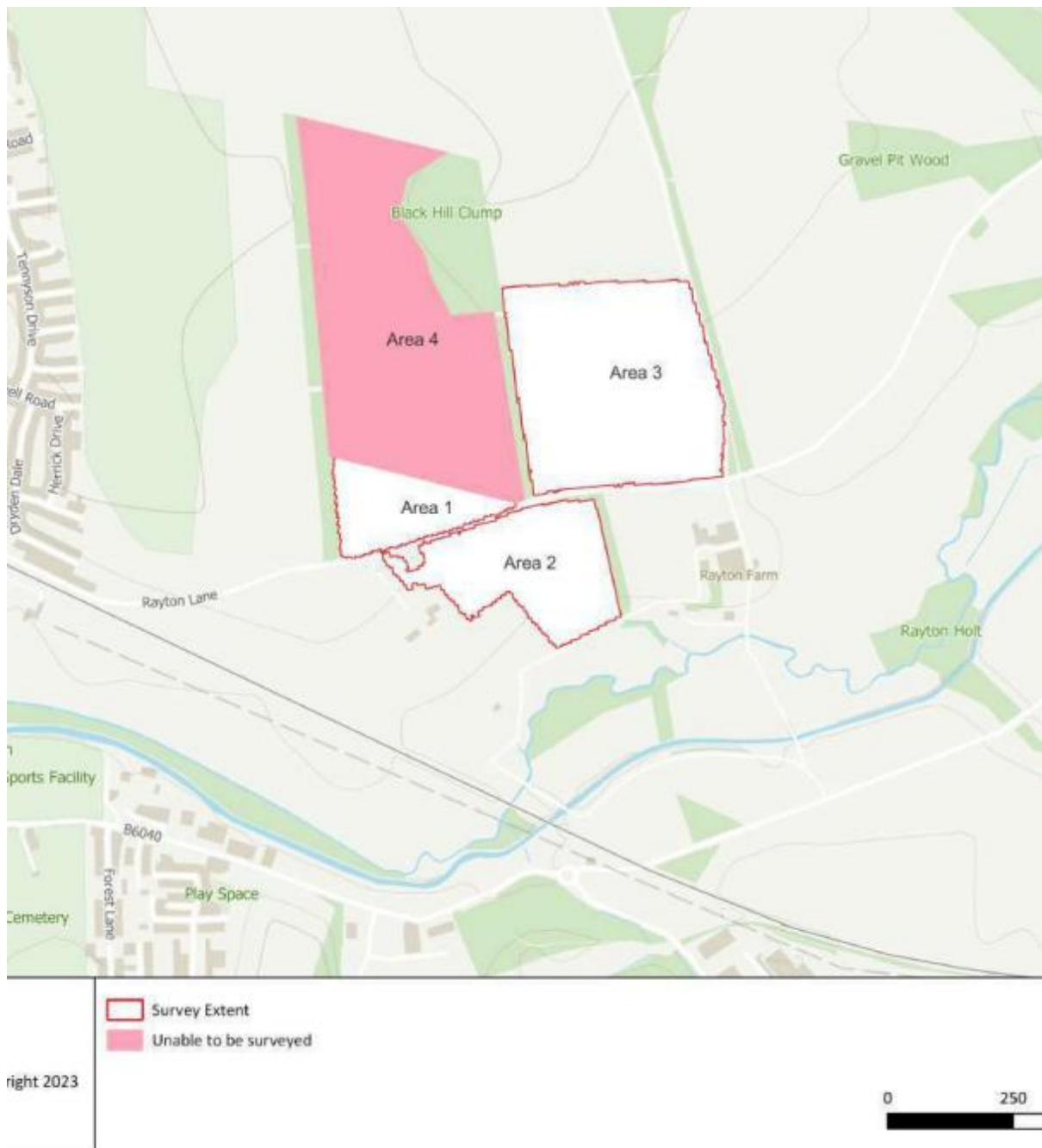
Happy to agree the extension to the 30/9.

Thanks for the update on the trenching. I think looking at the trenching report the similarities between our sites are striking –

- 1) Area of possible archaeology



- 2) Areas not surveyed.



3) Other anomalies possibly agricultural in origin low significance.

Regards

James



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

www.oneplanet.ltd

From: Pippa

Sent: 16 July 2024 13:55

To: James Mountain <James.Mountain@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hi James

Following on from the emails below, I understand from our client that a new case officer is to be taking this over – can you let me know if that is correct and, if so, who this will be?

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: James Mountain <James.Mountain@bassetlaw.gov.uk>

Sent: Tuesday, July 16, 2024 7:56 PM

To: Pippa <pippa@auroraplanning.co.uk>

Cc: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hello Pippa,

It will likely be John (copied in) in the interim.

Regards,

James Mountain MRTPI

Planner

01909 535143

From: Pippa

Sent: 18 July 2024 12:11

**To: James Mountain <James.Mountain@bassetlaw.gov.uk>; John Krawczyk
<John.Krawczyk@bassetlaw.gov.uk>**

**Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy
Storage System**

Thanks James, and hi John

Just as a quick update from our end, work to address feedback with regard to potential impacts on the setting of Clumber Park is ongoing, and we will revert on that as soon as we can.

Meantime, I understand that the County Archeologist had been asked to review the request for trial trenching to be carried out per the emails attached, and I was wondering if there had been anything further from them on this, or if this could be chased up if not?

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Maggie

Sent: 23 July 2024 12:19

**To: 'James Mountain' <James.Mountain@bassetlaw.gov.uk>; 'John Krawczyk'
<John.Krawczyk@bassetlaw.gov.uk>**

**Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy
Storage System**

Hi both,

Apologies, Pippa is on leave this week and so I am just trying to get up to speed with things in her absence.

Do you have any feedback from the County Archaeologist on the trial trenching as per Pippa's email below?

And I understand that you were awaiting the LCRM stage 1 risk assessment. We have now received a copy of that, and I have attached the main report but the appendices are too large to email. Are you able to accept files through wetransfer or some other file sharing mechanism?

Thank you.

Maggie

Margaret Bochel

Aurora Planning Limited

07378 164327

From: Maggie

Sent: 23 July 2024 16:22

To: 'James Mountain' <James.Mountain@bassetlaw.gov.uk>; 'John Krawczyk' <John.Krawczyk@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Afternoon both,

I've now managed to get the LCRM assessment report broken down into a number of parts which I will send in 6 separate emails (this being the first of the 6).

Hopefully that will work, but please let me know if there are any problems with this.

Maggie

Margaret Bochel

Aurora Planning Limited

07378 164327

From: Pippa

Sent: 15 August 2024 14:09

To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>

Cc: James Mountain <James.Mountain@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hi John

Following on from the emails below, I just wanted to check if all parts of the LCRM report had been safely received, and if you could confirm that this is satisfactory?

At the same time, I just wanted to pick up on a few other points as follows:

- as suggested by Nottingham Wildlife Trust, breeding bird surveys were carried out in Juny and July this year, and the PEA has been updated in light of these – please see attached. Notably, having carried out these surveys, the updated PEA concludes that the site is unlikely to be a key habitat for local bird populations at present, and the proposed development is still considered likely to actually increase the bird biodiversity of the site as a whole. I trust this addresses the points raised by Nottingham Wildlife Trust, but would be grateful if you could confirm there are no outstanding concerns in this respect;
- we note that the Highway Authority has raised queries about trees and visibility splays, in response to which I can confirm that:
 - no trees would be removed from within the adopted extent of the road;
 - having visited the site, the applicant has identified a total of 9 live trees that would likely need to be removed from Highways land to allow the access to be widened (1 less than the 10 allowed for in the Tree Report), in addition to which there are two dead trees that would also be removed; and

- it has been confirmed that the visibility splays are fully within the adopted Highways verge, and are maintained as such, so there would be no need for any additional vegetation to be removed from these.
- We had been in touch previously about the need for trial trenching, and why we thought this shouldn't be needed in this case (emails attached), and wondered if there was any further feedback on this, and if it could now be confirmed that this shouldn't be required?

Lastly, just to let you know that we are in the processing of finalising a revised layout, in which development will be pulled in to address concerns raised about the impact on the setting of the approach to Clumber Park, and will look to get this to you as soon as we can. And, if we can bottom out the points above in the meantime, that would be much appreciated.

I look forward to hearing from you.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Pippa

Sent: 09 September 2024 13:04

To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>

Cc: James Mountain <James.Mountain@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hi again John

This is now hopefully the last piece in the puzzle as it were...

As mentioned below, and agreed at the meeting on site with Council officers and Historic England/confirmed by email afterwards, we have now revised the layout to reintroduce the line

of the second avenue, while also creating some small-scale agricultural fields that reflects the historic field pattern (rather than the current modern agricultural field pattern) to increases the legibility of the landscape when viewed from West Drayton Avenue.

Importantly, in doing this, One Planet have been working closely with their Heritage Consultant, who has provided their commentary on the revised layout, including the extent to which this has been informed by historic mapping, and the merits of what's proposed in this context.

In addition to which, One Planet's landscape consultant has produced an addendum to the submitted LVIA, which shows that the proposed development will not be visible from within Clumber Park.

Please find these documents attached:

- The updated site layout plan;
- letter from our client's heritage consultant; and
- LVIA addendum.

Can you please confirm safe receipt of these documents, and also of the emails below/documents referred to in those, and that all points have now been satisfactorily addressed? And also if there was further feedback with regards to the requested trial trenching, and if it could now be confirmed that this shouldn't be required as well?

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Pippa
Sent: 16 September 2024 11:46
To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>
Subject: RE: 24/00384/FUL Installation and Operation of a Solar Farm and Battery Energy Storage System

Hi John

I don't mean to chase, but I was wondering if it would be possible to set up a quick call to run through any outstanding points on this one? I'm sure we'd both like it off our desks, and hopefully we can now get this one over the line relatively easily.

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: James Wallwork
Sent: Friday, September 20, 2024 11:24 AM
To: John.Krawczyk@bassetlaw.gov.uk
Cc: Pippa <pippa@auroraplanning.co.uk>
Subject: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA
Importance: High

Dear John,

Are you available for a Teams call next week to run through my planning application. **It would be helpful to understand where we are with outstanding points and discuss organising a site visit for you if you feel this would be helpful.**

I am at my desk most of next week so can be flexible to work around your diary.

I look forward to hearing from you

Regards

James



One Planet Developments Limited (Company number 12261202) and One Planet Development Management Limited (Company number 13371828) are both companies incorporated in England. Their registered offices are at Biddlesgate Farm, Wimborne, Dorset BH21 5RS.

From: James Wallwork
Sent: 26 September 2024 11:25
To: John.Krawczyk@bassetlaw.gov.uk
Cc: Pippa <pippa@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA
Importance: High

Good Morning John

I would be grateful if you could give me a call so we can catch up on my application. I need to update the DNO on the application as part of our grid connection agreement milestones so it would be helpful if we could speak. I have tried you a couple of time on the phone and left a message.

Look forward to hearing from you.

Regards

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: James Wallwork

Sent: 30 September 2024 09:06

To: John.Krawczyk@bassetlaw.gov.uk

Cc: Pippa <pipa@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA

Good Morning John.

Do you have any availability for a call today?

Thanks

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: James Wallwork

Sent: 02 October 2024 10:07

To: John.Krawczyk@bassetlaw.gov.uk

Cc: Pippa <pipa@auroraplanning.co.uk>

Subject: FW: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA

Importance: High

Hi John

Sorry to chase you on this so much. We have very large grid deposit payments falling due at the end of the year that are nonreturnable if planning is not forthcoming, so it is becoming financially critical to try to reach a determination on this application. It would be most helpful if we could have a chat so I can understand where the LPA is on this application.

The outstanding issues I would like to discuss are.

- 1) Environmental Health – Do we have confirmation they are happy following submission of the phase 1 survey on 2nd July
- 2) Trial trenching - Agreement to condition trial trenching (as was done for applications 23/01444/FUL and 22/00358/FUL) following my email request on 2nd July
- 3) Layout and LVIA Addendums – Do you have an update on heritage concerns following submission of the updated layout on the 30th August
- 4) Nottinghamshire Wildlife trust – Are they happy following the submission of the updated PEA with bird surveys in August
- 5) Nottinghamshire County Council Highways – Has the holding objection now been removed following information submitted in August regarding impact on tree at the access point

Most grateful if you could let me have some dates/times that work for you for a call/Teams

Look forward to discussing.

Regards

James



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incorporated in England. Their registered offices are at Biddlesgate Farm, Wimborne, Dorset BH21 5RS.

From: James Wallwork

Sent: 03 October 2024 11:32

To: John.Krawczyk@bassetlaw.gov.uk

Cc: Pippa <pipa@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA

Importance: High

Morning John

I just left a message on the planning office number, grateful for a call back

Thanks

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: James Wallwork

Sent: 07 October 2024 16:34

To: John.Krawczyk@bassetlaw.gov.uk; customer.services@bassetlaw.gov.uk

Cc: Pippa <pipa@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA

Importance: High

Dear John,

Are you able to get back to me following my emails and phone messages.

@customer.services@bassetlaw.gov.uk are you able to confirm if John is still with the Council as I am not having any luck in reaching him.

Thank you

James



One Planet Developments Limited (Company number 12261202) and One Planet Development Management Limited (Company number 13371828) are both companies incorporated in England. Their registered offices are at Biddlesgate Farm, Wimborne, Dorset BH21 5RS.

From: Customer Services <customer.services@bassetlaw.gov.uk>

Sent: Monday, October 7, 2024 4:37 PM

To: James Wallwork <james.wallwork@oneplanet.ltd>; Customer Services <customer.services@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL Proposed solar farm and battery energy storage system on land adjacent to the A614, Worksop, S80 3PA

Good Afternoon,

Thank you for your email. John is still with Bassetlaw District Council. We have forwarded your email to the Planning support team for them to look into for you

Regards

Wendy

Customer Services

Customer.services@bassetlaw.gov.uk

From: Pippa <pippa@auroraplanning.co.uk>

Sent: 14 October 2024 15:53

To: alastair.curran@bassetlaw.gov.uk

Cc: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Dear Alastair

I understand that you've recently taken on the role of Head of Planning and Place at Bassetlaw District Council – congratulations on the new position!

I'm writing as the agent for this application, which we submitted in April this year, on behalf of One Planet Developments.

Originally, this was allocated to James Mountain, but we understand that it has been taken over by John Krawczyk in July. We have though not had any correspondence from John directly, nor any response to emails sent to him since July, including a number of emails with further information/responses to points raised by consultees (although we do see that the information submitted has been uploaded to the planning portal, so we know it has been received). Following which, we are now at a point where we believe that we have submitted everything that should be needed to enable the application to be approved, and are keen for confirmation that there are no other outstanding matters to address.

Specifically, following submission of the additional documents that have been uploaded to the portal, we were looking for confirmation that these are all satisfactory, and nothing else is required in these respects? In addition to which, we had previously been in touch with James about the need for trial trenching, and why we thought this shouldn't be needed in this case, following which we were hoping it could be confirmed that this shouldn't be required in this case?

Would it be possible to arrange a quick call to run through where things stand with this, and then hopefully get it over the line?

I have also copied in James Wallwork of One Planet Developments to keep him in the loop.

We look forward to hearing from you.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



Check out our latest blog and sign up for email updates [here](#)

Aurora Planning Limited is a company registered in Scotland

Registered number: SC568569

Registered Office: 22 Rubislaw Terrace, Aberdeen, AB10 1XE

From: Pippa

Sent: 23 October 2024 09:38

To: alastair.curran@bassetlaw.gov.uk

Cc: james.wallwork@oneplanet.ltd

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hi Alastair

Sorry to chase, but I just wanted to check if you'd received the email below, and if you were able to get back to me on this?

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Alastair Curran <Alastair.Curran@bassetlaw.gov.uk>

Sent: 23 October 2024 10:16

To: Pippa <pippa@auroraplanning.co.uk>

Cc: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hello Pippa,

Apologies, I chased this up on the 14th for Officers to respond. I am very sorry no one has responded to date. I have chased this again today.

As I am sure you are aware given the state of planning, we have a significant lack of Officers progressing the current workload and are struggling to recruit to fill vacant posts. Has anyone been in touch regarding a PPA, which would enable me to outsource the assessment and progression of this application? If the application is time sensitive, then this is something I am willing to look into.

For context, I have only recently taken up post at Bassetlaw, so as I am sure you appreciate, my diary is incredibly full with various meetings. If we can resolve matters via email that would be preferable, however lets see where we get to in a few weeks.

Many thanks,

Alastair Curran BScEcon MLitt MSc MTCPA MRTPI

Head of Planning and Place

Mobile: 07341 733075

From: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>
Sent: 24 October 2024 12:37
To: Pippa <pippa@auroraplanning.co.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

Good morning Pippa,

I hope you are well. Please accept my apologies for the delay in updating you in respect of the above-mentioned application, I do appreciate that you provided additional information to overcome the concerns raised by consultees a little while ago.

I am currently chasing final responses from the Highways Authority, Nottinghamshire Wildlife Trust and the Council's Environmental Health Team and Ecologist but it would appear that the issues that were raised have now been overcome. You have no doubt noticed that Historic England have now provided further comments stating *'It is for the local authority to place the public benefits in the balance with the great weight of the conservation of the designated assets. Should you be minded to consent we would urge you to consider the further setting back of solar panels from West Drayton Avenue, and the planting of mixed species hedgerow specimen trees between Normanton Inn and West Drayton Avenue, rather than regularly spaced single species, to ensure this avenue does not detract from the predominance of West Drayton Avenue.'*

We refer you to our previous advice and the advice regarding further archaeological investigation recommended to manage potential impacts on non-designated features.'

It is obviously for the applicant to consider whether they would like to amend the scheme to set back the panels further from West Drayton Avenue but Historic England have made it clear that it is for the LPA to weigh the obvious public benefits of the scheme against the less than substantial harm arising. The planting detail can obviously be dealt with by planning condition.

In terms of archaeology, Lincolnshire County Council have recommended that trial trenching is undertaken to allow a full assessment of the site's archaeological potential. Whilst I do understand this position as it seeks to reduce the risk of the development having to be amended to account for archaeological remains but if the developer is comfortable with the imposition of an appropriately worded condition I would be happy to take that approach

Kind regards

John Krawczyk

Planning Development Manager

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

Nottinghamshire S80 2AH

John Krawczyk

Planning Development Manager

Bassetlaw District Council, Potter Street, Worksop, Nottinghamshire, S80 2AH

W: www.bassetlaw.gov.uk

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From: Pippa

Sent: 24 October 2024 16:01

To: Alastair Curran <Alastair.Curran@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hi Alastair, and many thanks for getting back to us on this. In addition, I then also received an email from John today, from which I understand that things are moving in the right direction.

Hopefully we can now get this over the line with John without a PPA or having to put more pressure on your diary, but if we can see where we get to in a few weeks and then revisit the potential for a meeting or any other further action if needed then, that would be great.

Thanks again, and kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Pippa

Sent: 24 October 2024 16:05

To: 'John Krawczyk' <John.Krawczyk@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi John, and thanks for getting back to me on this.

With regards to the layout, we have reviewed the comments from Historic England, and would like to proceed with the most recently submitted plans, with the applicant happy for planting detail to be conditioned.

Likewise, we would be grateful if we can proceed with an appropriately worded condition in respect of archaeology as suggested.

That hopefully then just leaves getting final responses from Highways Authority, Nottinghamshire Wildlife Trust and the Council's Environmental Health Team and Ecologist – are you able to let me know if there is a deadline for them to provide these? And are you able to share contact details so we can follow up with the relevant people directly?

I have also copied in James from One Planet to keep him in the loop.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Pippa

Sent: 05 November 2024 17:11

To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi John

Following on from the emails below, we've seen that the Highways Authority has provided some further comments, and are working on a further response to these. Where updates have been requested to the CTMP though, we would suggest that this might be dealt with by way of condition, if we can agree to that?

And, in the interest of expediency, can you still pass on contact details for the appropriate person at the Highways Authority so that we can share our response with them directly at the same time as submitting this to you?

Meantime, our client has also spoken to Nottinghamshire Wildlife Trust, and we understand that they are satisfied with the information that had been provided, so there is hopefully nothing else required in that respect.

That then just leaves Council's Environmental Health Team and Ecologist – can you let me know if you have heard anything further from them and, if not, share contact details so that we can contact them directly to confirm nothing else is required.

Many thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 06 November 2024 09:19
To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>
Subject: RE24/00384/FUL - Land adjacent to the A614, Worksop - Updated AIA

Good Morning John

Attached is an updated arboricultural report that included information regarding the number of trees that will be removed by the entrance – 3 in total (see section 4.3 copied below). This was one of the questions from Nottinghamshire Highways so I would be grateful if you could send this to them. I am also more than happy to do this myself if you could provide me with the name and contact details for the correct person in the Highways team. This will also expediate any further discussion on mitigation that they may require and will allow me to discuss the visibility splays with them.

Look forward to hearing from you.

Regards

James

4.3 Conflict 1: Loss of trees due to the proposed layout

Construction of the proposed access off Blyth Road is likely to require the removal of a small number of trees. A small section of one hedgerow will need to be removed to construct the internal road.

Mitigation / Countermeasure: The access junction and road off Blyth Road is already in situ but it is likely that the mouth of the junction will need to be widened which could lead to the removal of trees to immediately north and south. These trees have recently been positioned upon the topographical plan, which has enabled us to determine that only 3 trees would need to be removed. The alignment of the internal road would require the removal of about 12m from the southern end of Hedgerow 3. In terms of the overall scheme, from an arboricultural perspective the magnitude of impact from the losses required is considered to be relatively low and will be more than mitigated by the indicated tree planting.



James Wallwork

 james.wallwork@oneplanet.ltd

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From: Pippa <pipa@auroraplanning.co.uk>

Sent: 14 November 2024 14:33

To: Alastair Curran <Alastair.Curran@bassetlaw.gov.uk>

Cc: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hi Alastair

On this one, I'm back to asking if you can help us move things forward I'm afraid.

Following on from the emails below, we had the attached email exchange with John, but things have gone quiet again since then.

Essentially, I think we are almost there, with the only outstanding points being:

- Responding to additional comments from the Highways Authority, which we are on the case with, but had suggested that requested updates to the CTMP might be best dealt with by way of condition, if that can be agreed?
- Confirmation that nothing else is sought to address points raised by Nottinghamshire Wildlife Trust at this stage?
- When we might expect any further feedback from the Council's Environmental Health Team and Ecologist, and if we can be given contact details so that we can contact them directly to confirm nothing else is required?

Are you able to get us responses on these points?

In addition to which, given where we're at, we are thinking it may be worth looking at the option of a PPA to move things forwards with these final elements, which can then hopefully be wrapped up relatively quickly/easily – can you give us an idea of what the timescales and costs would be if we did go down that route?

Many thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: Pippa

Sent: 29 November 2024 10:37

To: John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi John

On this one, and following submission of the updated arboricultural report which James sent in a couple of weeks ago, we had been hoping to speak to the appropriate person at the Highways Authority directly to try to address the points raised by them as expeditiously as possible, as suggested below. In the absence of having yet been able to do that though, we have prepared an updated topo that includes the highway and this is attached, along with photos looking back at the access from a point 215m away in each direction, with the van at the access clearly visible in both. It is thus clear that the required visibility will be provided.

That then should just leave the point about the CTMP, which hopefully can be dealt with by way of a condition, as suggested below.

Can you please confirm if this is acceptable, and that nothing else is required to address the points raised by roads now?

Likewise, per the email below, can you also confirm the same in respect of the points raised by by Nottinghamshire Wildlife Trust?

And can you let me know if you have heard anything further from leaves Council's Environmental Health Team and Ecologist? Or, if not, share contact details so that we can contact them directly to confirm nothing else is required.

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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Registered number: SC568569

Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: Pippa

Sent: 03 December 2024 09:41

To: Alastair Curran <alastair.curran@bassetlaw.gov.uk>

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hi Alastair

Sorry to chase, but I wanted to check if you'd got the email below, and if we could get an idea of the timescales and costs for a PPA, if that might help move things forwards?

At the same time, we're also still waiting for responses to the outstanding points, if you're able to help get us responses to those? On which, I did also send the email attached to John the end of last week, with an updated topo and photos showing that the required visibility would be provided, and hopefully this came through ok, but have not yet had confirmation of receipt and would be grateful if we could get confirmation of receipt of this as well?

Many thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: Maggie <maggie@auroraplanning.co.uk>

Sent: 06 December 2024 16:23

To: Alastair Curran <Alastair.Curran@bassetlaw.gov.uk>

Cc: James Wallwork <james.wallwork@oneplanet.ltd>; Pippa <pippa@auroraplanning.co.uk>

Subject: RE: Planning application reference 24/00384/FUL - Installation and Operation of a Solar Farm and Battery Energy Storage System With Associated Works, Equipment, Infrastructure and Landscaping - Land Adjacent To A614, Worksop, Nottinghamshire

Hi Alastair,

I am following up on my colleague Pippa's last email to you, dated 14 November. **We understand that there is now a new case officer for this application, Kirsty Harte, is that correct? We don't have an email address for her, but I have tried to give her a call to catch up on where things are at with the Council's consideration of the application following our submission of further information, and in particular whether you are now in a position to recommend approval of the application.**

We appreciate that you are very busy but would be grateful if you were able to chase this up for us. We would be very happy to have a chat with Kirsty if that would help, and if you are able to provide us with her email address so that we can liaise directly with her, that would be great.

Thank you very much.

Maggie

Margaret Bochel

Aurora Planning Limited

07378 164327



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Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: Pippa

Sent: 10 December 2024 11:33

To: Kirsty.Harte@bassetlaw.gov.uk

Cc: james.wallwork@oneplanet.ltd; Maggie <maggie@auroraplanning.co.uk>; John Krawczyk <John.Krawczyk@bassetlaw.gov.uk>; Alastair Curran <alastair.curran@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Kirsty

I understand that you have taken over this application from John?

Hopefully, there should not be much left to do on this one, but my colleague Maggie tried to call you at the end of last week to have a chat about where you're at with your assessment of it – can you let me know your availability for a call on this? As you'll appreciate, we're keen to get it over the line.

Meantime, following on from the emails to John below, we have also had the visibility splays added to the topo drawing (shown in both the horizontal and vertical planes), and our transport consultant has prepared a short note on the visibility available – please see attached. Can you confirm safe receipt and that roads are happy with this, and that nothing else is now required?

At the same time, can you let me know if you have received the updated topo and photos that were attached to the email below, as these don't seem to have been uploaded to the portal, or if it would be helpful to re-send these as well?

Lastly, we had exchanged emails with Alastair about the potential to enter into a PPA to get this over the line as expeditiously as possible. Of course, if you can confirm that nothing else is now required, then this is hopefully not now be necessary. But, if this is something that might still help, can you or he let me know, and give me an idea of what the timescales and costs would be if we did go down that route?

I look forward to hearing from you.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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From: Pippa <pippa@auroraplanning.co.uk>

Sent: Wednesday, December 18, 2024 11:12 AM

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Hi Kirsty, and thanks again for your time today.

I've just double checked the portal, and the only thing that doesn't seem to have been uploaded yet is the visibility information that I sent through last week. So all good on that front.

And I've attached the email from John confirming that archaeology comments can be dealt with by condition.

So, the only outstanding matters should be getting confirmation that highways are now happy, and also the EHO?

Thanks

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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Registered number: SC568569

Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 18 December 2024 11:17
To: Pippa <pipa@auroraplanning.co.uk>
Cc: James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Pippa

Thank you for this, I will upload it to the file but make it sensitive (not for public viewing).

I know a PPA has been discussed, and apologies for not fetching this up on the meeting we had earlier (the poor connection did not help, apologies for that!). Given that I am not 'officially' in post until 27/12/2024 I will speak with Alastair regarding my time etc and see what his thoughts are on this. Have you any thoughts on this? Apologies again as I am not aware of what has been discussed up to now

Thanks

Kirsty

From: James Wallwork
Sent: 19 December 2024 09:05
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>; Pippa <pipa@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Morning Kirsty

Thanks for your time yesterday.

If we need to pay a little extra to get thing moving and guarantee to get to a determination in Jan/ early Feb then I would be happy. I wouldn't want a PPA to become a prolonged paperwork/ legal distraction so would want to understand cost and timescale for putting one in place.

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: Pippa <pippa@auroraplanning.co.uk>

Sent: 14 January 2025 17:29

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: James Wallwork <james.wallwork@oneplanet.ltd>; Maggie <maggie@auroraplanning.co.uk>

Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Kirsty

I understand from James that you were planning to visit the site yesterday and just wanted to check that this went ahead ok?

And, following on from that, wondered if you would be free for a teams call sometime next week to check there aren't any outstanding points to address?

In particular, I see Natural England have requested a ALC survey and further planting details, although an ALC survey was submitted previously, and it was also previously agreed that any further planting details could be conditioned, so hopefully there shouldn't be anything else needed at this stage?

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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Registered number: SC568569

Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: James Wallwork

Sent: 17 January 2025 12:15

To: Kirsty.Harte@bassetlaw.gov.uk

Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Kirsty,

Pippa is out of the office so just wanted to check if you had responded to her email on the 14th.

Sorry to bug, just keen to get this application determined. You may be aware that there are grid reforms going on and having a consented project by May will help speed up the grid delivery. The negative is if we are not consented other projects could leapfrog our connection and add delays to connection timescales...these delays could be years.

Are you free on Monday?

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

One Planet Developments Limited (Company number 12261202) and One Planet Development Management Limited (Company number 13371828) are both companies incorporated in England. Their registered offices are at Biddlesgate Farm, Wimborne, Dorset BH21 5RS.

From: Pippa

Sent: 22 January 2025 15:46

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: james.wallwork@oneplanet.ltd

Subject: 24/00384/FUL Land Adjacent to A614 - Solar Array & Battery...

Hi Kirsty

Just a quick note to say thanks again for your time this afternoon and to confirm that, as discussed, we'll prepare a note of the various points raised in response to the most recent heritage comments, with a view to getting this to you as soon as we can.

Meantime, if you're able to get back to us on the capacity point, that would be very helpful, and we can respond to that if required at the same time.

And thanks also for confirming that you are not looking for anything else in terms of the ALC report or any further information re trees etc.

I've also just sent a teams invite for next Thursday so we can touch base then, although we can always postpone this to the following week if it is considered that this is not needed closer to the time.

Hopefully that covers the immediate actions but, if there is anything I have missed, please just let me know.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 21 February 2025 17:10
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop
Importance: High

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Hi Kirsty,

Hope you have had a good week off (assuming it is Monday when you read this).

Attached to this email are four documents that my consultant team have compiled which we hope helps Bassetlaw to undertake the planning balance for our solar farm and BESS application.

- 1) Updated LVIA Addendum 1: This document has now had winter views added. As you will see the proposed development site is not visible from within the designated heritage asset.
- 2) LVIA Addendum 2: Photomontage from West Drayton Avenue. We thought that it would be beneficial to produce an image of the proposed development from West Drayton Avenue. As is discussed in the documents this is not part of the designated heritage asset but there were some concerns about the impact the proposed development would have on the experience of users of this footpath. As you will see the photomontage is the 'worst case' winter view and only the leading edge of the solar farm is visible at day one, and once vegetation has matured the development is almost entirely screened. It should be noted that the planting was based on the current landscaping plan, but as previously discussed, we are more than happy to include a denser planting along the southern boundary. The photomontage also proves that the agricultural character will remain legible.
- 3) Heritage Addendum: My consultant Cura Terrae (formerly Ecus) have produced this note to set out their expert opinion on the impact of the proposed development on the

designated heritage assets and concludes that the developments impact will result in no harm.

- 4) Planning Statement Addendum: Aurora Planning explain why in their expert professional opinion this application can and should be supported and approved, even if the LPA are of the same opinion as the Conservation Officers that less than substantial harm would be caused to heritage assets.

I would be grateful if you could let me know that this email has arrived, and we look forward to speaking to you on Wednesday. But if you have any question before, please give me a call.

Regards

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 24 February 2025 09:02

To: James Wallwork <james.wallwork@oneplanet.ltd>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James,

I did have a good week off thank you, albeit it went far too quickly!!

I confirm receipt of these documents. I will get them uploaded to the file now and ensure consultations are re-sent

Many Thanks

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 24 February 2025 09:26
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Morning Kirsty

Great! Glad it all arrived safely, and you had a nice week off.

A thought....Do you need to reconsult? The documents provided were produced to assist you in your decision making. There is only one consultee objecting to the application - the conservation officer. I am not sure he will change his mind. Unless you think otherwise? As set out in the documents, we strongly believe that the development does not impact the designated heritage asset and maybe more importantly we believe Bassetlaw can (to be consistent in decision making) approve the application even if it believes there to be 'less than substantial harm'. Perhaps we can discuss your thoughts on this in our call on Wednesday once you have had a chance to review.

Regards

James



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 25 February 2025 09:19

To: Pippa <pippa@auroraplanning.co.uk>; James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi,

Sorry to be a pain, could we fetch tomorrow's catch up earlier by any chance? I need to leave the office for a meeting at 2:30pm. Are you guys free around 1pm?

I have been discussing this one with my manager, as we have three of these applications in at the minute, so I do have a little update to provide (all positive by the way 😊)

Many Thanks

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>

Sent: 27 February 2025 09:15

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: Quote for LVIA assessment

Morning Kirsty,

Thank you for turning this around so quickly. I am happy for Wynne-williams Associates to progress as soon as possible if they can agree to a faster delivery time. I note they are saying 4 weeks, but I thought you had agreed a faster turnaround. I think they need to commit to delivery by 14th March to give time to deal with any concerns raised (hopefully none) and to give you time to finalise the committee report. I am happy to pay £5,000 +VAT if they can undertake the work on a 2 week turnaround. I think given timescale it would also be useful if they could give you a verbal update before writing their written response, where they verbally tell you if they feel there aren't any reason to refuse the project or if there are reasons to refuse that could not be addressed as a condition. Could you propose this to them.

Regarding committee dates, and given the local election in May, I would also like to ensure we get our application to the 2nd April (regardless of the other solar applications) so targeting finalising your report for the 23rd March. I think this is important as it allows for one further committee to be available should an issue arise at the first committee which means we get deferred.

We are available to assist in any way we can to help make this achievable.

Regards

James



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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 27 February 2025 14:38
To: James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: Quote for LVIA assessment

Hi James,

I have got a couple of urgent applications to draft next week, then I will start working on my report for this one. I will aim to have draft conditions with you a couple of days prior to our internal report deadline so we can go through them.

Many Thanks

Kirsty

From: James Wallwork
Sent: 05 March 2025 13:02
To: Kirsty.Harte@bassetlaw.gov.uk
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Kirsty

Just wondering if you have been told about a date that the landscape consultant is going to do their site visit?

Also, looking on the portal I noticed that attached Natural England response which seems to be from a different person from the original consultation response. **As previously agreed with you, we are not doing a new agri land assessment. Also, our ecologist had addressed the question on possible impact on designated assets and NE had asked for conditions (response 9th Jan 2025). Grateful if you could confirm you agree we do not need to do anything further.**

Thanks

James



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From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 07 March 2025 12:46
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop

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Hello Kirsty,

I believe the landscape consultant is on site now, which is great news.

How is your report going. Are you in a position to share draft conditions yet?

I saw a new comment from HE on the portal, how are you going to deal with this? My thoughts are we have covered their points and I don't expect that this will change what we discussed on our last call. Looking at their comments:

1) planting - We previously agreed the Landscape Plan will be a pre commencement conditioned and we are happy to put in the planting suggested by EH;

2) Position of PV - On our last call following our additional information you stated the LPA is comfortable with this. The photomontage shows the worst case winter view and it is clear screening will be provided, with a more planting as requested by EH this will only be improved and the historic field pattern will be reestablished.

Are you available to have a quick call on Monday to touch base on how things are going regarding getting to the next committee.

Thanks

James



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 10 March 2025 09:47

To: James Wallwork <james.wallwork@oneplanet.ltd>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James

I am not in a position to share draft conditions as of yet; when I am I will send them over.

At the moment I trying to get a response form Natural England regarding the classification of land. I note that the land is 3a and 3b, however I really need comments from them in response to the Agricultural Land Classification Report. I am on with finding an officer there that will respond to this.

I will keep you informed with the progress of this

Kind Regards

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>

Sent: 10 March 2025 10:45

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Morning Kirsty

I think I may have jumped the gun on asking for the conditions anyway...I remembered after sending the email that you said you were focused on another application last week.

On the NE comment I think they will tell you they want a more detailed ALC survey. As previously discussed, our survey was carried out by an experienced consultant and his report confirm we have some BMV land. A more detailed report is not going to change the overall conclusion – there is some BMV. There may be a slight change in the quantum of each soil type, but this should not change the planning decision outcome given the number of appeal decisions on BMV land which confirm that the benefit outweighs the temporary loss of availability of the land to arable agriculture. **NE initially asked for this in June 2024 and then again in Jan 2025 and we discussed the request with the original officer and then again with you on 22nd January and it was agreed that a more detailed survey was not necessary.** A full survey is not a quick thing to complete as there is currently a long wait for availability for the few people who can do thisI think we would struggle to deliver this without taking us past the May date that puts our project at risk of losing it grid connection position. Can you confirm you are happy to proceed as previously agreed?

Have you had a chance to look at my email on the new Historic England comments?

Happy to jump on a quick call to discuss if needed.

Thanks

James



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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 10 March 2025 11:04

To: James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James,

We have agreed this previously and I am aware that they may ask for a more in-depth report, however this may not be the case. The report you provided is very detailed and sufficient for me to make a planning decision however, I am still interested in what NE have to say in relation to said report.

Historic England will object regardless of what you submit, I agree. No further documentation is going to get them to support this application.

Will drop you an email when I have any updates

Kind Regards

Kirsty

From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 10 March 2025 12:05
To: Collins, Lucy <Lucy.Collins@naturalengland.org.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

You don't often get email from kirsty.harte@bassetlaw.gov.uk. [Learn why this is important](#)

Hi Lucy

I write in connection with the above planning application.

Further to your comments sent to us on 09/01/2025 I have attached the Agricultural Land Classification Report. Any comments would be greatly appreciated.

Kind Regards

Kirsty

Kirsty Harte

Strategic Sites Officer

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

Nottinghamshire S80 2AH

Kirsty Harte

Strategic Sites Officer

Bassetlaw District Council, Potter Street, Worksop, Nottinghamshire, S80 2AH

W: www.bassetlaw.gov.uk

From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: Wednesday, March 12, 2025 7:21:07 PM

To: James Wallwork <james.wallwork@oneplanet.ltd>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James

Please see comments below from Natural England

Kind Regards

Kirsty

Kirsty Harte

Strategic Sites Officer

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

Nottinghamshire S80 2AH

From: Collins, Lucy <Lucy.Collins@naturalengland.org.uk>

Sent: 12 March 2025 16:51

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Hello Kirsty

Many thanks for getting in touch on this application. The Agricultural Land Classification (ALC) Report appears to be the same report reviewed from 3rd April 2024. Unfortunately, this report does not meet the criteria we would expect to adequately assess impacts to BMV agricultural land and as such I am not able to review or provide comments on this. In my response dated 16th May 2024 (Our ref 472687), I listed out the criteria required for an assessment to be made, pasted below for ease of reference. And although the submitted ALC report references the ALC guidelines, referenced below, it does not appear to have followed them as we would expect.

Excerpt from letter dated 16th May 2024, ref 472687:

Having reviewed the Agricultural Land Classification Report, Planning Statement and Design & Access Statement, Natural England notes the following information missing, to enable a full

assessment of the application regarding impacts to BMV. All information given should be in line with the [Agricultural Land Classification in England and Wales. Revised guidelines and criteria for grading the quality of agricultural land](#):

- Confirmation on the time limit of the application to confirm its temporary nature.
- Appropriate certification of the ALC surveyor, e.g. a member of Institute Professional Soil Scientists (M I Soil Sci).
- ALC map of the site using the standard colours outlined in the guidelines.
- Soil sampling detailed within the ALC Survey methodology. We would expect to see a map of auger boring points and soil pits on a regular 100m grid.
- Auger boring or soil pit observations included.
- Climatic information included at the site.
- Site information such as gradient included.
- Information on the key physical limitations at the site. ALC is based on an assessment of the long-term physical limitations to agricultural use, identified during a soil survey of the site. As such, a full assessment of this is required to judge the ALC grade appropriately.
- An accompanying schedule of all auger borings and soil pits as record of the findings of all the field observations. These should normally describe soils to a depth of 80-120cm and include detailed descriptions of soil profiles.

Hope that is clear,

Kind regards

Lucy

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 12 March 2025 19:42
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: Re: 24/00384/FUL - Land adjacent to the A614, Worksop

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Evening Kirsty,

I assume as you reconfirmed last week, we do not need to do a more detailed assessment. This point that we have raised multiple times in the last 9 months with Bassetlaw.

Grateful if you can confirm

Regards

James

Sent from [Outlook for Android](#)

From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 13 March 2025 09:25
To: James Wallwork <james.wallwork@oneplanet.ltd>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

James,

I need to speak to my Head of Service regarding this one; there are a few things I need to run by him.

I will drop you an email once I have spoken with him

Kind Regards

Kirsty

From: James Wallwork
Sent: 13 March 2025 11:29
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Kirsty would it be possible to join a call with you and your Team Leader?

Some thoughts I have had.

- Gov guidance states NE must be consulted on development proposals that are 'likely to cause the loss (or likely cumulative loss) of 20ha or more of BMV land. This proposal is temporary, reversible, and low impact, so there is no actual 'loss' of agricultural land only a temporary 'use' of BMV land. This would suggest that the LPA does not actually need to consult NE on ALC matters.
- A case can also be made that the proposed development will deliver long term improvements in soil organic matter/ soil structure due to the temporary cessation of intensive arable agriculture and the planting of grassland across the site. Again, this highlights that there is no loss of BMV.
- Within our planning statement we have provided a compelling case for the 'use' of BMV land and this is supported by the NPPF and numerous Appeals recent appeals

Thanks

James



James Wallwork

 james.wallwork@oneplanet.ltd

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From: James Wallwork

Sent: 13 March 2025 13:22

To: Kirsty.Harte@bassetlaw.gov.uk

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Kirsty

This recent (March 2025) appeal might be helpful for finding a way forward. I think key para is

32. Overall, the proposal would not result in either the temporary or permanent loss of BMV land for agriculture as the land would continue to be used for some agricultural purposes whilst also being used to produce solar energy. As the proposal would not be detrimental to the soil quality, a return to arable production at a later date would still be possible.

As our proposed development does not cause a loss of BMV land then there can be no requirement for the Council to consult NE. That means we do not need to undertake a more detailed survey to allow the LPA to determine n.

1.3 Town and Country Planning (Development Management Procedure (England) Order) (DMPO) 2015

Planning authorities must consult Natural England on all non-agricultural applications that result in the loss of more than 20 hectares (ha) of BMV land if the land is not included in a [development plan](#). For example, this includes the likely cumulative loss of BMV land from the proposed development if it's part of a phased development.

This is required by [schedule 4\(y\) of the Order](#).

I also think it is relevant to see that NE's position is 'no objection' to a site that is 100% BMV land due to the fact that there is no loss of BMV land.

29. Although the site is 100% BMV land I note that there was no objection to the proposal from Natural England with their response highlighting that the proposal would be "unlikely to lead to significant permanent loss of BMV agricultural land, as a resource for future generations."

Regards

James



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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 20 March 2025 10:29
To: James Wallwork <james.wallwork@oneplanet.ltd>
Cc: Maggie <maggie@auroraplanning.co.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

Hello James,

After a thorough assessment of the relevant information I have received and a discussion with my head of service I offer the following;

The public benefits that the proposal would offer are as follows;

- In relation to BNG; the scheme would deliver a 89.92% gain in habitat units. However, this is because the land is currently arable land. An uplift of 79.92% BNG is substantial regardless of the base position, so I would suggest this is a substantial benefit.
- Proving renewable energy; regarding the energy storage, does this only store from renewable sources, or could it facilitate fossil fuel generation? **I would give moderate weight to renewable generation subject to other considerations (impact, location, etc).**

Outweighed by the following;

- Natural England – **ALC Report does not meet criteria – this is considered a moderate harm.**
- Wynne-Williams – Consulted on the LVIA; some concerns as the site I more visible than the LVIA states – this is considered a moderate harm with significant harm prior to established landscaping.
- Historic England, Gardens Trust and Conservation Officer – **Object on Heritage Grounds – this is considered substantial harm.**
- **Loss of usable agricultural land – this is considered substantial harm.**

Therefore, I would look to support this proposal in principle but I am of the opinion that the public benefits do not outweigh the negative impacts. Therefore; in its current state I would be looking to recommend refusal under delegated powers.

You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

Kind Regards

Kirsty Harte

Strategic Sites Officer

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

Nottinghamshire S80 2AH

Kirsty Harte

Strategic Sites Officer

Bassetlaw District Council, Potter Street, Worksop, Nottinghamshire, S80 2AH

W: www.bassetlaw.gov.uk

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From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 20 March 2025 16:31
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop
Importance: High

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Hi Kirsty

To say I am disappointed and somewhat surprised at this decision given our recent conversations and emails is an understatement. Attached is a note prepared by my landscape consultant which I would be grateful if you could upload to the planning portal. I had wanted to discuss the content with you, hence my request for a call earlier this week. What would be helpful is if we could have a Teams call to run through your email below before you move to refuse the application. Can you provide some availability, and I can check with Aurora.

To answer your question on facilitating fossil fuel production. This project does not have a BESS import agreement so it cannot import electricity (fossil fuel derived or any other sort) from the grid to charge the BESS. Electricity going to the BESS will come from the PV on site only and the BESS will be used to time shift the export to the grid.

Look forward to speaking with you.

James

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: Friday, March 28, 2025 2:43 PM
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project
Importance: High

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Dear Kirsty,

Please see attached document that set out the benefits that this project has the potential to deliver if it is approved.

I am sure once you have reviewed this document you will agree this expansive list of benefits will contribute positively to addressing many of the critical issues facing the UK and Bassetlaw DC today. I acknowledge that there are a few negative impacts from this form of development, as there would be in any location, but they are few, temporary and importantly they can and will be mitigated. I also believe approving this project in this location would be consistent with past decision by Bassetlaw for solar near the listed parklands such as Hazel Gap Solar Farm ([14/01030/FUL](#)).

I would welcome the opportunity to discuss this further with you and your team leader if that would be helpful.

Can I also ask that you send me an email requesting an extension of time until the 9th April and I will confirm this is acceptable. That will give you time to prepare for the April committee.

Please feel free to call is you have any further questions.

Regards

James



James Wallwork

james.wallwork@oneplanet.ltd

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WESTERN POWER DISTRIBUTION ("WPD") SPECIFIC CONDITIONS FOR CONNECTION WORKS

1. Definitions

1.1. All capitalised words and expressions used in these Specific Conditions for Connection Works shall, unless otherwise defined in these Specific Conditions for Connection Works or the context otherwise provides, have the same meaning as set out in the Offer Letter and the General Conditions for Connection Works.

1.2. Unless the context otherwise requires, the following words shall have the following meanings:

"Customer" means Thoresby Farming Partnership

"Excess Capacity" means any capacity within the Maximum Export Capacity (as set out in clause 2.2.1) which exceeds the Installed Capacity.

"Installed Capacity" means the capacity of the Customer's generating equipment once installed.

"Reservation Period" means a period of time determined by WPD up to a maximum of 18 months from the date of the Connection Agreement.

2. Basis of the Alternative Connection Offer

2.1. Customer's Installation

WPD understands that, based on current information provided by the Customer, including within the Customer's connection application, the proposed Customer's Installation will comprise the following:-

- 20x 2.2MVA PV Inverters (maximum installed capacity of 41.8MW)
- 20x 2.2MVA 11/0.385kV Transformers
- 1x 42.5MVA 132/11kV Transformer

2.2. Supply Specification for the Proposed Connection(s)

2.2.1. Subject to any other provision of this Alternative Connection Offer, the characteristics of the Proposed Connection(s) will be:

Nominal Voltage at Connection Point	132000 Volts
No of Phases	Three Phase
Nominal Frequency	50 Hz
Maximum Export Capacity	40,816 kVA
Maximum Import Capacity	315 kVA
Earthing provided by WPD for Customer's Use:	
External Earth Loop Impedance	
Maximum Prospective Short Circuit Current	
Acceptable Power Factor for Export Capacity	0.98 with a reactive power tolerance of +/- 1718 kVAr
Acceptable Power Factor for Import Capacity	0.95 lag to unity with a reactive power tolerance of +/- 14 kVAr



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 02 April 2025 12:35

To: James Wallwork <james.wallwork@oneplanet.ltd>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

Hi James,

Thank you for your email.

I have now had the opportunity to discuss this with my team. As it stands, I am still of the opinion that the benefits do not outweigh the harm at this site. Some of the benefits you have listed can not be considered given they are not material planning considerations.

Therefore, I would like to take this opportunity to ask if you wish to withdraw the application or if you would rather go down the route of a refusal. I am not sure when I can get the decision out though as I am working on some tight deadlines at the moment.

Kindest Regards

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>

Sent: Wednesday, April 2, 2025 12:48 PM

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

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Hi Kirsty

That's very disappointing to hear.

I don't think there is much point in withdrawing, unless you are telling me there is something we can change to alter your weighing up of the planning balance in our favour.

Assuming we walk down the refusal route will you delegate refusal? As previously explained, I would like to get this application determined as quickly as possible so we can at the very least recover grid cost and sort thing out with our funders to reduce our loss.

To give you time to deal with the determination I am happy to agree an extension of time until the 11th April. Grateful if you could request an EOT and I will confirm.

James



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

www.oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 03 April 2025 09:03

To: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

Hi James

I am on leave the back end of next week, I will do my best to get this one written up before then.

Kind Regards

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: Thursday, April 3, 2025 9:06 AM
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

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Thanks, you it would be most appreciated.

Can you ask for an EOT until the 11 April please. It would help me have the paperwork for our funder and the grid.



James Wallwork

james.wallwork@oneplanet.ltd

07899 687 762

www.oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 03 April 2025 09:09
To: James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

Hi James

If I put the EOT in the system until the 11th that gives me a couple of days to write my report and then my manager a few extra days to issue it

Kind Regards

Kirsty

From: James Wallwork

Sent: 09 April 2025 11:06

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Benefits resulting from the delivery of this project

Importance: High

Hi Kirsty,

Just to give you the heads up we had a second ALC completed quickly at the end of March to the NE requirements. I have just got a draft which is confirming the whole site is 3b so is 100% non BMV land. Does this change your planning balance?

I hope to have the final version in the next 24 hours as we need to plan to get the CAD consultant to produce the plan and then can submit before you determine the application.

Regards

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 14 April 2025 14:11

To: James Wallwork <james.wallwork@oneplanet.ltd>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Updated ALC

Hi James

My report for this one has already been drafted, I left it with my manager when I went on leave last week. I returned to the office today, but my manager has had to attend some emergency planning that is required within the district and therefore I have not had chance to speak with him.

I will keep you updated.

Regards

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: Monday, April 14, 2025 11:10 AM
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>
Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop - Updated ALC
Importance: High

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Morning Kirsty,

Please see attached ALC for Normanton. As you will read the site is 100% 3b so no BMV land.

The survey was undertaken in accordance with NE guidance (Feb 2021) and undertaken by a member of the British Society of Soil Science with over 30+ years' experience. Given there is no loss of BMV Land you do not need to reconsult Natural England as set out by [schedule 4\(y\) of the Town and Country Planning DMPO 2015](#).

I wonder if this new information changes your planning balance.

I look forward to hearing from you.

Regards

James



James Wallwork

 james.wallwork@oneplanet.ltd
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 www.oneplanet.ltd

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From: James Wallwork

Sent: 28 April 2025 14:57

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Updated ALC

Hello Kirsty

We are two weeks on from your last email. Please as a matter of urgency can I have an update on when we will have a decision for this application. As previously explained we are under pressure from grid and funders and delays are costing us money.

Thanks

James



James Wallwork

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From: James Wallwork <james.wallwork@oneplanet.ltd>

Sent: 30 April 2025 09:17

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Cc: Pippa <pippa@auroraplanning.co.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Updated ALC

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Morning Kirsty,

Will you be issuing your decision notice before Friday this week? I have funders call 9.30am Friday morning and they will want an update from me.

Grateful if you could give me an update.

Thanks in advance.

James



James Wallwork

james.wallwork@oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 30 April 2025 09:22

To: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop - Updated ALC

Hi James

My head of service has asked a team leader to pick this up as a matter of urgency, I will check in with her now and get back to you

Thanks

Kirsty

From: James Wallwork
Sent: 12 May 2025 12:56
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop
Importance: High

Hi Kirsty,

I assume given we are now 1 month on from the EOT (11 April), and I still have not received the promised decision notice, it can only mean you are rethinking the planning balance/ decision??

I also was looking at BDC scheme of delegation and it looks like you must take this decision to planning committee as it is a renewable energy generation on a site bigger than 5 hectares – see below.

I really would appreciate some clarity and timescales from you. Are you available for a call later today/tomorrow.

Regards

James

Applications that should automatically be referred to Planning Committee

- Major Planning Applications that require referral to the Secretary of State;
- Applications accompanied by an Environmental Impact Assessment;
- Applications for residential development or conversions for the following:
- 20 or more dwellings in Harworth, Worksop and Retford where the recommendation is to grant planning permission;
- 10 or more dwellings elsewhere in the district where the recommendation is to grant planning permission;
- Applications for renewable energy generation where the application site exceeds 5 hectares in area
- Employment proposals classified as major schemes not within an existing employment site;
- Applications where more than a total of 10 letters of objection have been received (Members of the public and Parish Councils) where the recommendation is to grant permission.
- Free standing chimneys, towers, masts or similar structures, other than structures intended for removal within less than 1 year, higher than 20 metres. In the case of turbines the height refers to the height of the turbine hub.

🕒 Last Updated on Thursday, February 6, 2025



James Wallwork

✉ james.wallwork@oneplanet.ltd

☎ 07899 687 762

🌐 www.oneplanet.ltd

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From: James Wallwork

Sent: 13 May 2025 10:18

To: Kirsty Harte <kirsty.harte@bassetlaw.gov.uk>

Subject: FW: 24/00384/FUL - Land adjacent to the A614, Worksop

Importance: High

Hi Kirsty

Are you available at 4pm today for a call?

Thanks

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: Maggie <maggie@auroraplanning.co.uk>
Sent: 16 May 2025 10:41
To: Alastair Curran <Alastair.Curran@bassetlaw.gov.uk>
Cc: James Wallwork <james.wallwork@oneplanet.ltd>; Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Subject: 24/00384/FUL - Land adjacent to the A614, Worksop

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Hi Alastair,

As you know from previous correspondence, the above application has been with the Council for determination since 10 April 2024.

On 20 March 2025 Kirsty advised that she was intending to refuse the application and set out her reasons for that. That came as somewhat of a surprise and disappointment given that it followed a very positive meeting with her. However, our client took up the opportunity offered by Kirsty and on 28 March submitted further information setting out the benefits of the proposed development. On 2 April Kirsty advised that she still intended to refuse the application.

In order to ensure that the decision notice was then issued timeously, and to give our client certainty over the timescales for that, an extension to the determination date to 11 April 2025 was agreed with Kirsty on 3 April. Since the decision notice had not in fact been issued by 11 April, in order to remove one of the reasons for refusal of the application, our client submitted an Agricultural Land Classification report demonstrating that there was no BMV land within the application site. Kirsty subsequently advised that her report on the application had been drafted and was with her manager for sign off.

Despite several emails from our client to Kirsty (the last of which is attached for your information), more than a month on for her last correspondence, we have not received any further update on the status of the application and when we might receive the decision notice. As stated by our client, we can only assume that the delay in issuing the decision notice is because you are reconsidering your decision, and/or will be taking the application to committee for determination, as we understand is required by the Council's scheme of delegation.

Our client is understandably feeling very frustrated at the lack of communication, particularly given the significant fee that they have paid to the Council for the planning service, and so we would appreciate an update from you or Kirsty within the next few days advising of the date of the Committee at which the application will be determined and what your recommendation now is. If we don't receive that information by 23 May our client will appeal non-determination of the application.

I look forward to hearing from you.

Maggie

Margaret Bochel

Aurora Planning Limited

07378 164327



Check out our latest blog and sign up for email updates [here](#)

Aurora Planning Limited is a company registered in Scotland

Registered number: SC568569

Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF

From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 20 May 2025 09:26
To: Maggie <maggie@auroraplanning.co.uk>; James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi Maggie, James

First of all, I must apologise for the lack of communication from me on this one. You may or may not be aware that I have been away from the office, unplanned.

I have since returned to the office and spoke with my manager, Daine Holgate, who has agreed that this one does need to go to planning committee. Apologies that this has not been picked up any sooner. There is a planning committee scheduled for 18 June but unfortunately our service area will be going through a whole system upgrade that week and it is likely this committee will be cancelled as we are expecting to lose access to all systems for the entire week. The committee after this one is 16 July, if you are happy for the application to go to this committee then could you please agree on an extension of time until 21/07/25?

Kind Regards

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>
Sent: 20 May 2025 12:45
To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>; Maggie <maggie@auroraplanning.co.uk>
Cc: Daine.holgate@bassetlaw.gov.uk
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Hi Kirsty,

Thanks for confirming it will go to committee. I am rather disappointing to hear that this will not be for a further 8 weeks. When will the cancellation of the June committee be confirmed?

I will not be agreeing to an extension of time as I don't believe this is necessary for you to get the application to committee. Also given the delays and long periods where we have had a total lack of contact from Bassetlaw over the last 14 months I do not want to delay/remove my ability to appeal for non-determination. We have drafted our appeal and will be submitting it in the event we are not at a committee in the next two month.

Will you be providing draft conditions for the committee report in case the committee decided to approve the application. Grateful if I could see draft wording.

Regards

James



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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 20 May 2025 14:27
To: James Wallwork <james.wallwork@oneplanet.ltd>; Maggie <maggie@auroraplanning.co.uk>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James

Thank you for your email. I understand the position you are in with the extension of time.

As it stands, we are still hoping for the committee on the 18th of June to go ahead, but I can not make any promises as we are unsure on the extent of the upgrade on our system(s). If I do manage to get the application to the next committee (18 June), would you be willing to agree an extension of time until 23/06/25?

I can confirm that I will not be drafting any conditions for the committee report.

Kind Regards

Kirsty

From: James Wallwork

Sent: 21 May 2025 08:58

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>; Maggie <maggie@auroraplanning.co.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Morning Kirsty

Given a quick turnaround on the decision notice was promised on the 3rd April and then not delivered, I think my only option is to hold off agreeing any further EOT. When I am sure a decision notice is en route I can reconsider.

When will you be able to confirm if we are at the 18th June committee. Grateful if you can let me know if the Councillors speak directly to/question any person presenting at committee, or if it is just a 3min presentation with no Q&A.

Thanks

James



James Wallwork

 james.wallwork@oneplanet.ltd

 07899 687 762

 www.oneplanet.ltd

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From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Sent: 21 May 2025 14:46

To: James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James,

As a department we are working on the basis that the committee will be going ahead but I would hate to make a promise that it is if it gets cancelled last minute.

My report is done, and has been for some time now, so as far as I am concerned it will be on that committee unless the system update does not allow for it.

Councillors can ask questions yes and they will be addressed by the case officer and/or DM Manager

Many Thanks

Kirsty

From: James Wallwork <james.wallwork@oneplanet.ltd>

Sent: 04 June 2025 09:50

To: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>

Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

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Morning Kirsty

When is the deadline for the power that be to decide if June committee is happening and what is the latest we will find out. Just want to know so I can plan when to do my presentation.

Thanks

James



From: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Sent: 09 June 2025 08:57
To: James Wallwork <james.wallwork@oneplanet.ltd>
Subject: RE: 24/00384/FUL - Land adjacent to the A614, Worksop

Hi James

Apologies for the delay in getting back to you, I have just returned from leave.

The committee has been cancelled.

Regards

Kirsty

From: Martyn Beckett <Martyn.Beckett@bassetlaw.gov.uk>
Sent: 15 July 2025 14:27
To: James Wallwork <james.wallwork@oneplanet.ltd>; pippa@auroraplanning.co.uk
Cc: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>
Subject: 24/00384/FUL - Land Adjacent To A614, Worksop -

Installation and Operation of a Solar Farm and Battery Energy Storage System

Good afternoon,

Please find attached, our planning committee notification letter.

Kind regards

Martyn

Martyn Beckett

Systems Support Officer

Bassetlaw District Council, Potter Street, Worksop, Nottinghamshire, S80 2AH

W: www.bassetlaw.gov.uk

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From: Pippa <pipa@auroraplanning.co.uk>

Sent: 15 July 2025 15:02

To: Martyn Beckett <Martyn.Beckett@bassetlaw.gov.uk>

Cc: Kirsty Harte <Kirsty.Harte@bassetlaw.gov.uk>; James Wallwork <james.wallwork@oneplanet.ltd>

Subject: RE: 24/00384/FUL - Land Adjacent To A614, Worksop -

Good afternoon Martyn, and thanks for the letter attached. We would like to take the opportunity to speak to the committee but, **having been given only just over 24 hours' notice of this**, other commitments mean that neither myself nor the applicant are able to attend. And, under the circumstances, I was wondering if it would be possible to instead provide a short

written statement for the chair to read out on our behalf – can you let me know if this could be done?

I look forward to hearing from you.

Kind regards

Pippa

Pippa Robertson

Aurora Planning Limited

07985 703268



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Registered Office: Carronbank House, 85 Cameron Street, Stonehaven, AB39 2HF