

Appeal under s78 of the town and country planning act 1990 (as amended)

In respect of

Non-determination of planning application reference 24/00384/FUL by Bassetlaw District Council (the “LPA”)

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

On behalf of

One Planet Developments Limited (“OPD” or the “Appellant”)

Statement of Common Ground

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

1.0 Introduction

1.1 Appeal Description

The appeal is an appeal against the non-determination of the Appellant's 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 by Bassetlaw District Council (the "LPA").

1.2 Reasons for Refusal

There are no reasons for refusal as the planning application has not been determined.

After the appeal had been submitted, the Planning Committee resolved that had the LPA determined the application, it would have refused planning permission for the following reasons:

Reason 1 - The proposal would erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park's open countryside setting along its eastern boundary. The development would fail to preserve this open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets.

For the reasons outlined above, it is considered that if permitted, the harm caused would be at the higher end of 'less than substantial', and the perceived public benefits would in no way outweigh the harm identified. The proposal is therefore contrary to Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy ST40 & Policy 41 of the Bassetlaw Local Plan 2020-2038, paragraphs 202, 207, 208, 210, 212, 213, 215, 219 & 220 of the NPPF.

Reason 2 - The proposed works are located within open space which would be detrimental visually to the overall character and appearance of the local area. The proliferation of structures on site, results in substantial harm to the open countryside and rural character and appearance of the locality.

As such, the proposal would result in unacceptable harm to the landscape character of the surrounding contrary to Policies ST8, ST33 and ST35 of the Bassetlaw Local Plan.

Reason 3 - Insufficient information has been provided to assess the impact on below ground heritage assets contrary to Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy ST40."

2.0 The Appeal Site

The site comprises five fields used for arable agriculture and bordered by mature woodland, with the A614 Blyth Road and the Muthu Clumber Park Hotel to the west, West Drayton Avenue (part of the Robin Hood Way) to the south, and the River Poulter to the north and east (with the Robin Hood Way and land around the River Poulter identified as 'minor green corridors').

The site covers an area of 88.31ha and is served by an existing access from the A614 Blyth Road.

The site is also not subject to any other natural, cultural heritage or landscape related designations, with the Council having issued an EIA Screening Opinion (20/01546/SCR) **Document 01.01** in which no specific natural or built environment constraints were identified. And, while small areas of the western part of the site have been identified as being at risk of surface water flooding, as set out in the Flood Risk Assessment and Drainage Statement (FRA/DS) submitted with the application, this is not at a level that precludes this being used for a solar farm and BESS (as also confirmed in that).

Two lines of pylons cross the eastern part of the site, supporting existing 132kV and 400kV *overhead* cables.

3.0 The Local Area

Within the local area the following potential receptors are present:

- the Clumber Park Site of Special Scientific Interest (SSSI) and Clumber Park Local Wildlife Site (LWS) to the west, on the opposite side of the A614 Blyth Road;
- the Poulter Valley Plantation (West) LWS to the east of the site;
- Clumber Park Registered Park and Garden, also located to the west, on the opposite side of the A614 Blyth Road;
- Reford (Gamston) Airport, located approximately 2.8km to the northeast of the site at its closest point;
- a small number of individual houses to the north and south, albeit any houses within 1km are separated from the site by intervening woodland; and
- Muthu Clumber Park Hotel to the southwest, with existing tree cover between this and the site providing substantial screening.

There are no existing public rights of way through the application site, although West Drayton Avenue to the south of the site is part of the Robin Hood Way, and this has been taken into account when preparing the proposed site layout;

4.0 Planning History

20/00853/SCR - Screening Opinion - Proposed 40 MW Solar Farm – Decision: Not EIA Development – Date 04.08.2020 **Document 01.01**

5.0 The Appeal Proposal

5.1 Appeal Description

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, was submitted to the LPA on 3 April 2024 and validated on 11 April 2024 - **Document 03.01**.

The statutory target date for determination was initially 10 July 2024 - **Document 03.01**. This was subsequently extended by exchange of emails, ultimately resulting with an agreed determination date of 11 April 2025 – **Document 03.16** (as confirmed on the LPA’s Planning Portal) by delegated powers. However, this date passed without a decision being issued.

On 17 January 2025, the Appellant told the LPA that obtaining a planning decision by May 2025 was important for the proposed project to preserve its grid connection and therefore its

viability. The project's planning status and the need for the determination of the application was a critical factor in the viability of the project due to the Government's electricity grid connection reforms and were discussed between the Appellant and the LPA verbally during the first half of 2025 – **Document 03.13**.

On 20 May 2025 the Council advised that the decision was unable to be delegated and had to go to committee with the first available committee date scheduled for 18 June 2025 likely to be cancelled – **Document 03.20**.

On 9 June 2025 the Appellant was advised that the 18 June committee meeting had been cancelled. – **Document 03.24**.

The Appellant submitted an Appeal for non-determination on 17 June 2025.

On 2 October 2025 the Planning Inspectorate wrote to confirm that the appeal would follow the inquiry procedure.

5.2 Agreed Plans and Drawings

- Location plan (OPL011-SP-01_rev07) - **Document 02.01**
- Existing site plan (OPL011-PL-00_rev06) - **Document 02.02**
- Proposed Site Layout Plan (OPL011-PL-01_rev07) – SUPERSEDED – **Document 02.03**
- Proposed BESS layout plan (OPL011-PL-02_rev05) – **Document 02.04**
- Planting plan (571_PP_01 28.03.24) – **Document 02.05**
- Topographical Survey November 24 – **Document 02.06**
- Contextual elevation plan sheet 1 (OPL011-EL-01_rev01) - **Document 02.07**
- Contextual elevation plan sheet 2 (OPL011-EL-02_rev01) - **Document 02.08**
- Proposed PV detail (OPL011-SD-01-rev02) - **Document 02.09**
- Proposed Storage Container (OPL011-SD-02-rev01) - **Document 02.10**
- Proposed Welfare Container (OPL011-SD-03-rev01) - **Document 02.11**
- Proposed CCTV (OPL011-SD-04-rev01) - **Document 02.12**
- Proposed security deer fence (OPL011-SD-05-rev01) - **Document 02.13**
- Proposed customer switchgear (OPL011-SD-06-rev01) - **Document 02.14**
- Proposed water tank (OPL011-SD-07-rev01) - **Document 02.15**
- Proposed battery container (OPL011-SD-08-rev01) - **Document 02.16**
- Proposed power control system (OPL011-SD-09-rev01) - **Document 02.17**
- Proposed MV transformer (OPL011-SD-10-rev01-MV) - **Document 02.18**
- Proposed Access Track (OPL011-SD-11-rev01) - **Document 02.19**
- Proposed DNO substation - plan (OPL011-SD-12-rev01) - **Document 02.20**

- Proposed DNO substation – section (OPL011-SD-13-rev01) - **Document 02.21**
- Proposed palisade fence (OPL011-SD-14-rev01) - **Document 02.22**
- Proposed MV Power Station (OPL011-SD-15-rev01) - **Document 02.23**

5.3 Plans Amended During Determination

5.3.1 Updated Site Layout Plan (OPL011-PL-01_rev10) - **Document 02.24** was updated to:

- move the development away from the southern boundary to provide an increased buffer from the public footpath to the south of the scheme and a new avenue of chestnut trees to replace the existing dead and dying trees thereby maintaining the historic tree lined avenue. This public footpath, West Drayton Avenue, is not part of Clumber Park registered park and garden, or any other designated heritage asset;
- plant a new hedgerow and avenue of chestnut trees along the route of a lost avenue thus, enabling greater legibility of this historic minor route from Clumber Park;
- reinstate a historic field pattern as shown on the 1885 Ordnance Survey map;
- move the development away from the north-western boundary in response to consultee's requests; and
- provide a larger area of riparian scrub in the north-eastern corner of the site in response to public consultation feedback to further enhance habitat for woodlark and Cetti's warbler.

The first three of the above would deliver heritage benefits that would last beyond the life of the development.

5.3.2 Historic England (Consultation Response 8th October 2024 – **Document 04.01**, page 1) welcomed these positive changes but remained concerned about the '*less than substantial harm to the significance of the listed gates....*' and stated it was for the LPA to place the public benefits in the balance with the great weight of the conservation of the designated assets.

5.3.3 Historic England also asked for further setback (but did not specify a distance) – **Document 04.01 – page 4** - and for 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. The Appellant confirmed with the case officer that this could be dealt with by way of a final landscaping plan condition. – **Document 03.03**.

5.4 The Proposal

The proposed solar farm comprises solar photovoltaic panels measuring 2.38m x 1.3m, each of which would be fixed to aluminium or steel mounting frames set at approximately 25 degrees, with the height at the front being 0.91m above ground level, and the maximum height at the back being 3m.

The solar farm will have an export capacity of up to 40 MVA, providing an annual electricity output of 54.5 GW/h—sufficient to meet the energy needs of nearly 15,500 homes (based on the mean domestic electricity consumption in the East Midlands in 2021 of 3,534 kWh per

annum)) and delivering a saving of over 20,150 tonnes per annum of CO₂ compared to the use of a gas-combined cycle (370g CO₂eq/kWh for gas-combined cycle generated electricity).

Alongside the solar panels, the proposed development includes 12 BESS containers, each measuring 12.19m x 2.5m x 2.9m, with side mounted heating, ventilation and air conditioning units.

Other associated equipment and infrastructure comprises:

Infrastructure	Number	Size
MV power stations (transformer and inverter)	17	12.21m x 2.48m x 2.91m
Spare parts containers	2	12.2m x 2.45m x 2.6m
Welfare container	1	12.2m x 2.45m x 2.6m
MV transformers	6	2.44m x 2.52m x 2.98m
Power conversion systems	12	3.7m x 2m x 2.35m
Substation compound (132kV), including DNO Control Room, transformer, and Customer Control Room	1	65.4m x 44.38m
Lattice tower	1	25m
Customer switchgear	1	12.2m x 2.45m x 2.6m
Water storage tank (250,000 Litres)	1	9.12m x 3.84m
CCTV camera and post	1 every 50m	2.9m high
Deer Fencing (Around the solar farm)		2.4m high
Palisade Fencing (around the BESS and substation)		2.4m high
New internal access track		4m wide

The proposed development also presents considerable opportunities for landscape and biodiversity enhancements as shown on the proposed Planting Plan with the anticipated

benefits explained in the Ecological Impact Assessment and Biodiversity Net Gain Assessment.

5.5 Key Documents

- a. Noise Impact Assessment (23-395 Noise Assessment v2) – **Document 02.25**
- b. Transport Assessment (240326_SK22410_TS01(-01)) – **Document 02.26**
- c. Access Visibility Review (241209_SK22410_TN01 (-00)) – **Document 02.27**
- d. Glint Assessment (BR10356 Glint Assessment 1.1) – **Document 02.28**
- e. ALC Survey submitted in February 2024 (but superseded) – **Document 02.29**
- f. ALC Survey submitted in March 2025 – **Document 02.30**
- g. Decommissioning Statement (489.1.170324 Revision 1 Final) – **Document 02.31**
- h. Historic Environment Desk-Based Assessment (22200_HEDBA_V1.0) – **Document 02.32**
- i. Commentary from the Appellant’s Heritage Consultant on changes made to the proposed layout following submission of the application (22200_Normanton_Heritage_Note_v1.0) – **Document 02.33**
- j. HEDBA Addendum (20250221_Heritage Addendum) – **Document 02.44**
- k. Combined Tree Report – **Document 02.35**
- l. Arboricultural Method Statement and Impact Assessment – April 24 (superseded) – **Document 02.36**
- m. Arboricultural Method Statement and Impact Assessment – November 24 – **Document 02.37**
- n. Fire Strategy (OWC-042000-REP002-B- Fire Strategy) – **Document 02.38**
- o. Flood Risk Assessment and Surface Water Drainage Strategy (J-15416-NUK-XX-XX-RP-Z-1-S2-P1) – **Document 02.39**
- p. Landscape and Visual Impact Assessment (LVIA Text and Appx 28.03.24) – **Document 02.40**
- q. LVIA Addendum 1 (LVIA Addendum, Views from Clumber Park 04.07.24 - SUPERSEDED) – **Document 02.41**
- r. LVIA Addendum 2, Summer and winter views from Clumber Park 06.01.25 – **Document 02.42**
- s. LVIA Addendum 3, Photomontage from West Drayton Avenue – **Document 02.43**
- t. Note in response to Wynne Williams Associates LVIA review 17.03.25 – **Document 02.44**
- u. Geophysical Survey – **Document 02.45**
- v. Ecological Impact Assessment and Biodiversity Net Gain Assessment SUPERSEDED (W5378 - 28/03/2024) – **Document 02.46**
- w. Ecological Impact Assessment and Biodiversity Net Gain Assessment (W5378 - 08/08/2024) – **Document 02.47**

- x. Ecological Impact Assessment and Biodiversity Net Gain Assessment Statutory Biodiversity Metric – **Document 02.48**
- y. Ecological Impact Assessment and Biodiversity Net Gain Assessment Habitat Condition Assessment – **Document 02.49**
- z. Response to Natural England’s request for further information regarding the potential for construction and operational impacts of the proposed solar farm on Clumber Park SSSI and its ecological receptors (Response from Windrush Ecology) – **Document 02.50**
- aa. Design and Access Statement – **Document 02.51**
- bb. Planning Statement – **Document 02.52**
- cc. Planning Statement Addendum – **Document 02.53**
- dd. Statement of Community Involvement – Ecological Impact Assessment and Biodiversity Net Gain Assessment – **Document 02.54**
- ee. LCRM Stage 1 Risk Assessment (Report ref 24/4271.A) – **Document 02.55**
- ff. Note on solar farm benefits - **Document 02.56**
- gg. Appellant Statement of Case – **Document 06.01**
- hh. LPA Statement of Case – **Document 06.02**
- ii. LPA Questionnaire Response – **Document 06.03**
- jj. Appellant’s comments on LPA Statement of Case – **Document 06.04**
- kk. Appellant’s costs application – **Document 06.05**
- ll. LPA’s costs claim response – **Document 06.06**
- mm. Appellant’s comments on LPA’s costs claim response – **Document 06.07**

5.6 Determination of the application

5.6.1 Key Dates

Pre- Application Discussions	None held
Date of submission	3 April 2024
Validation	10 April 2024
Determination Deadline	10 July 2024
Case officer emailed to say LPA going to refuse	20 March 2025
Extension of time agree with case officer until 11 April to allow delegated refusal	3 April 2025
Case officer emailed to confirm going to committee in June 2025	20 May 2025
Case officer emailed to say June committee cancelled	9 June 2025
Date of Appeal for Non determination	17 June 2025
Planning Committee	16 th July 2025

5.7 Development Plan (Adopted and Emerging)

The adopted development plan comprises the Bassetlaw Local Plan 2020 – 2038 (“BLP”) **Document 05.01**

Relevant policies of the BLP comprise:

- Policy ST1: Bassetlaw’s Spatial Strategy – **Document 05.07**
- Policy ST33: Design Quality – **Document 05.08**
- Policy ST35: Landscape Character – **Document 05.09**
- Policy ST37: Green and Blue Infrastructure - **Document 05.10**
- Policy ST38: Biodiversity and Geodiversity- **Document 05.11**
- Policy ST39: Trees, woodlands and hedgerows - **Document 05.12**
- Policy ST40: The Historic Environment - **Document 05.13**
- Policy ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation - **Document 05.14**
- Policy ST49: Renewable Energy Generation - **Document 05.15**
- Policy ST50: Flood Risk and Drainage – **Document 05.16**
- Policy ST51: Protecting Water Quality and Management – **Document 05.17**
- Policy ST52: Transport Infrastructure – **Document 05.18**
- Policy ST53: Promoting Sustainable Transport and Active Travel - **Document 05.19**
- Policy 41: Designated and Non-Designated Heritage Assets - **Document 05.20**
- Policy 46: Protecting Amenity - **Document 05.21**
- Policy 47: Contaminated and Unstable Land - **Document 05.22**

It is agreed that:

- Policy ST49: Renewable Energy Generation – **Document 05.15** supports approval of the appeal application in principle, subject to subject to the satisfactory resolution of all relevant site specific and cumulative impacts.
- The application complies with:
 - Policy ST1: Bassetlaw’s Spatial Strategy– **Document 05.07**
 - Policy ST33: Design Quality – **Document 05.08** (excepting paragraph 1 (c)), as the parties are not agreed as to whether the proposed development positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets as required by this)
 - Policy ST37: Green and Blue Infrastructure - **Document 05.10**
 - Policy ST38: Biodiversity and Geodiversity- **Document 05.11**
 - Policy ST39: Trees, woodlands and hedgerows - **Document 05.12**

- Policy ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation- **Document 05.14**
- Policy ST50: Flood Risk and Drainage- **Document 05.16**
- Policy ST51: Protecting Water Quality and Management- **Document 05.17**
- Policy ST52: Transport Infrastructure – **Document 05.18**
- Policy ST53: Promoting Sustainable Transport and Active Travel - **Document 05.19**
- Policy 46: Protecting Amenity- **Document 05.21**
- Policy 47: Contaminated and Unstable Land- **Document 05.22**

In addition, OPD contends that the appeal application also complies with all other relevant policy requirements listed above, for the reasons given in its Planning Statement (in which relevant policies are addressed using numbering from the proposed BLP as this predated the plan’s adoption in May 2024, with numbering having changed between the proposed BLP and the adopted BLP, but no material changes having been made to the policies themselves), Planning Statement Addendum, and Statement of Case.

The LPA contends that all relevant site specific impacts have not been satisfactorily resolved as required to comply in full with:

- Paragraph 1(c) of Policy ST33: Design Quality – **Document 05.08**
- Policy ST35: Landscape Character – **Document 05.09**
- Policy ST40: The Historic Environment – **Document 05.13**
- Policy ST49: Renewable Energy Generation – **Document 05.15**
- Policy 41: Designated and Non-Designated Heritage Assets – **Document 05.20**

5.8 National Policy and Other Guidance

The following are relevant:

- National Planning Policy Framework (NPPF) (December 2024, updated February 2025) – Document 05.02
 - [paragraph 161] – *“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*
 - [paragraph 168(a)] - *“When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits*

associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future..."

- [paragraph 215] – *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- the Government’s Overarching National Policy Statement for Energy (EN-1) – **Document 05.03** which identifies solar as one of the lowest cost ways of generating electricity, helping to reduce costs and providing a clean and secure source of electricity supply, with it stated that *“analysis shows that a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar”*;
- the National Policy Statement for renewable energy infrastructure (EN-3) – **Document 05.04** which highlights solar energy as being a key part of the Government’s strategy for low-cost decarbonisation of the energy sector, noting that:
 - the Government’s British Energy Security Strategy (2020) – **Document 05.05** states that the Government expects a five-fold increase in combined ground and rooftop *solar* deployment by 2035 and is supportive of solar that is co-located with other functions (including storage) to maximise the efficiency of land use; and
 - the Government’s Powering Up Britain: Energy Security Plan (2023) – **Document 05.06** states that the Government seeks large-scale ground-mounted solar deployment across the UK;
- Clean Power 2030 Action Plan (December 2024, as updated) – **Document 05.24** which sets out the ambition of the UK, Scottish and Welsh governments to ensure the 2030 power system will see clean sources produce at least as much power as Great Britain consumes in total over the whole year, and at least 95% of Great Britain’s generation;
- Solar Roadmap (2025) – **Document 05.25** which presents a strategy and plan of action to achieve the significant increase in solar deployment needed to support the delivery of clean power by 2030, as set out in the Government’s Clean Power Action Plan - **Document 05.24**; and
- Clean Flexibility Roadmap (2025) – **Document 05.26** which describes a flexible energy system together with measures and milestones required for clean power in 2030 and net zero by 2050, with a framework for planning and tracking their delivery.

5.9 Areas of Agreement

1	The Bassetlaw Local Plan and the NPPF are in principle supportive of the development of new renewable energy schemes.
2	There is a clear public benefit associated with the provision of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy.
3	<p>The scheme will deliver the following benefits</p> <ul style="list-style-type: none"> ● ecology and BNG of 169.89% in habitat units; ● the solar farm will increase hedgerows by 247.99%; ● direct local employment during construction; ● site operation and management jobs during the 40 year life of the project; ● wider employment gains for the district; ● increased business rates of at least £100,000 per year; ● farm diversification payment to the landowner over the 40 years; ● local energy security and network resilience; ● heritage improvements including reinstatement of historic line of lost avenue and field pattern. The planning permission for the development is temporary: following expiry the solar farm will be removed and the site reinstated. The improvements to the heritage assets made in the implementation of the project will outlive the project and will not be removed; ● provide an income stream for the Thoresby Estate providing vital funds for the upkeep of the historically important Thoresby Park and gardens; ● implementation of planting plans; ● changing the use of the site from intensive industrial agriculture to species-rich meadow and tussocky grassland thereby: <ul style="list-style-type: none"> ○ ceasing agricultural chemical inputs and therefore removing a potential source of pollution to the River Poulter through run-off; ○ removing the need to abstract water from the River Poulter in order to irrigate crops; ○ increasing flood resilience by reducing surface water run-off into the River Poulter by keeping it permanently vegetated and unploughed; ○ improving the soil structure of the site; and ● health improvements through reduced emissions and pollution

4	There are no direct residential neighbours adjacent to the site, there may be some impacts during the construction phase due to potential traffic movements, however, it is considered that there would be no material impact on recreation or local amenity (including the Robin Hood Way or any other public rights of way) as a result of glint, and the Noise Impact Assessment NIA confirms that there would be no noise impacts. The LPA's Environmental Health officer has not raised any concerns with regards to this outcome.
5	The nature and location of the proposed development being such that no other impacts on recreation or local amenity are likely to arise from this and as such the proposal is considered to comply with the relevant policies, in terms of residential amenity
6	The Transport Statement that accompanies the application concludes that, given the low volume of traffic generated by the proposal, the development will not have a significant impact on highway operation or road safety.
7	The Technical Note provides a detailed assessment of visibility in both the horizontal and vertical planes. It is identified that the northern splay is impacted by a crest in the road, although it is accepted that the effect is relatively minor. It is also identified that an existing road sign falls within the northern splay, which will impact on the splay, but will not fully obscure a car.
8	On the basis of the information provided, it is accepted that the access, subject to the proposed improvements and mitigation measures, will be acceptable to serve the site during the construction phase. Minimal movements will occur during the operational phase, as with the existing junction.
9	The application is supported by a Biodiversity Net Gain Report, which concludes that a 169.89% gain in habitat units and 247.99% gain in hedgerow units. The LPA agrees with the conclusions of that report.
10	The Phase 1 Preliminary Contamination Land Risk Assessment report supporting the application has identified limited potentially significant contaminant sources at the site, based on the previous and historical use of the land. The site is currently greenfield/agricultural land. Some localised presence of made ground may be present, associated with the historic small building and potentially infilled pond. Significant contamination with the potential to impact controlled waters receptors is not considered to be present. Whilst the Environment Agency do not expect significant contamination to be present, due to the presence of sensitive controlled waters receptors, they would request a condition to any permission that is approved (see proposed Condition 6 in paragraph 5.11 below) It is therefore considered that the proposal would not result in any flood risk or pollution impacts that could not be managed and mitigation by suitably worded conditions.
11	The officer's report was presented to Planning Committee on 16 th July 2025 to resolve the position the Council will take at an upcoming appeal (PINS ref APP/A3010/W/25/3367817) against non-determination of an application for 24/00384/FUL. The Planning Committee resolved that had the Local Planning Authority determined the application, the Planning Committee would have refused planning permission.
12	It is agreed that the proposal would lead to an impact on the character of the surrounding landscape but this will be restricted to a limited geographic extent. The development is likely to be perceived through existing and proposed trees, but this perception will be heavily reduced by the vegetation.
13	There would be no unacceptable impacts to ecological receptors.

14	Subject to the inclusion of conditions, the Council has no objection to the Appeal proposal on flood risk or drainage grounds.
15	The Appellant has provided a detailed ALC report (dated March 2025) – Document 02.30 - which confirms that the land is Grade 3b, and is thus not Best and Most Versatile land.
16	<p>Impacts on below archaeology can be addressed by way of a pre-commencement planning condition requiring ground investigations and mitigation (such as non-invasive piling via concrete shoes) for any assets requiring preservation in situ.</p> <p>[NB The Appellant was advised by the case officer by email dated 24th October 2024 that this could be made subject to an appropriately worded condition – Document 03.03. This was also verbally reconfirmed by the current case officer to the Appellant in January 2025.</p> <p>It should also be noted that the LPA has approved two recent applications where further archaeological investigation was conditioned, and trenching was not done prior to determination:</p> <ul style="list-style-type: none"> • application reference 23/01444/FUL (Land Off Rayton Lane Osberton Worksop Nottinghamshire)- Document 08.09; and • application reference 22/00358/FUL (Land To the East of Bumble Bee Farm Gainsborough Road Saundby Nottinghamshire). – Document 08.10 <p>There are also numerous appeal decisions where that approach has been allowed in relation to solar farm consents: see e.g. Great Wymondley 11 March 2024, APP/X1925/V/23/3323321 Secretary of State §§12.52-12.53]</p>
17	<p>The scheme would include the following benefits:</p> <ul style="list-style-type: none"> • provision of clean renewable energy to tackle the climate crisis (Substantial weight); • contribution to tackling domestic energy insecurity (Substantial weight); • on site Biodiversity net gain (Substantial weight); and • economic benefits.

5.10 Areas of Disagreement

1. The effect on designated heritage assets, namely:
 - a. Grade I listed ‘Clumber Park’ Registered Park and Garden (List Entry Number: 1001079; Designated: 1st January 1986)
 - b. Grade I listed ‘Thoresby Park’ Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986)
 - c. Grade II* listed ‘Gate Piers and Flanking Walls to Normanton Gate’ (List Entry Number: 1156026; Designated: 19th September 1977)
 - d. Grade II* listed ‘Drayton Gate’ (List Entry Number: 1045058; Designated: 13th February 1967); and
 - e. Grade II listed ‘West Bridge’ (List Entry Number: 1370411; Designated: 31st March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

2. The landscape and visual impacts, including:
 - a. the effects of the proposals on landscape character; and
 - b. the effects of the proposals on the amenity of the area.
3. Whether the benefits of the scheme outweigh the adverse impacts.

5.11 Schedule of Conditions

“24/00384/FUL Land Adjacent to A614 Worksop Nottinghamshire

1. The development hereby permitted shall be begun within five years of the date of this permission.
2. The planning permission hereby granted is for a period of 40 years from the date of first export of electricity to the grid (First Export Date), after which the development hereby permitted shall be removed. Written notification of the First Export Date shall be given to the Local Planning Authority within 1 month of its occurrence.
3. The development hereby approved shall be carried out in accordance with the approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
4. No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and:
 - a. The programme and methodology of pre-construction site investigation and recording;
 - b. The programme for post-investigation assessment;
 - c. Provision for analysis of the site investigation and recording;
 - d. Provision for publication and dissemination of the analysis and records of the site investigation; and
 - e. Provision for archive deposition of the analysis and records of the site investigation.
5. If any significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted for approval in writing by the planning authority.
6. Prior to the installation of any external lighting within the development site, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The external lighting plan should include details of siting design (luminaire type and profiles, mounting height, aiming angles and energy efficiency measures) and beam orientation, taking into account sensitive receptors and good practice measures to minimise the use of lights light spill, and measures for reviewing any unforeseen impacts. The external lighting shall thereafter be implemented and maintained in accordance with the approved details.
7. If, during construction, contamination not previously identified is found to be present at the site then works shall cease and no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.
8. No construction or demolition work, including the use of plant and machinery that is audible from the boundary of the site, shall take place outside the hours

of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No work shall be carried out at any time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

9. Prior to commencement of development, a Construction Environment Management Plan (CEMP) detailing measures to protect existing habitat and protected species during construction works shall be submitted to and approved in writing by the Local Planning Authority. Within the CEMP the following information shall be provided:
 - a. Parking provision for site operatives and visitor vehicles;
 - b. The location(s) for the loading and unloading of plant and materials;
 - c. The location(s) for the storage of all construction plant, equipment, and materials;
 - d. Contractors' compounds and storage arrangements for cranes and plant, equipment, and related temporary infrastructure;
 - e. Access/egress by emergency vehicles;
 - f. Measures to manage and minimise noise emissions;
 - g. Measures to manage and minimise dust emissions
 - h. A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - i. Construction lighting (type and location).
10. Prior to the commencement of any development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority and shall include:
 - a. Details of habitat retention, creation (this will also include skylark nesting plots that will be located in the open area to the south of the site), enhancement, and management measures, including specific objectives to secure biodiversity net gain;
 - b. A timetable for implementation and the duration of management and monitoring (which shall be for the life of this permission);
 - c. Monitoring protocols and success criteria to assess habitat condition over time, with provision for adaptive management where objectives are not being met; and
 - d. Details of responsibilities for implementation, management, and reporting, including the identity of the responsible ecological consultant or organisation.

The development shall thereafter be carried out in accordance with the approved HMMP, and all biodiversity features managed and maintained for the duration specified unless otherwise approved in writing by the Local Planning Authority.

11. Prior to commencement of development, a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment and Drainage Strategy J-15416, 25/03/2024, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development.
12. Prior to the commencement of development, a Construction Traffic Management Plan (CTMP) Shall be submitted to and approved by the Local Planning Authority and which shall include:
 - a. Parking provision for site operatives and visitor vehicles;
 - b. The location(s) for the loading and unloading of plant and materials;
 - c. The location(s) for the storage of all construction plant, equipment, and materials;
 - d. Contractors' compounds and storage arrangements for cranes and plant, equipment, and related temporary infrastructure; ii
 - e. Access/egress by emergency vehicles;
 - f. Measures to manage and minimise noise emissions;
 - g. Measures to manage and minimise dust emissions
 - h. A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - i. Construction lighting (type and location).
13. Prior to the development being decommissioned, a Transport Statement shall be submitted to and approved by the Local Planning Authority. The site shall be decommissioned in accordance with the approved Transport Statement.
14. Prior to commencement of development the access arrangements shall be in place as detailed indicatively on plan reference SK22410-101 and SK22410-102, the internal haul roads shall be surfaced in a bound material (not loose gravel) for a minimum distance of 20.0m from the highway boundary, and shall be drained to prevent the unregulated discharge of surface water onto the public highway.
15. Prior to the site access arrangements being brought into use the visibility splays of 2.4m x 215m as detailed within the Access Visibility Review SK, Ref 241210/SK22410/TN01(-00) shall be provided, and shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.
16. Prior to the commencement of the construction of the battery energy storage equipment on site, an updated Battery Safety Management Plan covering the construction and operation phases shall be submitted to and approved by the Local Planning Authority.
17. If the approved development does not export any electricity to the National Grid for more than 6 months in a continuous period of 12 months, than details of a

scheme to repair or removal the development including all associated above groundworks, infrastructure, equipment, buildings, and foundations to a depth of at least one (1) metre below ground, and restoration of the site to its previous state (greenfield, agricultural land) shall be submitted to and approved in writing by the Local Planning Authority within 3 months from the end of that 12 month period. The scheme shall be implemented in accordance with the approved details as required by this condition.

18. At the end of the period of 40 years from the First Export Date, the use hereby approved shall cease and all materials and equipment brought onto the land in connection with the use permitted shall be removed and the land restored to its previous state (greenfield, agricultural land) or as otherwise agreed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority prior to the decommissioning works taking place. Decommissioning and restoration details shall include:
 - a. a method statement and timetable for the dismantling and removal of the development including all associated above groundworks, infrastructure, equipment, buildings, and foundations to a depth of at least one (1) metre below ground;
 - b. details of a decommissioning and restoration traffic management plan; and
 - c. a timetable for restoration works following removal of the development.”

6.0 Signatures

Declaration

This Statement of Common Ground is agreed by Bassetlaw District Council and Mr James Wallwork on behalf of One Planet Developments Limited (the Appellant)

Signed on behalf of Appellant:


.....

Print Name: James Wallwork...

Position: Director....

Date: ~~/10/2025~~ 5th November 2025

.....

Signed on behalf of Bassetlaw District Council:


.....

Print Name: Kirsty Harte

Position: Principal Planning Officer

Date: /10/2025