

Land adjacent to the A614, Worksop, Nottinghamshire

Planning Statement of Common Ground in respect of the Inquiry commencing 20 January 2026

BY

- 1. ONE PLANET DEVELOPMENTS LTD**
- 2. BASSETLAW DISTRICT COUNCIL**

PINS Ref: APP/A3010/W/25/3367817

LPA Reference: 24/00384/FUL

Signed :N Cussen	Signed: K. Harte
Name: Nigel Cussen – Pegasus Group	Name: Kirsty Harte
On behalf of One Planet Developments Ltd	On behalf of Bassetlaw District Council
Date: 17 December 2025	Date: 17/12/2025

1. Introduction and Scope

- 1.1. This Statement of Common Ground (“SoCG”) is made between the following parties:
 - One Planet Developments Ltd (“the **Appellant**”); and
 - Bassetlaw District Council (“the **Council**”)together the “**Parties**”.
- 1.2. This SoCG has been jointly prepared by the Appellant and the Council and establishes the general matters on which the Parties agree and disagree.
- 1.3. This statement is supplemental to the main Statement of Common Ground agreed between the parties on 5th November 2025 and responds to the request made by the Inspector at the Case Management Conference for supplemental topic specific statements of common ground to be prepared in respect of Landscape, Heritage, Archaeology and Planning Matters.
- 1.4. The Statement addresses the following matters:
 - Amendments made to the Appeal Scheme subsequent to submission of the appeal
 - Updated joint position in respect of the landscape reason for refusal
 - The agreed position in respect of the Highway Authority’s request for financial contribution to highway trees
 - The parties’ respective position on weight to be applied to various considerations in the planning balance and the definition of those weightings.

2. Amended Scheme

- 2.1. This appeal is against the non-determination of the planning application for the installation and operation of a solar farm and battery energy storage system (output up to 40 MW) with associated works, equipment, infrastructure and landscaping
- 2.2. Following submission of the appeal, some amendments to the landscaping scheme have been made by the Appellant which do not result in a development which is substantially different from that applied for.
- 2.3. In summary, the amendments made to the proposals are:
 - additional screening planting to the south and west;
 - amendments to the tree planting to the southern boundary of the panels; and
 - removal of proposed trees from below the overhead lines on the far southern boundary of the site.
- 2.4. The amendments are shown on two revised plans which have been submitted to the Bassetlaw District Council and the Planning Inspectorate.
- 2.5. These plans are:
 - Site Layout Plan OPL011-PL-01_rev12
 - Planting Plan 571_PP_01 rev. C

- 2.6. Further consultation has been undertaken by the Appellant and the Council in order to ensure that any party who wishes to comment on the proposed changes shown in the Amended Scheme, had the opportunity to do so at the outset of the appeal process.
- 2.7. The consultation has included the following measures:
- Consultation letters sent to local residents in the vicinity of the appeal scheme, members of the public who responded to the original planning application, ward members and the Parish Council.
 - A public notice advertised in the local newspaper
 - Site notices erected adjacent to the appeal site
 - Details of the amendments and revised plans provided on the Developer's project website - <https://www.oneplanet.ltd/normanton>
 - Statutory consultees have been notified of the amended proposals by Bassetlaw District Council.
- 2.8. Consultees have been given opportunity to comment on the revised proposals by 1st January 2026, with responses being directed to the Planning Inspectorates' Appeals Casework Portal, at :
- <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3367817> (PINS Appeals Reference: APP/A3010/W/25/3367817).
- 2.9. It is agreed between the parties that any party wishing to comment on the amendments have the opportunity to do so through the consultation process undertaken.
- 2.10. It is agreed between the parties that the proposed amendments are based on the original planning application and do not result in a substantially different development.
- 2.11. The parties agree that the Appeal can be determined on the basis of the amended Scheme.
- 2.12. It was confirmed by the Inspector at the CMC that evidence for the appeal should be prepared considering the revised scheme only.

3. Putative reasons for refusal

- 3.1. It is agreed that with the additional planting proposed by the amended scheme, together with a condition requiring further details of the proposed landscaping, that landscape and heritage matters no longer comprise a reason for refusing the scheme. Accordingly, all three of the putative reasons for refusal are now formally withdrawn.
- 3.2. The following detailed landscaping condition is agreed between the parties:

Condition XX

Prior to the commencement of the development hereby approved a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to, and approved in writing by, the local planning authority. This shall include the landscaping screening identified in the Revised Planting Plan 571_PP_01 rev. C

These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and

shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.

All new planting shall be implemented in accordance with the approved details and implementation programme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved in writing by the local planning authority shall be planted in the next available planting season and properly maintained in a position or positions first approved in writing by the local planning authority.

4. Highways trees

- 4.1. It is agreed that the Highways Authority's request for a financial contribution towards tree felling in the highway will be a matter to agree with the Highway Authority if any consent is granted, and is not required by condition or legal agreement as part of the planning proposal.

5. Planning Balance and Weight

- 5.1. The parties agree that the planning balance in respect of the Amended Scheme falls in favour of approval.
- 5.2. Upon receipt of the amended plans, the Planning Officer would be in a position to recommend approval, subject to the scheme of delegation and any applicable time constraints permitting the proposal to be reconsidered by the Planning Committee.
- 5.3. In order to assist the Inquiry, the parties are agreed that the following table reflects the weight to be accorded to matters in the planning balance:

Scale of planning weight

Substantial weight - The highest degree of weight

Significant weight

Moderate weight

Limited weight

Neutral weight - The lowest degree of weight

Material Considerations which are Benefits	Appellant Weight (Positive)	LPA Weight
Renewable energy generation and reduction in carbon emissions	Substantial Positive Weight	Significant positive weight as per NPPF
Climate emergency	Significant Positive Weight	Significant positive weight
Energy Security	Substantial Positive Weight	Significant positive weight
Grid connection	Significant positive weight	Significant positive weight
Biodiversity net gain	Substantial positive weight	Moderate positive weight

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Soil health	Moderate positive weight	Limited positive weight
Farm diversification	Moderate positive weight	Limited positive weight
Economic benefits	Moderate positive weight	Moderate positive weight
Material Considerations which are Neutral	Weight (Neutral)	
Archaeology	Neutral Weight	Moderate weight
Flood Risk and Drainage		
Access and Transport Noise		
Arboriculture		
Agricultural Land		
Residential Amenity		
Fire Safety and Hazards		
Material Considerations which are Adverse	Weight (Adverse)	
Effects on Heritage	Less than substantial harm outweighed by public benefits – Limited adverse weight	Moderate adverse weight
Effect on Landscape	Limited Adverse Weight	Limited Adverse weight