

**Land adjacent to the A614, Worksop,  
Nottinghamshire**

**Heritage 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 :A Jones	Signed: J.Wignall
Name: Amy Jones	Name: Jamie Wignall
On behalf of One Planet Developments Ltd	On behalf of Bassetlaw District Council
Date: 16/12/2025	Date:16/12/2025

**December 2025**

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# 1. Introduction

- 1.1.1 This Heritage Statement of Common Ground (SoCG) has been jointly prepared by Amy Jones, Head of Heritage at Cura Terrae Ltd (on behalf of 'the Appellant'- One Planet Developments Ltd) and XXXX at Bassetlaw District Council (BCP- 'the Council'). It sets out those matters agreed and those which remain in dispute following the non-determination of a proposed solar farm and battery energy storage system at Land adjacent to the A614, Worksop, Nottinghamshire.
- 1.1.2 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.
- 1.1.3 This SoCG has been jointly prepared by the Appellant and the Council to establish the matters in relation solely to Heritage on which the Parties agree and disagree.
- 1.1.4 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 ('the Appeal Scheme').
- 1.1.5 As the appeal is against non-determination there are no reasons for refusal. This SoCG addresses reasons for refusal identified by the Planning Committee after the Appeal had been submitted. The relevant reason for heritage is as follows:

*“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.*

- 1.1.6 The Council agrees that with submission of additional planting details as is proposed by the

amended scheme this reason for refusal is now withdrawn.

## 2. General Matters of Agreement

2.1.1 It is agreed between the Appellant and Council that:

- Relevant legislation and planning policy is provided within:
  - the Planning (Listed Building and Conservation Areas) Act 1990, specifically section 66(1). As no Conservation Area will be harmed, Section 72 of the Act does not apply;
  - the National Planning Policy Framework (NPPF), namely paragraphs 202, 207, 208, 210, 212, 213 and 215; and
  - the Bassetlaw Local Plan 2020-2038 with relevant policy contained within ST40 and ST41.
- The methodology employed within the Historic Environment Desk-Based Assessment (dated March 2024) is valid and that the planning policy and guidance used is correct and relevant;
- There would be no physical impact to any designated heritage asset. All impacts are associated with changes to elements of the setting of the heritage assets which contribute to their significance;
- Any harm to heritage assets would be less than substantial;
- The Appeal Scheme would cause less than substantial harm to the significance of the following:
  - The Grade I listed Clumber Park Registered Park and Garden (NHLE 1001079); and
  - The Grade II\* listed Drayton Gate (NHLE 1045058).
- The Appeal Scheme is temporary and any heritage harm identified would be reversible upon decommissioning;
- The Appeal Scheme will provide heritage improvements in the reinstatement of the historic line of the lost avenue leading to the Normanton Gate. These heritage benefits will remain after decommissioning;
- Historic England raised concerns with the development but did not raise an objection to the application; and
- The National Trust raised concerns with the development but did not raise an objection to the application; and
- The Gardens Trust raised concerns with the development but did not raise an objection to the application;

### 3. Agreed Position on the Assets

3.1.1 The following matters are agreed:

- The level of less than substantial harm caused to the Grade I listed Clumber Park Registered Park and Garden (NHLE 1001079) and the Grade II\* listed Drayton Gate (NHLE: 1045058) with the assessment of each being as follows:

<b>Heritage Asset</b>	<b>Agreed position</b>
Clumber Park (Grade I RPG)	Less than substantial harm at the lower level as a result of changes to elements of its setting
Drayton Gate (Grade II* Listed Building)	Less than substantial harm at the lower level as a result of changes to elements of its setting

- The parties are also agreed that there will be no harm to the Grade I listed Thoresby Park Registered Park and Garden (NHLE 1000361).

<b>Heritage Asset</b>	<b>Agreed position</b>
Thoresby Park (Grade I RPG)	No harm

## 4. Matters Subject to Disagreement

4.1.1 The parties are in disagreement as regards to the level of harm to the Grade II\* listed Gate Piers and Flanking Walls to Normanton Gate (NHLE 1156026) and the Grade II listed West Bridge (NHLE 1370411, also designated as a Scheduled Monument (NHLE 1006400).

4.1.2 The relevant positions are as follows:

<b>Heritage Asset</b>	<b>Position of Appellant</b>	<b>Position of BDC – The Council</b>
Normanton Gate (Grade II* Listed Building)	No harm	Less than substantial harm at the lower level as a result of changes to elements of its setting
West Bridge (Grade II Listed Building and SAM)	No harm	Less than substantial harm at the lower level as a result of changes to elements of its setting