



**National
Trust**

Sarah.arbon@nationaltrust.org.uk

Direct line: +44 (0) 7812687798

29th July 2025

Your ref: APP/A3010/W/25/3367817

Eloise Molyneux
The Planning Inspectorate
Bristol

(Issued through Appeals Casework Portal)

Dear Eloise

Appeal Representation - Appeal by One Planet Developments Site Address: Land adjacent to the A614, Worksop, S80 3PA

We wish to make a representative in relation to this appeal.

A representation by the National Trust was issued to Bassetlaw District Council on the 4th December 2024 and 20th May 2024 and these remain relevant. This representation relates to the Visibility Assessment undertaken on the 12th March 2025 and the LVA Review dated March 2025 by Wynne-Williams Associates prepared for Bassetlaw District Council.

The Landscape and Visual Impact Assessment (LVIA) Addendum included views from within the eastern area of Clumber Park and the Grade I Registered Park and Garden and views from within, and around Hardwick Village. However, the viewpoints were taken in June 2024 when the tree belts were at their height. The Visibility Assessment of March 2025 indicates visibility from the A614 where visual permeability through the trees is evident. Views from Normanton Gate and the footpath/bridleway running northwest to a high point have not been considered in the winter months.

The Proposed Site Layout Plan (OPL011-PL-01 Rev 10) reduced massing of solar panels at the western and southern boundaries of the site alongside enhanced landscaping. However, concerns remain regarding the potential risk presented to the wider setting of the Registered Park and Garden and associated historic arrival and entrance points. Again, stressing the importance of experiential setting.

It is acknowledged that Bassetlaw District Council sought a LVA review by Landscape Consultants Wynne-Williams Associates. This highlighted deficiencies in the LVIA including addendum 1 and 2. This report at paragraph 2.25 brought into question the assessment of no

National Trust
Hardwick Hall
Doe Lea
Chesterfield
Derbyshire
S44 5QJ
www.nationaltrust.org.uk


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Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

visual effects for people within the Grade I Listed Registered Park and Garden at Clumber Park. Viewpoint B taken from the Bridleway BW5 illustrates visibility through the winter vegetation to field 2. This review also considered that the proposed mitigation planting may not be sufficient.

We trust that these comments will be considered together with previous representations on the planning application and The National Trust will await the outcome of the appeal.

Yours sincerely

Sarah Arbon MRTPI

A handwritten signature in black ink that reads "S.L. Arbon". The letters are cursive and slightly slanted to the right.

Planning Adviser

National Trust, Midlands and East of England

CC. Rob Holder, General Manager – Clumber Park and Nottinghamshire

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