

## **Lorraine Dittel**

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**From:** Jamie Wignall  
**Sent:** 09 May 2024 18:34  
**To:** James Mountain  
**Cc:** Planning  
**Subject:** 24/00384/FUL - Land Adjacent To A614, Worksop

Hi James/Planning,

Please see the below response to 24/00384/FUL

Thanks, Jamie

### **24/00384/FUL - Land Adjacent To A614, Worksop**

I refer to the above...

#### **Site Assessment**

The proposal site relates to an area of land which lies adjacent to the eastern aspect of the A614 on the outskirts of the Worksop. The proposal site is situated within the immediate setting of both the grade I listed 'Clumber Park' Registered Park and Garden (List Entry Number: 1001079; Designated: 1<sup>st</sup> January 1986), and the grade I listed 'Thoresby Park' Registered Park and Garden (List Entry Number: 1000361; Designated: 1st January 1986). The site is also located within the immediate setting of several other designated heritage assets, including that of: the grade II\* listed 'Gate Piers and Flanking Walls to Normanton Gate' (List Entry Number: 1156026; Designated: 19<sup>th</sup> September 1977); the grade II\* listed 'Drayton Gate' (List Entry Number: 1045058; Designated: 13<sup>th</sup> February 1967); and the grade II listed 'West Bridge' (List Entry Number: 1370411; Designated: 31<sup>st</sup> March 1985), which is itself also designated as a Scheduled Ancient Monument (List Entry Number: 1006400).

The site itself is comprised of a range of open field systems that are located along the eastern aspect of the A614 road. The boundaries of the site are primarily comprised of mature trees and hedgerows, as one would expect of an area of open rural countryside. The proposal site runs parallel to the main thoroughfare of the A614, which encompasses the sites western boundary. The southern boundary of the site runs parallel with West Drayton Avenue, which is itself a public footpath. The northern boundary of the site runs roughly parallel with the southern banks of the River Poulter, beyond which lies another publically accessible footpath. The western boundary of the proposal site abuts a swath of mature woodland. The proposal site contributes resolutely to the open rural countryside setting of the heritage assets outlined above. The setting of the grade I listed Clumber Park, as well as that of the adjacent grade I listed Thoresby Park, owe much of their setting/significance to this open and rural character.

#### **Overview of Proposal**

The current scheme relates to the proposed construction and operation of a 54.5 GW-h solar farm and Battery Energy Storage System covering an approximate area of 73.22 Hectares on land adjacent to the A614. The proposed works would also include all associated works, infrastructure and landscaping.

#### **Assessment of proposal**

Conservation has strong concerns regarding this current proposal. The proposal would totally 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 categorically fail to preserve this setting open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets. This impact would equate to 'substantial harm' for the purposes of the NPPF. Conservation acknowledges that there clear public benefits associated with the provision

of the scheme, specifically in the form of the production of a substantial amount of clean renewable energy. However, the provision of this public benefit would not outweigh the level of harm incurred.

**Recommendation**

Conservation objects to the proposed development as the level of harm incurred to the setting of the surrounding/nearby heritage assets, is considered to be 'substantial' for the purposes NPPF. The proposal would therefore be contrary to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy (December 2011); Policy 36 and Policy ST42 of the Bassetlaw Local Plan 2020 – 2038; and Paragraphs 195, 200, 201, 203, 205, 206, 207, 208 and 212 of the Revised NPPF (December 2023);

Kind Regards,  
Jamie Wignall

**Jamie M. Wignall MSc (Hons)**

Conservation Officer  
Planning Services  
Bassetlaw District Council  
Queens Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Tel: 01909 533427

Jamie Wignall  
Conservation Officer