

Pickeridge Farm, Cob Lane, Ardingly, Haywards Heath, RH17 6ST

Planning Statement



**Prepared on behalf Rachel Milliken
April 2026**

Contents

	Page
1.0 Introduction	1
2.0 The Application Site	2
3.0 The Proposed Development	5
4.0 Relevant Planning Policy and Guidance	7
5.0 Planning Assessment	17
6.0 Conclusion	22

Appendices

Appendix A – Summary of solar panel outputs 2024-2026

Appendix B - Appeal Ref: APP/A3010/W/25/3367817

Appendix C - Appeal ref: APP/Y0435/D/25/3363991

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Qualifications of signatory:	
Date of sign off:	24/04/2026

1.0 Introduction

1.1 This Planning Statement has been prepared by Parker Dann in support of an application for householder planning permission (retrospective) for the retention of solar PV panels installed within the roof slope of the workshop outbuilding at Pickeridge Farm.

1.2 This submission has been accompanied by the following supporting documents:

- Existing and Proposed drawings prepared by HAPA Architects.
- Heritage Statement prepared by Handforth Heritage.

1.3 This Statement will describe the works undertaken at the site and set out the relevant local and national planning policy context together with other relevant guidance. The key planning considerations will be discussed and a case in favour of approval will be set out.

2.0 The Application Site

- 2.1 The application site comprises the workshop building located at Pickeridge Farm, an ancillary building associated with Pickeridge Farmhouse.
- 2.2 The workshop building is set over two storeys and is comprised of black timber weatherboarding, clay tiles and glazed sections. A staircase is located externally along the southern and western elevations of the building, providing access to the first floor of the building.
- 2.3 19no. solar panels have been installed within the roof slope located to the south of the building. A photograph of the southern elevation of the building has been provided within Section 3.
- 2.4 The workshop is located to the immediate south of the farmhouse and is also adjacent to the pool barn and annexe and outbuildings located to the south. Further to the south of the farm lies Pickeridge Cottage, a two-storey dwelling constructed in the late 1970s.
- 2.5 Pickeridge Farmhouse is a grade II listed building. Whilst forming part of the setting of the listed building, the workshop was constructed in 1982 and does not therefore form part of the historic curtilage of the farmhouse. The list entry description (no. 1025586) for Pickeridge Farmhouse is as follows:
- “L-shaped C16 timber-framed house, now faced with weather-boarding, the west front partly tile-hung. Gable ends to east and west wings. Tiled roof. Casement windows with diamond-shaped panes on first floor. French windows with pointed windows on ground floor. Ashlar and brick chimney breast on north wall. Veranda with slate roof on ground floor of east front.”*
- 2.6 The farmhouse has undergone careful restoration in recent years, including modern extensions to preserve its function and adapt to modern day living requirements.
- 2.7 Pickeridge Farm is enclosed to the north, west and east due to dense tree screening. To the south of the farm, the landscape character is more open, comprising a network of fields forming part of the High Wealden National Landscape (HWNL).

2.8 Pickeridge Farm sits at an elevated position at 100 metres AOD. There is a public right of way (PRoW) running along the field located to the south-east of the cottage. From this location, views of the workshop building are obscured by intervening buildings, including the two-storey Pickeridge Cottage.

2.9 The wider farm is subject to recent planning history, comprising the following applications:

Application ref:	Description of development	Decision	Date
DM/25/2966	Demolition of existing house, replacement new build house with associated landscaping.	Refusal	26/03/2026
DM/18/1875 and DM/18/1882	Construction of a new extension and remodelling at the Farmhouse and other alterations to the garage barn and pool barn.	Approval	02/11/2018
DM/18/4784	Renovation of workshop with new internal fit-out, including new W/C and kitchenette, alongside new windows and doors in existing openings, new timber cladding and new external staircase to access the storage above. Barn annexe to become guest annexe by converting to a habitable space including new floor level accessed internally by new stair, new windows and doors fitted in existing openings, and two new skylights in existing roof fabric.	Approval	20/05/2019

2.10 The site is shown below in the context of Pickeridge Farm and the surrounding landscape:



Figure 1: The application site (Orange) shown within the context of Pickeridge Farm and surrounding land.

3.0 The Proposed Development

- 3.1 This application seeks to regularise external works recently undertaken to the workshop building at Pickeridge Farm comprising the installation of solar PV panels arranged within the roof slope located to the south of the building. A photograph of the works has been provided below.



Figure 2: Photograph of southern elevation of workshop building showing solar PV panel array.

- 3.2 The solar panels were installed in June 2024 and have been designed using high efficiency, modern photovoltaic panels. The panels provide renewable energy to generate heat for the farmhouse. Electrical connections between the outbuilding and the main property have been made using existing ducts and service routes. As a result, no intrusive works have been required to the listed building and its structure and materials remain unaffected by the installation.

- 3.3 The panels chosen represent one of the most efficient options available within the market to allow the required energy generation to be achieved and reduce the number of panels required. The location of the panels within the workshop roof slope and facing away from the farmhouse further ensured that the impacts of the works on the listed building would be minimised.
- 3.4 So far in 2026, the solar panels have generated 1,476.0 kilowatt-hour (kWh), comprising 60% energy generated to supply the farmhouse, with a further 24% generated into the Powerwall and 16% generated into the grid network. In 2025, the panels generated a total of 9.2 megawatt-hour (MWh). Please refer to the generation and usage summaries set out within **Appendix A**.

4.0 Relevant Planning Policy and Guidance

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the policies in the development plan, unless other material considerations indicate otherwise. The National Planning Policy Framework (NPPF) refers to the “...*statutory status of the Development Plan as the starting point for decision making*” (Paragraph 12).

4.2 This chapter of the Statement will therefore assess the application proposal’s accordance with the policies contained within Mid Sussex District Council’s Development Plan, so far as they relate to the proposed development. It will also set out key material considerations, which includes salient policy contained within the National Planning Policy Framework, 2025) (‘NPPF’), alongside relevant appeal decisions.

The Development Plan

4.3 The development plan, so far as it applies to the application, comprises the following document:

- Mid Sussex District Plan (2018 – 2031) (Adopted March 2018)
- West Hoathly Parish Neighbourhood Plan 2014-2031 (Made March 2015)

4.4 A review of the District Plan is currently underway. The new District Plan (2021-2039) will replace the current adopted District Plan (2018 – 2031). On 2nd June 2025 the Council advised that it launched a legal challenge against the findings of the Inspector relating to the soundness of the Plan in its approach to the duty-to-cooperate and other matters relating to the examination of the District Plan and findings of the Inspector. Whilst the Plan was at an advanced stage, it is currently unclear whether it will come forward for adoption.

Mid Sussex District Plan 2018 – 2031) (Adopted March 2018)

4.5 The application site lies outside of any development boundary. **Policy DP12 (Protection and Enhancement of Countryside)** states that development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape

character of the District and *inter alia* it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

4.6 **Policy DP16 (High Weald Area of Outstanding Natural Beauty)** states that development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*
- *the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage. Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.*

4.7 **Policy DP26 (Character and Design)** states that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development (*inter alia*):

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*

- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *optimises the potential of the site to accommodate development.*

4.8 **Policy DP34 Listed Buildings and Other Heritage Assets** states that development will be required to protect listed buildings and their settings. This will be achieved by ensuring that (*inter alia*):

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*

4.9 **Policy DP39 (Sustainable Design and Construction)** seeks to promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex and its ability to adapt to climate change. All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures, which includes use renewable sources of energy.

4.10 **Policy DP40 (Renewable Energy Schemes)** states that proposals for new renewable and low carbon energy projects will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:

- *Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings.*
- *Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;*

- *Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.*

National Planning Policy Framework (NPPF) (2025)

4.11 Chapter 2 of the NPPF pursues sustainable development in a positive way, with the heart of the framework being a presumption in favour of sustainable development. Paragraph 11 sets out the presumption in favour of sustainable development.

4.12 The presumption applies to both plan-making and decision-taking. Specifically, in terms of decision-taking, Paragraph 11 stipulates that development proposals consistent with an up-to-date development plan should be approved without delay (11c)). Where the development plan is not up-to-date, the decision-taker must move to Paragraph 11 d), which advocates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i) *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

4.13 Footnote 7 confirms that areas or assets of particular importance include land designated as Green Belt, Local Green Space, a National Landscape, a National Park or a designated heritage asset. None of these designations apply to the application site.

4.14 Chapter 12 sets out policies in relation to good design. Paragraph 128 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make

development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.15 Paragraph 132 states that decisions should achieve the following criteria:

- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

4.16 Chapter 14 of the Framework concerns climate change. Paragraph 161 states that 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.

4.17 Paragraph 167 provides key guidance in relation to the application proposal and states that Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and

non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

4.18 Paragraph 168 states that 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;*
- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;*
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.*

4.19 Paragraph 198 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The scale and extent of development within all these designated areas should be limited.

4.20 Chapter 16 provides guidance in relation to the conservation of the historic environment. Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.21 Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

4.22 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.23 Paragraph 213 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

4.24 Paragraph 214 provides that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

4.25 Paragraph 215 states that where a development proposals 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.

National Planning Practice Guidance (NPPG)

- 4.26 The NPPG provides further guidance in relation to the guidance contained within the NPPF in relation to renewable and low carbon energy.
- 4.27 The NPPG states that *“Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.”* (Paragraph: 001 Reference ID: 5-001-20140306).
- 4.28 The guidance continues to set out the particular planning considerations relating to active solar technology, which includes photovoltaic panels. It states that where a planning application is required for the installation of solar panels, factors to bear in mind include:
- *the importance of siting systems in situations where they can collect the most energy from the sun;*
 - *need for sufficient area of solar modules to produce the required energy output from the system;*
 - *the effect on a protected area such as an Area of Outstanding Natural Beauty or other designated areas;*
 - *the colour and appearance of the modules, particularly if not a standard design.*
- (Paragraph: 012 Reference ID: 5-012-20140306)

Appeal Decisions

- 4.29 There are a number of recent appeal decisions that assess how the benefits of renewable energy proposal can be balanced against impacts to heritage assets.

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

- 4.30 Whilst larger in scale than the existing application, this appeal provided a helpful insight into the application of the planning balance in relation to renewable energy proposals that directly affect listed buildings.

- 4.31 A copy of the decision is set out at **Appendix B**.
- 4.32 The proposal concerned the construction and operation of a solar farm and battery energy storage system. The works impacted upon the special interest of a Grade I listed building, two Grade II* listed buildings and a Grade II listed building, along with a scheduled ancient monument.
- 4.33 The Inspector cited the provisions of the Clean Power 2030 Action Plan, 2022 British Energy Security Strategy and 2023 Energy Security Plan, which explain that delivering energy security is urgent and of critical importance.
- 4.34 The Inspector found that the public benefits associated with renewable energy generation, reduction in carbon emissions, the climate emergency, national energy security, and a confirmed grid connection to enable delivery of energy to the National Grid by 2030 combatively attracted significant positive weight.
- 4.35 Considerable importance was also attributed to the harms caused to the significance of the heritage assets. The Inspector identified low levels of less than substantial harm to the setting of two affected heritage assets, which attracted moderate weight against the proposal. Furthermore, initial adverse effects upon landscape character and visual amenity attracted moderate weight against the proposal.
- 4.36 Overall, the public benefits were found to clearly and convincingly outweigh the identified harms to the significance of heritage assets that arise by way of changes to their settings. Taking the scheme as a whole, the considerations in favour of the development clearly outweigh the total harms identified.

Appeal ref: APP/Y0435/D/25/3363991

- 4.37 The appeal concerned the installation of ground mounted solar panels located within the setting of a Grade II listed building. A copy of the appeal decision is contained within **Appendix C**.
- 4.38 In relation to the impact of the works on the significance of the listed building, the Inspector found that *“the degree of physical separation from the house, modest scale and inobtrusive siting of the solar panels would not undermine the positive rural qualities of the setting.*

Hence, they would have a neutral impact on the setting of 6 South Street, the significance of which would not be harmed”.

- 4.39 This decision highlights the potential for solar panels to be incorporated within the setting of listed buildings without causing harm, due to key factors such as separation distance, siting and scale.

5.0 Planning Assessment

5.1 Based on the salient planning policy and guidance set out within Section 4.0, the key planning considerations relating to the proposal concern the impacts of the solar panel array located within the roof slope of the workshop outbuilding on the significance of Pickeridge Farmhouse and its setting. Additionally, the impact of the works on the character of the High Weald National Landscape as it relates to the site is a key consideration.

5.2 In relation to these considerations, policies DP34, DP40, DP26 and DP16 of the Local Plan are of direct relevance and will be discussed in further detail below as part of the assessment.

Impact of the works on Grade II listed Pickeridge Farmhouse and its setting

5.3 Policy DP34 requires development proposals to protect listed buildings, including their setting. It goes on to require applicants to provide a thorough understanding of the significance of the listed building and its setting, proportionate to the importance of the building and potential impact of the proposal.

Summary of Significance

5.4 The application has been supported by a Heritage Impact Assessment (HIA) prepared by Handforth Heritage. The report describes the significance of the designated heritage asset, Pickeridge Farmhouse, including the contribution made by its setting, and assess the impact of the solar panels located on the workshop on the significance of the farmhouse.

5.5 In relation to the significance of the listed building, the HIA states that Pickeridge Farm is a historic farmstead centred around the listed building, whose timber-framed core, L-shaped plan form, gabled wings and surviving historic fabric remain legible despite later phases of alteration.

5.6 To the south and south east of the farmhouse is a loose cluster of ancillary agricultural buildings, historically comprising small timber or brick barns, sheds and service structures arranged around a working yard. Several small outbuildings present in the 19th century were removed by the mid-20th century, replaced by more regularised sheds and, later, by modern agricultural buildings. These include the workshop building, a garage barn and pool

building. These later additions reflect the shift from agricultural production to mixed residential and leisure uses, a pattern common across the High Weald in the late 20th century as traditional farming declined.

- 5.7 This HIA goes on to state that the historic pattern of small, irregular structures has therefore been rationalised, with only a limited number of early ancillary buildings surviving. The present arrangement is a mixture of historic, mid-20th century and modern forms, reflecting the evolution of the farmstead in response to changing agricultural needs.
- 5.8 Despite this change, the farmstead is still read as the principal building with the surrounding structures forming a supportive group that illustrates the site's long agricultural use.
- 5.9 Turning to the workshop building, its materials and form are found to be characteristic of modern agricultural or utility structures and bears no architectural or historic relationship to the listed farmhouse or the earlier phases of the farmstead's development. As such, it is not considered to contribute to the significance of the heritage asset or to the character of its setting.

Assessment of the impact of the works on the significance of Pickeridge Farmhouse

- 5.10 In relation to proposals involving solar panels, policy DP34 specifically states in relation to renewable energy proposals that solar panels should not be located in a prominent location and where possible should be located within the curtilage of the listed building, rather than on the building itself.
- 5.11 The HIA subsequently finds that the proposal directly accords with policy DP34, whereby the panels are not located on the listed building itself and is positioned within the wider curtilage of the building.
- 5.12 The panels are arranged in a uniform, low-profile configuration and represent one of the most efficient panel types available at the time of installation, allowing the array to be kept as small and discreet as possible. Their siting on a modern utilitarian building avoids installations within or in close proximity to the listed building. The panels are not visually prominent owing to their location on within the southern elevation of the building and do not intrude upon the listed building's historic form or appearance.

- 5.13 The workshop building is already read as a modern addition within the wider farmstead and the discreet solar array does not alter key views, the approach sequence, or the rural character that contributes to the farmhouse's significance. The historic relationships between the farmhouse, its surviving early ancillary buildings and the surrounding field pattern remain entirely unaffected.
- 5.14 The HIA subsequently considers that the proposal does not result in any harm to the setting or significance of the listed building.
- 5.15 As a result, the proposal is considered to conserve the significance of the listed building in accordance with policy DP34.
- 5.16 Even if the proposal was considered to result in a low level of less than substantial harm in relation to the setting of the listed building, it is considered that the benefits of the proposal are capable of attracting significant weight.
- 5.17 The proposal makes efficient use of an existing outbuilding within the farmstead to provide renewable energy to the farmhouse. Appendix A sets out yearly output summaries for the solar panels, confirming that a significant proportion is utilised by the farmhouse to fulfil its heating requirements. The remaining output is fed back to the Powerwall and national grid.
- 5.18 Given the considerable size of the farmhouse and its age, the output required from conventional heating methods would be substantial, consuming considerable amounts of energy resulting in high emissions. Furthermore, the costs of supplying sufficient energy to heat the building would also generate significant financial costs which could threaten the optimum viable use of the building.
- 5.19 The alternative use of renewable energy to heat the building therefore represents a significant benefit in addressing climate change and meeting a well-established need throughout the industry for low-carbon energy. Paragraph 161 of the NPPF is strong in its direction that the planning system should support the transition to net zero by 2050 and shape places in ways that contribute to radical reductions in greenhouse gas emissions, and encourage the reuse of existing resources including renewable and low carbon energy.
- 5.20 Paragraph 167 goes on to implore local planning authorities to give significant weight to the need to support energy efficiency and low carbon heating improvements to domestic buildings (including through installation of solar panels).

- 5.21 The foreword to the Clean Power 2030 Action Plan¹ published in December 2024 states that *“Clean power by 2030 is our next milestone, but it requires us to act with much greater urgency. Britain has some of the world’s greatest clean energy resources, but we have planning and consenting processes that are far too slow to build the infrastructure needed to exploit them. That must change.”*
- 5.22 The Action Plan goes on to state that all routes to a Clean Power system will require mass deployment of offshore wind, onshore wind, and solar.
- 5.23 Most acutely, the Action Plan also brings to light the significant threat associated with reliance on international energy supply, stating that:
- “Our dependence on globally traded gas for heating and electricity generation was the reason: so long as our energy supply can be weaponised by others, we will remain exposed to global supply shocks and price surges.*
- In an era of heightened geopolitical risk, switching fossil fuelled generation for homegrown clean energy from renewables and other clean technologies offers us security that fossil fuels simply cannot provide.” [Page 23]*
- 5.24 Instances such as these add an additional dimension to the need to utilise alternative methods of energy generation in order to preserve our national security.
- 5.25 There is a clear onus on the planning system to improve outcomes for renewable energy proposal. In the case of the present application, it is clear that all steps have been taken to avoid direct impacts to the listed building through the utilisation of a utilitarian building which does not contribute to the significance of the heritage asset or form part of its historic setting. On this basis, it is considered that significant weight should be attributed to the public benefits associated with the use of renewable energy to heat a large historic building and the associated benefits of the future preservation of the listed building through the reduction in financial costs associated with the unsustainable reliance on traditional heating methods.
- 5.26 These benefits are considered to be capable of outweighing any low level of less than substantial harm in accordance with paragraph 215 of the NPPF.

¹ [Clean Power 2030 Action Plan: A new era of clean electricity](#)

Impact of the works on the character and visual amenity of the High Weald National Landscape

- 5.27 Whilst the site lies within the High Weald National Landscape, the site is well-contained the north as a result of dense tree screening.
- 5.28 A public right of way (PRoW) (29WH) is located to the south-east of the farm. The panels would not be visible in views toward the site and listed building from the main approach to the north. Whilst close-range views of the panels may become visible when viewed from the PRoW to the east, these will be viewed in the context of the other farmstead buildings which are positioned in front of the workshop building. Given the existing character of the workshop as a modern utilitarian structure, the uniform arrangement of solar panels contained within one roof slope is not considered to represent an alien feature within the site that would harmfully detract from the character of the landscape.
- 5.29 The installation of solar panels is an increasingly notable feature within the landscape in general and reflect the need for sustainable energy solutions and changing agricultural needs. Indeed, solar panels can be found elsewhere within the surrounding area, including within a farm building located to the east of the site.
- 5.30 The location of the panels within the workshop building is therefore considered to conserve the character and visual quality of the High Weald National landscape in accordance with policy DP16 of the Local Plan and paragraph 198 of the NPPF.

6.0 Conclusion

- 6.1 This Planning Statement has explained the development undertaken at Pickeridge Farm, comprising the installation of a solar panel array within the southern roof slop of the workshop building associated with Pickeridge Farmhouse.
- 6.2 The relevant national and local planning policy context has been set out, together with key appeal decisions which help to demonstrate how the key planning issues should be assessed in relation to the application.
- 6.3 The Heritage Impact Assessment prepared by Handforth Heritage confirms that the proposal does not result in any harm to the significance of the Grade II listed building and its setting as a result of the works being contained to an existing modern utilitarian building that does not possess a historical relationship with the farmhouse or the associated farmstead buildings.
- 6.4 This Statement has also undertaken an assessment in accordance with paragraph 215 to confirm that even if a low level of less than substantial harm were to be found, the public benefits associated with the creation of renewable energy to heat the large historic building and associated benefits with enabling the ongoing viable use of the farmhouse would attract significant weight that is capable of outweigh the very limited harm arising from the development.
- 6.5 The installation of the solar panels within the workshop is also considered to avoid any harm to the character of the High Weald National Landscape as a result of the limited visual impact associated with the modest arrangement of the panels and containment to a single roof slope, which does not represent an alien feature within the site and surrounding area.
- 6.6 The application is therefore considered to comply with the relevant planning policies contained within the development plan and in accordance with paragraph 11 of the NPPF, the application should be approved.

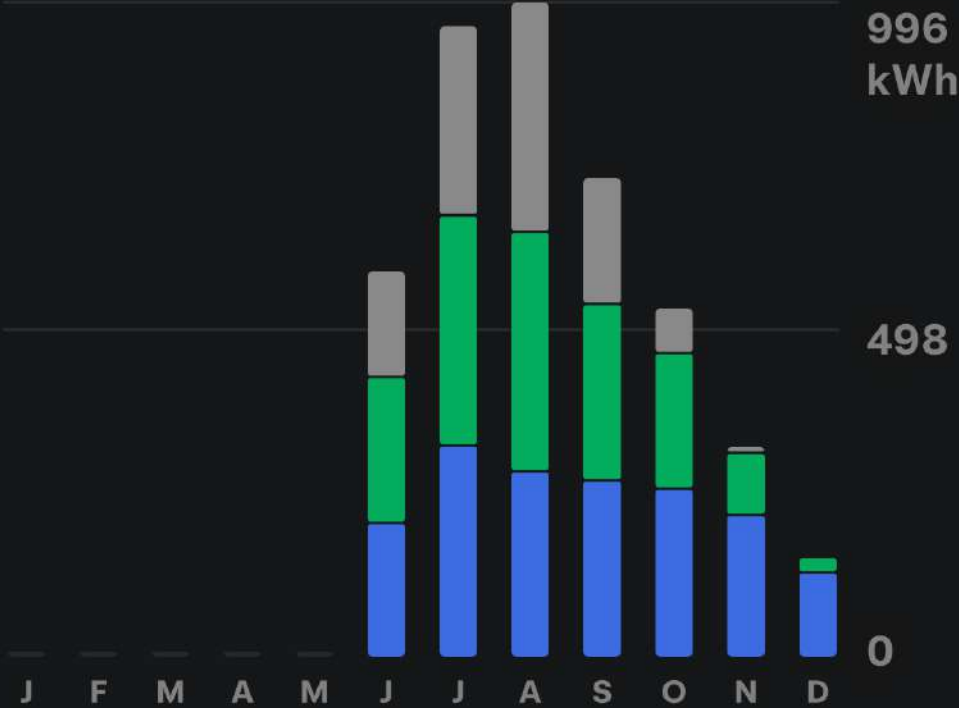
Appendix A

2024

Year ▾

Total Generated

4,276.1 kWh



Energy Flow



Used By

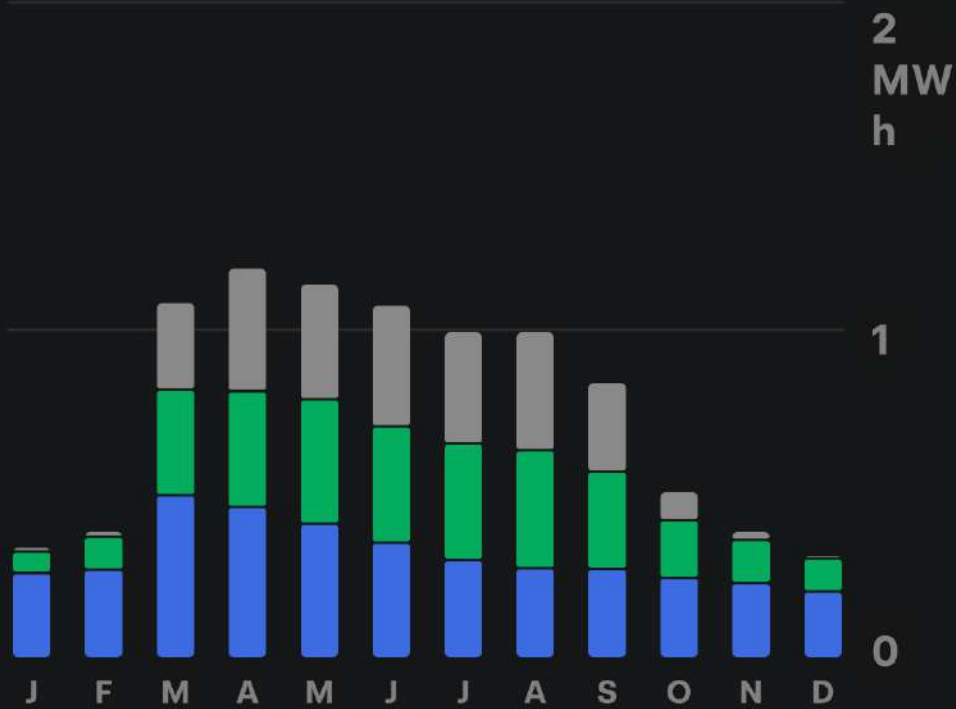
	39% Home	1,690.7 kWh
	35% Powerwall	1,519.7 kWh
	26% Grid	1,065.6 kWh

2025

Year ▾

Total Generated

9.2 MWh



Energy Flow



Used By

 41% Home	3.8 MWh
 32% Powerwall	3.0 MWh
 27% Grid	2.5 MWh

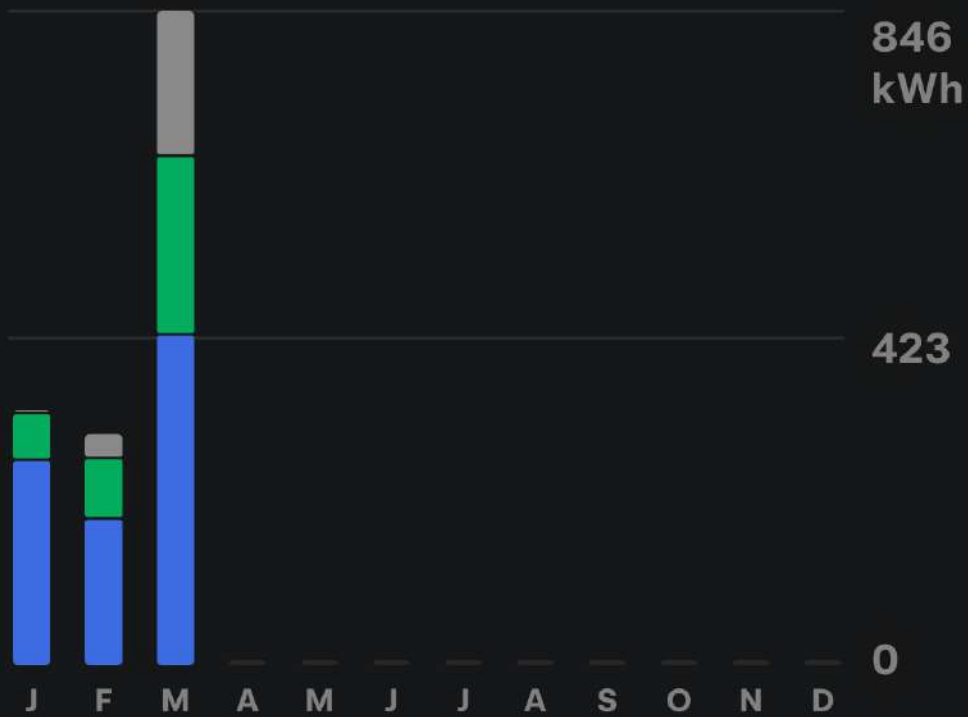
09:09



2026

Year ▾

Total Generated
1,476.0 kWh



Energy Flow



Used By

	60% Home	892.7 kWh
	24% Powerwall	364.0 kWh
	16% Grid	219.3 kWh



Appendix B

Appeal Decision

Inquiry held 20 and 21 January 2026

Site visits made 17 and 19 January 2026

by Helen Heward BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th April 2026

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

Land adjacent to the A614, Worksop, S80 3PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by One Planet Developments against Bassetlaw District Council.
 - The application Ref is 24/00384/FUL.
 - The development proposed is construction and operation of a solar farm and battery energy storage system, together with all associated works, equipment, necessary infrastructure and landscaping.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction and operation of a solar farm and battery energy storage system, together with all associated works, equipment, necessary infrastructure and landscaping at Land adjacent to the A614, Worksop, S80 3PA in accordance with the terms of the application, Ref 24/00384/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. The Council did not determine the application within the requisite period, resulting in the Appellant exercising their right to appeal. Had the Council been in a position to determine the application, the Planning Committee resolved that, planning permission would have been refused for three reasons, related to heritage assets, landscape and visual harms, and insufficient information in respect of archaeological interests. The resolution was in accordance with the recommendation in the Officer Report.
3. At a Case Management Conference (CMC) held on 26 November 2026 the Appellant and Council agreed that the Council's putative reason for refusal in respect of archaeology could be overcome by the imposition of suitable planning conditions.
4. At appeal the Appellant submitted revisions to two drawings: Site Layout Plan (OPL011-PL—01_Rev12) and Planting Plan 571_PP_01 rev C. The main changes shown on these drawings are:
 - Removal of a proposed avenue of trees as requested by Historic England,
 - Removal of 2 proposed chestnut trees that would have been underneath overhead lines, and
 - Provision of extra landscape screening to the western boundary.

5. The Council considered the amendments to be minor, sought to address previous concerns, and raised no objection to their submission.
6. The amendments would not result in a substantially different scheme from that which had been submitted to and considered by the Council. There had not been any significant public interest in the application, but a number of consultees had made representations. Having regard to relevant legal judgements¹ I considered that no party would be prejudiced by me accepting the submission of the revised drawings and accepted the drawings subject to the Appellant and Council undertaking a consultation exercise in advance of the inquiry.
7. In a Supplemental Planning Statement of Common Ground (SoCG) the Council and Appellant agreed that with Site Layout Plan (OPL011-PL—01_Rev12) and Planting Plan 571_PP_01 rev C, together with a condition requiring further details of the proposed landscaping, that landscape and heritage matters no longer comprised reasons for refusing the scheme, and that the planning balance then fell in favour of approval. The position was reiterated in topic based SoCGs for landscape, archaeology and heritage.
8. The Council formally withdrew all three putative reasons for refusal, and it was the Council's position that a formal inquiry was no longer necessary. However, having instigated the appeal the determination of the proposal remained with the Secretary of State, through me as the appointed Inspector, and the inquiry was held.
9. In Opening Submissions, the Council's Advocate informed the inquiry that the Council would have granted planning permission for the proposals before the inquiry. During the inquiry I held round table sessions and heard from expert witnesses for the Appellant. The Council did not call witnesses. I carried out unaccompanied site visits on 17 and 19 January during which I followed routes provided by the main parties.
10. The consultation on the revised drawings resulted in 13 written submissions, including comments from Elkesley Parish Council, Lincolnshire County Council archaeology, Natural England, Historic England, The Gardens Trust and The National Trust. No consultees or interested parties attended the inquiry. By the time the inquiry sat it was agreed there were four letters from The Garden's Trust (GT) dated 21 January 2025, 17 March 2025, 30 October 2025 and 21 December 2025. I have taken all submissions into consideration.
11. The proposed development is overlooked by and adjacent to a hotel roughly 50m from the red line boundary. The Appellant was requested to submit information to assess potential for adverse significant effects on the environment by way of impacts to amenity from construction noise and vibration. Following the submission of a Construction Noise Management Plan the Inspectorate determined that the proposed development is not Environmental Impact Assessment development.

Main Issue

12. Subsequent to the submission of the revised drawings and from the evidence I heard at the inquiry, the main issue is the effect of the proposed development upon the special interest of the following designated heritage assets:

¹ Holborn Studios v Hackney LBC and Bernard Wheatcroft v SoS for the Environment

- a. Grade I listed Clumber Park Registered Park and Garden (RPG), National Heritage List Entry (NHLE)1001079,
 - b. Grade II* listed Drayton Gate NHLE 1045058,
 - c. Grade II* listed Gate Piers and Flanking Walls to Normanton Gate NHLE 1156026, and
 - d. West Bridge Grade II LB NHLE 1370411 and Scheduled Monument 1006400.
13. The putative heritage reason for refusal also included that development could have an impact on the heritage significance of the Grade 1 Thoresby Park RPG (NHLE 1000361). With Site Layout Plan (OPL011-PL—01_Rev12) and Planting Plan 571_PP_01 rev C, the Council and Appellant were in agreement that there would be no harm to the setting of the Grade I listed Thoresby Park Registered Park and Garden. From my site visits I found no reason to disagree and have not considered this asset further.

Reasons

14. The appeal site is a large open area made up of a series of agricultural fields bounded on all sides by woodland. It is located in a sensitive location. Clumber Park sits on the opposite side of the road. It is understood to be the most visited National Trust site in the country. Within and adjoining Clumber Park are a number of heritage assets related to the significance of Clumber Park.
15. The extent of the red line is 88.31 hectares. The proposal includes associated works, infrastructure, and landscaping. The solar panels would be attached to steel-mounted frames up to a maximum height of 3m. The scheme also includes 12 x 2.9m high battery energy storage containers and a 25m high lattice tower.
16. As the proposal concerns listed buildings, I have had special regard to my duties under sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
17. National Planning Policy Framework (Framework) paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm (LTSH) to its significance.
18. Planning Practice Guidance (PPG) for renewable and low carbon energy includes advice that the deployment of large-scale solar farms can have a negative impact on the rural environment and great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large-scale solar farms on such assets. Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset.
19. However, the advice also includes that the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively, and the potential to mitigate landscape and visual impacts through, for

example, screening with native hedges, that solar farms are normally temporary structures, planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.

20. The Glossary to the Framework defines the setting of a heritage asset as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
21. The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) Historic England 2017 (GPA3) provides guidance on understanding setting and how setting may contribute to the significance of heritage asset. Amongst other things it requires assessment of the degree to which the setting makes a contribution to the significance of the asset or allow that significance to be appreciated; the 'what matters and why'.

Clumber Park RPG

22. Clumber Park covers approximately 1,600 ha and dates to the late 18th century. It forms part of the Dukeries estates including Thoresby Park, Welbeck Abbey, and Worksop Manor. These were all owned by Dukes and formed from the former royal forest of Sherwood.
23. Clumber Park was established by John Holles, the first Duke of Newcastle, who petitioned Queen Anne in 1709 for a licence to make a Park in the Forest of Sherwood in the County of Nottingham. Queen Anne's red deer had previously roamed freely within Sherwood Forest but had been hunted and poached. The royal park at Clumber was established to protect the Queen's herd.
24. The Duke of Newcastle was granted a licence to enclose the new park in 1708. A hunting lodge was established, then extended to create Clumber House. Works and improvements to the grounds followed. A central lake had been added by the 1780s, and formal gardens, parterres and terraces were laid out in the 1820s.
25. The original park is thought to be the work of Stephen Wright and the pleasure grounds extending to the east the work of William Andrew Nesfield. There are 18th century and 19th century landscape elements, designed by William Sawrey Gilpin, John Simpson and William Andrew Nesfield.
26. Notwithstanding the demolition of the house in 1938 and the sale of structural elements from the gardens, the formal parterres and gardens associated with the main house, and the walks and drives within the wider landscape all remain. A particular feature of Clumber Park is the number of unifying and architecturally significant ornate gateway features. Normanton Gate and West Drayton Gate are close to the appeal site.
27. Chapmans 1798 Map of Nottinghamshire indicates that by 1798 there were four entrances with two drives crossing the estate. One drive runs from Normanton Gate over the Clumber Bridge towards the house, before exiting to the northwest. The map indicates that the estate was bounded with tree planting. Greenwood's 1826 Map of Nottinghamshire indicates that by 1826 there was another access point in the south east corner of the estate and that the amount of woodland within the park had increased, particularly around the periphery.

28. These maps were commercial maps and cannot be relied upon as accurate historic records of Clumber Park. At the inquiry the Appellant's Heritage Witness advised that there is little archival evidence about Clumber Park. Even so, the history of Clumber Park and the available cartographic evidence create strong evidence of an enclosed planned landscape with gateways to drives, and there is little evidence of the use of views from the wider landscape beyond the boundary to 'borrow landscapes' to create vistas and transcend boundaries.
29. Historically the appeal site was part of the land owned by the Dukes of Newcastle. It continues to form part of the rural hinterland which surrounded Clumber Park. Mapping provided by the Appellant indicates that within the appeal site significant woodland was eroded and fields established during the 19th century. The Appellant's Heritage evidence is that the appeal site was cleared and managed by the Duke to create farmland, which was rented out to tenant farmers, and possible hunting grounds.
30. Drives ran through the rural hinterland east of Clumber Park as parts of routes to connect Clumber park to the Great North Road. The main approach led to Apleyhead Gate further north. Dukes Drive led to Normanton Gate, crossing the southern part of the appeal site. Dukes Drive was eroded over time. At its westerly end the alignment is now obstructed by a hotel and there are few signs of the route running across the appeal site to Normanton Gate.
31. West Drayton Avenue runs adjacent to the southern boundary of the appeal site. This drive, understood to be a later addition, also provided a route from Clumber Park via West Drayton Gate to the Great North Road. It would have provided visitors with views of the rural hinterland seen beyond the avenue trees as they approached, or departed from, Clumber Park via West Drayton Gate. Annotated as a tree lined avenue on historic maps, it would have had a visual association with the more grand tree lined avenues within Clumber Park, and created an impression of the extent of the Duke's rural estate within which Clumber Park was situated.
32. Today West Drayton Avenue remains a discernible feature in the landscape and in places survives in its original tree-lined form. In the vicinity of the appeal site a public right of way along its route leads toward West Drayton Gate.
33. The appeal site therefore has a relationship with Clumber Park, particularly the southern part which provided an access via Dukes Drive and directly adjacent to West Drayton Avenue. The appeal site continues to contribute to the significance of Clumber Park through glimpsed and incidental views as part of the historic rural setting of Clumber Park along the eastern edge and from West Drayton Avenue.

Drayton Gate Grade II*

34. The gateway is a symmetrical arrangement of piers with flanking walls, designed by Stephen Wright and a good example of late 18th century architecture consistent with the architectural style across the park. The Appellant's evidence is that this gateway feature was moved from Normanton Gate when Drayton Gate was created. In so far as the appeal is concerned, Drayton Gate is of high heritage significance due to its architectural, artistic and historic interests and additional group value as part of the estate. It is also of significance as a gateway to Clumber Park from the east along West Drayton Avenue and one of the estate features on the eastern edge of the Park.

35. In so far as the appeal is concerned, the significance of Drayton Gate is as one of the estate gateways and features marking the eastern edge of Clumber Park and as the Gateway associated with West Drayton Avenue. The appeal site continues to contribute to an appreciation of the rural landscape setting beyond Drayton Gate and West Drayton Avenue.

Normanton Gate Grade II*

36. This gateway is formed of a pair of piers and flanking walls which were relocated to the site in the early 20th century. They are of a more simplistic design than seen elsewhere within the Clumber estate. Historically Normanton Gate formed the entrance from Duke's Drive. The Appellant's Heritage Witness posited that Normanton Gate likely became more of a service gateway around the time of the development of Hardwick model farm village. Today the hotel development on the opposite side of the A614 largely prevents all visual and functional relationships between Normanton Gate and the appeal site.
37. In so far as the appeal is concerned, the significance of Normanton Gate is mainly as one of the estate gateways and features marking the eastern edge of Clumber Park and the appeal site makes a limited contribution to setting as part of the wider appreciation of the rural setting.

West Bridge SM, Grade II and II*

38. West Bridge, designed by Stephen Wright, carries the A614. The setting of the bridge is primarily the crossing of the River Poulter and views of the formal parkland to the east. It is of historic interest as one of the estate features on the eastern edge of Clumber Park. The appeal site is not visible from West Bridge and makes a very limited contribution to the wider rural setting to the east.

Effect of the proposed development upon the significance of the heritage assets

39. The solar farm would be located on fields outside of Clumber Park and separated from it by the A614. It is situated on land that was within the same ownership of Clumber Park and was managed by the Duke.
40. From areas within the eastern side of Clumber Park there would be some awareness of a change from farmland to solar farm beyond the boundary of Clumber Park.
41. There is little evidence to say that there are any designed or 'borrowed' views looking out from Clumber Park toward the wider landscape where the solar farm would be located. The National Trust (NT) had raised concerns about winter views including a public right of way running northwest to high ground and a view from Bridleway BW5 through winter vegetation. My site visits were in winter when the trees were largely bare. I observed that any views of the solar farm, including of the 25m high lattice tower, from within Clumber Park would be filtered, glimpsed and at some distance.
42. The solar arrays would be set back and behind substantial planting. There would be no lighting on the appeal site, save for emergency lighting at a small compound within the site. Planting would create a strong, layered screen along the western boundary of the appeal site. In time the solar farm would be barely discernible. Even so, development would reduce the contribution that the appeal site makes to the rural hinterland and an appreciation of the rural setting of Clumber Park.

43. The NT and others had raised concern experiential setting of the assets. From the A614 there is an awareness of travelling alongside Clumber Park, emphasised by passing the various gateways and West Bridge. Clumber Park is behind dense tree planting. The experience is influenced by the road and traffic. The appeal site is on the other side of the road and is part of the rural setting. There is no view of the appeal site from West Bridge or Drayton Gate. From Normanton Gate it may be possible to see the site access, but it would be at some distance and seen in the context of the Hotel and car park. In time, planting along the western boundary would prevent views. The Council's Landscape Consultant considered that the revised proposals would reduce effects for people in vehicles along the A614. Nonetheless, there would be a general awareness of the solar farm when driving along the A614 which would adversely impact an appreciation of the rural setting of these assets and add to the harm to the setting of Clumber Park more widely.
44. The appeal site is seen from West Drayton Avenue. Adjacent to the southern boundary, a triangular area of land would not be developed. Hedgerow planting would demark the historic route of Duke's Drive that ran to Normanton Gate. On the south side of the hedgerow would be an area of scrub. These features would provide distance between the solar arrays and the footpath.
45. The layout also proposes planting a line of horse chestnut trees along the line of West Drayton Avenue, just outside the existing line of avenue trees on the southern edge of the appeal site. The new planting would ensure that the avenue feature continues into the future. These proposals were largely consistent with recommendations from Historic England (HE).
46. With time the layered planting would effectively screen views of solar arrays. But for a number of years, the solar farm would have an adverse impact upon the significance of Drayton Gate through changes to the setting of the West Drayton Avenue approach to Drayton Gate.
47. The Garden's Trust (GT) had stated that they do not object to solar developments in locations where they will not harm the designated heritage of the area but that they had concerns about the introduction of industrial-type development into the currently largely rural setting of Clumber Park. The GT's initial position was that there would be harmful impacts upon the character and significance of the agrarian and designed landscape elements of the setting of heritage assets.
48. Amongst other things the GT considered that effects would be felt quite profoundly by those who regularly use the rights of way network and visit the area to enjoy the countryside. In response to the amended plans, the GT accepted that with time, the additional planting proposed would strengthen screening of the development from the A614 and Clumber Park and may eventually reduce the level of less than substantial harm which would result to the significance of Clumber Park.
49. HE advised that their concerns had been largely addressed through the amendments shown on Site Layout Plan (OPL011-PL—01_Rev12) and Planting Plan 571_PP_01 rev C. By the time the inquiry sat, HE considered that the requirements of the Framework were met and had no objection to the application on heritage grounds. The Council considered that the changes brought about by the drawings had a material impact on the impacts of concern raised by consultees and satisfactorily addressed the Council's concerns in the putative heritage reason for refusal.

50. Following submission of the revised drawings the Council and Appellant agreed that there would be less than substantial harm at the lower level as a result of changes to elements of setting which contribute to the significance of the Grade I listed Clumber Park RPG and the Grade II* listed Drayton Gate. From my findings above, I agree. I further conclude that there would also be a very low level of harm to the significance of West Bridge and Normanton Gate.
51. Having regard to Framework paragraph 212 I attach considerable weight to these harms. Paragraph 215 states that 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. I weigh the benefits and harms before reaching a final conclusion.

Other Matters

Character and appearance of the local area.

52. The appeal site is not a “valued” or designated landscape for the purposes of the Framework. It is of medium value, susceptibility and sensitivity. There would be substantial change to the landscape character of the fields within which development is situated. However, the site lies within the Bothamstall Landscape Character Area in the Bassetlaw Landscape Character Assessment (2009) which is described as having an enclosed nature with low visibility and the appeal site is surrounded, and divided internally, by mature belts of conifers which limit visibility.
53. The proposal would result in a substantial change to character within the site but would not result in the loss of any significant landscape elements including woodland, trees and hedges. Some trees would need to be felled to facilitate access, the Council's tree officer raised no objection. Beyond the site there would be no physical change to the landscape elements that define the character of the wider landscape.
54. There would be some filtered views of the proposal in winter, seen through the woodland edge to the south from the footpath along West Drayton Avenue, from the west from the Clumber Park estate and along the A614 where there would be a minor adverse effect on landscape character. All would be localised and the parties agree that development is likely to be perceived through existing and proposed trees.
55. Extensive landscape mitigation and enhancement would reinforce the wooded character of the local landscape and provide further screening in what is already a well enclosed area. With time landscaping would mitigate the available views. New trees and hedgerow planting would have a longer term moderate beneficial effect. Planting would remain post decommissioning leaving a residual benefit for landscape character.
56. Views of solar arrays from West Drayton Avenue would be at an angle to the direction of the path and intermittent. Views from public rights of ways within the eastern side of Clumber Park would be at distance, intermittent, glimpsed and filtered. There could be some perceived moderate adverse effects upon visual amenity, but the effects would be limited and localised and with time the proposed landscaping would provide a screen. The residual effect for visual amenity would be negligible.

57. The proposals include substantial areas of planting to create a robust landscape buffer to the A614 and prevent views from the east. The proposals also include planting a line of horse chestnut trees along the line of West Drayton Avenue, reinstating the line of the avenue that extended to Normanton Gate with new planting. Together with other landscaping the proposals would strengthen, enhance and restore some distinctive landscape elements and aspects of landscape character. Following decommissioning landscape mitigation would remain leaving a beneficial legacy.
58. The Council's Landscape Consultant advised that the revised proposals would reduce effects for rights of way users. By the time the inquiry sat the Council agreed that with the revised plans the effects upon landscape character and visual amenity would be limited and highly localised. The Council considered that the changes brought about by the revised drawings had a material impact on the issues of concern raised by consultees and satisfactorily addressed the Council's concerns in the putative landscape reason for refusal.
59. I conclude that with time, the proposal would not result in material harm to the character and appearance of the local area.

Agricultural land quality

60. Natural England initially lodged an objection in relation to potential impacts for Best and Most Versatile (BMV) Agricultural Land. An updated Agricultural Land Classification (ALC) Report confirmed that the land is Grade 3b and does not contain any BMV land which would be Grade 3a or higher. At the inquiry the Council advised that an email from NE, 17 December 2025 confirmed that having reviewed the updated ALC Report, NE was content that sufficient information had been provided and offered no further objection.
61. There is no other evidence to say the site contains BMV agricultural land and the land could be returned to food production after cessation of the use.

Benefits

62. Paragraph 161 of the Framework states that the planning system should support the transition to net zero by 2050 and, amongst other things, support renewable and low carbon energy and associated infrastructure.
63. The Government has declared a climate emergency. The Clean Power 2030 Action Plan describes the need for a once in a generation shift in approach and in the pace of delivery and unprecedented volumes of clean energy infrastructure projects. The 2022 British Energy Security Strategy and 2023 Energy Security Plan explain that delivering energy security is urgent and of critical importance.
64. In relation to Nationally Significant Infrastructure Projects, National Policy Statements EN-3 (read alongside EN-1) confirms that *"Solar energy is at the heart of our Clean Power 2030 Mission. The government is committed to working with industry to radically increase our existing solar capacity by 2030 to boost growth across the country, create thousands of high skill, future proofed jobs and tackle the climate crisis"*.
65. The proposal would result in a clean energy delivery of 40MW of solar energy, the equivalent annual electrical needs of approximately 15,500 homes in England and

delivering a saving of over 20150 tonnes per annum of carbon dioxide compared to the use of a gas combined cycle.

66. The contribution that the scheme would make to renewable energy generation, reduction in carbon emissions, the climate emergency and national energy security all attract significant positive weight in favour.
67. The proposal includes a battery energy storage system which can store electricity, help balance power in the Grid, provide resilience, and boost the usable energy output of the site. Even though there is no guarantee that the electricity generated would be used to provide electricity in Bassetlaw or improve grid reliability locally, the confirmed grid connection to enable delivery of energy to the National Grid by 2030 attracts additional significant positive weight in favour.
68. The scheme takes into account the Local Nature Reserve Strategy for Nottinghamshire. There would be biodiversity net gains of 213% for habitat units and 751% for hedgerow units. Other environmental benefits include soil regeneration. In addition, there would be benefits for landscape character through the strengthening and enhancement of landscape elements. The definition of the former route of the Duke's Drive and new chestnut tree planting alongside West Drayton Avenue would strengthen the legacy of the Dukeries in the landscape and make a positive contribution to the setting of Clumber Park and West Drayton Gate. These environmental and heritage gains all attract additional moderate weight in favour of the scheme.
69. Creation of employment opportunities during construction and business rates once operational attract only limited weight in favour. Arguments regarding supporting Thoresby park are not sufficiently evidenced and attract no weight.

Conditions and legal agreement

70. Draft planning conditions were the subject of a SoCG, subject to further scrutiny at the inquiry and agreed between the parties.
71. To ensure that the development follows the intended strategy and is in accordance with the details considered a condition identifying the permitted plans is reasonable and necessary. So too are conditions requiring commencement within five years, restricting the permission to a temporary period for 40-years and requiring removal of the development at the end of the period, or use, including a decommissioning plan to secure site restoration and protect wildlife and habitats.
72. Within the appeal site an area of cropmarks interpreted as being associated with Iron Age or Romano-British settlement activity has been identified to the northwest. This area of the north west field has been removed from the Appeal Scheme with the remains subject to preservation in situ.
73. There is the possibility for archaeology to be present within the wider appeal site. These have been interpreted as cropmarks and geophysical anomalies likely to result from agricultural activity during the medieval and post-medieval period. In particular, there is evidence that these may relate to field systems associated with the deserted medieval village of Normanton. A 3% trial trenching of the remainder of the redline site area would be consistent with other trial trenching programmes and would identify the presence of other archaeology.

74. The County Archaeologist considered that planning conditions could secure an archaeological mitigation strategy, requirements of archaeological site work and the reporting of findings. With these the County Archaeologist considered satisfactory arrangements for the investigation, retrieval and recording of archaeological remains could be secured
75. Conditions 5 and 6 would secure the submission, and approval of, a programme for archaeological evaluation prior to the commencement of development and thereafter that development is in accordance with an approved archaeological mitigation strategy. With this archaeological interests in the site would be suitably protected in accordance with requirements of the Framework.
76. The proposed development is close to the Village of Bothamsall that has a narrow and winding Main Street. An interested party sought reassurance that village would not be used as a 'cut through'. The parties confirmed that there was no intention that construction traffic would go through Bothamsall. I have amended condition 10 to require submission of details for the routing of all construction traffic as part of a construction traffic management plan.
77. A Construction Environmental and Traffic Management Plan (CETMP) would be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. It would include requiring details about measures to manage and minimise noise emissions in accordance with a Construction Noise Management Plan Information Report 1 December 2025. Amongst other things, this would enable the Council to ensure no adverse effects from noise upon users of the adjacent hotel.
78. Interested parties raised concerns about potential impacts upon wildlife. NE did not raise any objection and in a SoCG the Appellant and Council confirm that the proposal would not result in unacceptable impacts to ecological receptors. Condition 12 would require a Habitat Management Plan and its implementation and condition 13 covers the construction phase. Together these conditions would ensure that ecological considerations are investigated, reported, planned for and suitably protected and mitigated.
79. Conditions are also necessary to ensure that the landscaping is implemented and maintained as proposed, including the provision of the benefits for the historic landscape. It is also necessary that conditions prevent all but emergency lighting within the site to protect the rural setting of Clumber Park.
80. A completed Unilateral Undertaking has been submitted to secure payment of a Habitat Monitoring and Management Fee. The sum of £8,195 would be used for the purpose of monitoring and managing the habitat on the appeal site. The Council evidenced how the sum had been arrived at and submitted a CIL compliance statement. The obligation is compatible with the tests for planning obligations set out at Regulation 122 of the CIL Regulations.
81. A request from the Highways Authority for a contribution towards tree felling in the highway would be a matter for the Highway Authority and developer and is not required by a planning condition or legal agreement as part of the planning appeal.
82. Conditions would require the submission of a decommissioning plan and method statement. Recycling of solar panels and batteries at end of life could be considered at that time in concert with other pollution and waste control regimes.

83. Concerns about use of child labour and the sustainability of the mining of lithium and other rare earth metals used in the panels. These are matters for the manufacturers and industry standards and go beyond matters that can be controlled by planning conditions.
84. Improvements to local substations and Elkesley Parish grid reliability go beyond the extent and scope of reasonable planning conditions and would be a matter for the National Grid and a number of Government initiatives exist to encourage solar panels on homes and home electrical car charging.

Conclusions and Planning balance

85. Having regard to Framework paragraph 215, the Council and Appellant were in agreement that the public benefits of the scheme would outweigh the less than substantial harm that would be caused to the affected heritage assets.
86. From my findings, I conclude that the weight to be attached to the public benefits for contributions to renewable energy generation, reduction in carbon emissions, the climate emergency, national energy security, and a confirmed grid connection to enable delivery of energy to the National Grid by 2030 all attract significant positive weight in favour. Added to this are additional environmental benefits for biodiversity, landscape character and the historic landscape.
87. I attach considerable importance to harms to the significance of heritage assets. Low levels of less than substantial harm to the setting of Clumber Park Grade I Registered Park and Garden and to the setting of the Grade II* West Drayton Gate, each attract moderate weight against the proposal. Very low levels of harm to the Grade II Normanton Gate and Grade II* West Bridge both attract additional limited weight against the proposal. Initial adverse effects upon landscape character and visual amenity attract moderate weight against the proposal.
88. Bassetlaw Local Plan 2020-2038 Policies ST40 and 41 require that proposals make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design and positively conserve or enhance a historic designed landscape, and that proposals for development that involve the setting of a designated heritage asset will be expected to a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting; b) respect any features of special architectural or historic interest including its setting. However, part 3 of Policy 41 also states that proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified. This is consistent with advice in the Framework.
89. Policy ST35 states that proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that it protects and where possible enhances the distinctive qualities of the relevant landscape character policy zone, as identified in the Bassetlaw Landscape Character Assessment 2009 by conserving, restoring, reinforcing or creating relevant landscape forms and features. Policy ST33 is a general design policy, provisions include that landscaping proposals should respect the local context, complement the landform, and landscaping of the surrounding areas, and positively preserve, enhance and integrate development into the landscape and natural and heritage assets. Requirements in Policy ST8 that economic development in a rural

area has no adverse impact on the character of the location, the surrounding landscape or heritage assets are not consistent with the more flexible wording in Policies ST35 and ST35.

90. Bassetlaw Local Plan 2020-2038 Renewable Energy Policy ST49 supports development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes subject to the satisfactory resolution of all relevant site specific and cumulative impacts. At the inquiry the Council's Planning Officer's opinion was that this Policy was both highly relevant and highly supportive of the appeal proposal. I agree, and find that the limited conflict with Policies ST40, 41 and ST8 attracts only limited weight against the proposal.
91. Overall, the public benefits would clearly and convincingly outweigh the identified harms to the significance of heritage assets that arise by way of changes to their settings. And, taking the scheme as a whole, the considerations in favour of the development clearly outweigh the total harms identified.

Conclusion

92. For the reasons given, and having taken all other matters into consideration, the appeal is allowed.

Helen Heward
INSPECTOR

INQUIRY APPEARANCES

FOR THE APPELLANT:

Odette Chalaby, Barrister, Landmark Chambers called

- Ms Amy Jones, BA (Hons), MA, MCIfA
Technical Director and Head of Heritage, Cura Terrae - Heritage
- Mr Andrew Cook BA (Hons) MLD CMLI MISEP CEnv, Executive
Director and Head of Environment, Pegasus Group - Landscape
- Mr Nigel Cussen, BSC (Hons) DIP TRP MRTPI, Senior Planning
Director, Pegasus Group -Planning

FOR THE LOCAL PLANNING AUTHORITY:

Freddie Humphreys, Barrister, Kings Chambers was assisted by

- Mrs Kirsty Harte Principal Planning Officer for the LPA, and
- Mr Jamie Wignall Conservation Officer for the LPA.

APP/A3010/W/25/3367817 Condition Schedule (18 in total)

1. The development hereby permitted shall be begun no later than five years from 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). Written notification of the First Export Date shall be given to the Local Planning Authority within 1 month of its occurrence.

3. 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;
- c) a timetable for restoration works following removal of the development, and
- d). an archaeological decommissioning strategy.

4. 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. The approved plans are:

Location plan (OPL011-SP-01_rev07)

Proposed Site Layout Plan (OPL011-PL-01 Rev 12)

Proposed BESS layout plan (OPL011-PL-02_rev05)

Planting plan (571_PP_01 Rev C)

Contextual elevation plan sheet 1 (OPL011-EL-01_rev01)

Contextual elevation plan sheet 2 (OPL011-EL-02_rev01)

Proposed PV detail (OPL011-SD-01-rev02)

Proposed Storage Container (OPL011-SD-02-rev01)

Proposed Welfare Container (OPL011-SD-03-rev01)

Proposed CCTV (OPL011-SD-04-rev01)

Proposed security deer fence (OPL011-SD-05-rev01)

Proposed customer switchgear (OPL011-SD-06-rev01)

Proposed water tank (OPL011-SD-07-rev01)

Proposed battery container (OPL011-SD-08-rev01)

Proposed power control system (OPL011-SD-09-rev01)

Proposed MV transformer (OPL011-SD-10-rev01-MV)

Proposed Access Track (OPL011-SD-11-rev01)

Proposed DNO substation - plan (OPL011-SD-12-rev01)

Proposed DNO substation - section (OPL011-SD-13-rev01)

Proposed palisade fence (OPL011-SD-14-rev01)

Proposed MV Power Station (OPL011-SD-15-rev01)

Access Visibility Review SK, Ref 241210/SK22410/TN01(-00)

5. No development shall take place, including any enabling works such as site clearance works, soil moving, temporary access or compound construction, or any operations involving the use of construction machinery, until a programme for archaeological evaluation has been submitted to and approved in writing by the local planning authority. The programme shall detail the scope of proposed evaluation work, its timings, and objectives and be drawn up by and thereafter undertaken by suitably experienced archaeologists from a professionally accredited archaeological organisation. The programme should make provision for the local planning authority's archaeological advisors to be informed of works and to be allowed access to the site. The findings of the evaluation shall thereafter be published and submitted in writing to the local planning authority.

6. No development shall take place other than in accordance with an Archaeological Mitigation Strategy (AMS) which shall first be submitted to and approved in writing by the local planning authority following the completion of the archaeological evaluation in accordance with Condition 5 above. The AMS shall include provision for any mitigation or monitoring work as informed by the archaeological evaluation to be carried out by a suitably qualified archaeologist or archaeological organisation and shall include provision for the excavation/preservation of archaeological features as appropriate to their level of significance, to be approved in writing by the local planning authority. An archaeological management plan will be required for any archaeological features preserved in-situ. A written report detailing the results and post investigation assessments of any archaeological works shall thereafter be submitted to the local planning authority for local publication within a timeframe to be approved in writing by the local planning authority. No development shall take place other than in accordance with the approved AMS.

7. 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. Any lighting shall be restricted to the substation and battery compound only as shown on the proposed BESS layout plan (OPL011-PL-02_rev05) The external lighting shall thereafter be implemented and maintained in accordance with the approved details.

8. 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.

9. 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.

10. Prior to commencement of development, a Construction Environmental and Traffic Management Plan (CETMP) shall be submitted to and approved in writing by the Local Planning Authority. Within the CTMP 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 in accordance with Construction Noise Management Plan Information Report, dated 1st December 2025;
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) Construction lighting (type and location).
- i) the routing for all traffic associated with the construction of the development to and from the site.

The development shall thereafter be carried out in accordance with the approved CETMP, unless otherwise approved in writing by the Local Planning Authority.

11. Prior to the commencement of development details about hard and soft landscaping (the Biodiversity Gain Plan) shall be submitted to and approved in writing by the local planning authority. The plan shall be in accordance with the revised Planting Plan ref 571_PP_01_Rev C. and include the planting plans with specific schedules of plant species mix, plant sizes, numbers and densities. The approved Biodiversity Gain Plan shall be implemented in full during the first planting season following First Export Date.

12. 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) A non-technical summary;
- b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;

- c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan;
- d) The management measures to maintain habitat during the life of development until decommissioning; and
- e) The monitoring methodology and frequency.

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.

13. No development shall take place (including ground works) until a Construction Ecology Management Plan (CEMP) has been submitted and approved in writing by the local planning authority. The CEMP shall include the following:

- a) a summary of potentially damaging activities including those with potential to impact protected sites;
- b) Identification of 'biodiversity protection zones'
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction including preventing spread of non-native invasive species, disturbance to nesting birds etc.
- d) The location and timing of sensitive works to avoid harm to biodiversity features including protected sites;
- e) The role and responsibilities of on site of an Ecological Clerk of Works and times during construction when they will need to be present on site to oversee works;
- f) Responsible persons and lines of communication or similarly competent person;
- g). Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

14. 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.

15. Prior to commencement of any other construction works and following the discharge of condition 5 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.

16. Prior to the site access arrangements being brought into use visibility splays of 2.4m x 215m as detailed within the Access Visibility Review SK, 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.

17. Prior to the commencement of the construction of the battery energy storage equipment on site, a Battery Safety Management Plan covering the construction and operation phases shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved Battery Safety Management Plan. 7

18. 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, then details of a scheme to repair, re-energize or remove 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.

Appendix C



Appeal Decision

Site visit made on 15 May 2025

by **O Tresise MSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22 July 2025

Appeal Ref: APP/Y0435/D/25/3363991

6 South Street, Castlethorpe, Milton Keynes MK19 7EL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Peter Clarke against the decision of Milton Keynes Council.
 - The application Ref is PLN/2025/0129.
 - The proposed development is described as 'Installation of ground mounted solar panels'.
-

Decision

1. The appeal is allowed, and planning permission is granted for the installation of ground mounted solar panels at 6 South Street, Castlethorpe, Milton Keynes MK19 7EL, in accordance with the terms of the application, Ref. PLN/2025/0129, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site location plan
 - Block plan with indicative solar panel locations, produced on 14 June 2022.
 - 3) No development shall take place until details, including the exact location, orientation, elevations and specifications of the proposed panels, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the solar panels shall be retained in the approved location thereafter.

Application for costs

2. An application for costs was made by Mr Peter Clarke against Milton Keynes Council. This application is the subject of a separate decision.

Preliminary Matters

3. There is a snapshot of the location of the panels in the appellant's Design and Access Statement, and that is different from the block plan with indicative solar panels location. For the avoidance of doubt, I have determined the appeal based on the proposed block plan.

4. The appellant submitted a SuDS Statement with the appeal regarding drainage matters. The document does not make any substantive changes to the proposal but rather provides greater explanatory information. The Council were given the opportunity to comment on the document during the appeal process. As such, I am satisfied that neither the Council nor interested parties would be prejudiced by my taking account of it in my determination.

Main Issue

5. The main issue is the effect of the proposed development on flood risk.

Reasons

6. The site comprises a grassed area located to the rear of No 6 South Street. The area is relatively level; however, there is a noticeable gentle slope towards the rear boundary. Beyond this boundary lies a railway line, at a level considerably lower than the appeal site.
7. The general thrust of the National Planning Policy Framework (the Framework) is to ensure that flood risk is not increased elsewhere as a consequence of new development. It encourages the use of sustainable drainage system (SuDS) to control flow rates and reduce volumes of surface water runoff. However, this should be proportionate to the nature and scale of the proposal. To this end Policy FR2 of the Milton Keynes Council Plan: MK 2016-2031 (Council Plan) requires new development to incorporate SuDS to ensure new development can appropriately manage surface water runoff.
8. The appeal proposal seeks to install up to 54 panels, arranged in three sets forming a U-shape on the grassed area. Based on the drawings provided, the total coverage area would be small. The evidence before me does not suggest there have been any problems with drainage on the site previously in relation to run off to the nearby railway line. There would not be any additional footways, buildings or hardstanding, with the exception of the footings to support the proposed panels and the panels would be placed a good distance from the boundary fence. Hence, any additional run off would likely be marginal in volume, which in combination with the separation distance, leads me to find that the existing ground conditions would be capable of dealing with any increase in run-off.
9. My findings are reinforced by those in the SuDS Statement provided which highlights industry analysis that found that solar panels themselves did not have a significant effect on runoff volume, peaks or time to peak. No technical evidence is presented that would undermine those findings. Consequently, the proposal would not increase food risk elsewhere, including to the adjacent railway lines.
10. Overall, I conclude that the proposal would not result in an unacceptable flood risk, therefore it would comply with Policy FR2 of the Council Plan.

Other Matters

11. The appeal site is located within the Castlethorpe Conservation Area (CCA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The CCA Review (December 2021) states that Castlethorpe is characterised by a relatively limited number of materials that are used in various ways to create buildings of very different appearance.

Houses in the area are often visually associated with an attractive garden plot. The historic integrity, the high-quality craftsmanship of brick and stone construction, and architectural quality contribute positively to the character and appearance of the CCA as a whole and thereby its significance as a designated heritage asset. Bearing in mind the modest scale and discrete location of the proposed development, it would not interfere or detract from the architectural qualities of the built form or important spaces between them that contribute towards its significance. Therefore, the character and appearance of the CCA as a whole would be preserved.

12. 6 South Street is a Grade II listed building. Section 66(1) of the Act requires me, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
13. The appeal site comprises an 18th century house and attached cottage, with 19th century additions. The special interest and significance of this property is principally derived from its architectural and aesthetic qualities which are apparent from South Street. Historic interest stems from the traditional materials and historic fabric embodied in the built form. Further significance comes from rural aspects of its setting, most notably the sense of space and greenery surrounding the building. The appeal site would be within the setting of the listed building. However, the degree of physical separation from the house, modest scale and inobtrusive siting of the solar panels would not undermine the positive rural qualities of the setting. Hence, they would have a neutral impact on the setting of 6 South Street, the significance of which would not be harmed.
14. In the Council's delegated report an observation is made questioning the number of the panels proposed. However, it is clarified that this is not an area of dispute which aligns with advice in paragraph 168 of the Framework whereby the overall need for renewable or local carbon energy need not be demonstrated.

Conditions

15. In addition to the standard time period for the commencement of development, it is necessary in the interest of certainty to list the approved plans. Furthermore, as the proposed block plan presents an indicative layout and there are little details of the orientation, elevations and specifications of the proposed panels, it is necessary to impose a condition to seek these details in the interest of certainty. The Council has suggested a condition to agree a tree survey plan. However, based on the evidence before me I am not convinced that the nature and scale of the development is such that it would be likely to threaten the longevity of trees in the area. Hence, the condition would not be necessary or proportionate in these circumstances.

Conclusion

16. For the reasons given above, and taking into account all relevant matters raised, I conclude that the appeal should be allowed.

O Tresa

INSPECTOR