



Notice of Decision

MR JAMES WALKER
 PEGASUS GROUP
 PEGASUS HOUSE
 QUERNS BUSINESS CENTRE
 WHITWORTH ROAD
 CIRENCESTER
 GL7 1RT

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Application for:	Full Planning Permission Major
Application No:	20/01242/FULM
Applicant:	JBM Solar Projects 6 Ltd
Agent:	Mr James Walker
Proposal:	Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.
Site Address:	Land North Of Halloughton Southwell

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Refuse Full Planning Permission Major** for the development described in the above application, for the reasons set out below.

Reasons for Refusal:

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In the opinion of the District Council the proposed development, by virtue of its sheer scale, siting and close proximity to Halloughton Conservation Area and designated heritage assets therein would have a long-term detrimental impact on the landscape character and visual amenity of the area. The proposal would result in a moderate adverse landscape impact on land cover and a major adverse scale of effects on the local landscape character (Mid Nottinghamshire Farmlands Policy Zones 37, 38 and 39) for the forty-year lifetime of the scheme. There would also be long-term visual impacts on well used public rights of way (PRoW Southwell 74 and PRoW Southwell 43) which would last at least until Year 10 of the development and likely longer. The proposal would also fail to conserve and enhance landscape character and visual amenity and therefore would be harmful to the character, appearance and visual perception of the area. The proposed development would also result in less than substantial harm on the setting and experience of Halloughton Conservation Area, as well as to the setting of listed buildings within the Conservation Area, notably the Church of St James (Grade II) and the Manor House (Grade II*) in addition to resulting in less than substantial harm to the setting of designated

heritage assets within the Brackenhurst complex (Grade II) and South Hill House (Grade II). This level of harm would result in loss of significance to these designated heritage assets.

Although the proposal would undoubtedly bring meaningful environmental and economic benefits to the District, in the context of paragraph 196 of the NPPF and in the overall planning balance, these are not considered sufficient to outweigh the harm identified on the setting of the abovementioned designated heritage assets or the landscape character and visual amenity of the area by the sheer scale and siting of the proposal. The proposal would therefore be contrary to the objective of preservation required under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in conflict with the development plan with particular reference to policies CP9, 10, 13, 14 of the Amended Core Strategy (2019), policies DM4, 5, 9 and 12 of the Allocations and Development Management DPD (2013) in addition to the provisions of the Southwell Neighbourhood Plan (2016), Landscape Character Assessment SPD (2013) and the NPPF (2019) when read as a whole.

Note to Applicant

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Refused drawing numbers:

- Site location Plan - Ref. P18-2917_02 Rev E
- Indicative WPD and Customer Compound Layout - Ref. HLG-01-2001 Rev 01 Sheet 1 of 1
- Indicative WPD and Customer Compound Elevations - Ref. HLG-01-2002 Rev 01 Sheet 1 of 1
- Tree Protection Plan - Highways Access No. BHA_665_03
- Typical Fence, Track & CCTV Details - Ref. JBM-HALLOU-SD-02
- Typical Trench Section Details - Ref. JBM-HALLOU-SD-03
- Typical Inverter Substation Details - Ref. JBM-HALLOU-SD-04
- Typical Inverter Substation Details - Ref. JBM-HALLOU-SD-05
- Typical Battery Storage Systems Details - Ref. JBM-HALLOU-SD-06 Rev A
- Typical Customer Switchgear Details - Ref. JBM-HALLOU-SD-07 Rev A
- Site Access Visibility Splays Plan No. P18-2917 FIGURE 1 Rev A
- Site Layout and Planting Proposal - Ref. P18-2917_12 Sheet No: _ Rev L
- Swept Path Analysis: Proposed Site Access 15.4m Articulated Vehicle No. P18-2917 FIGURE 2 Rev A
- Typical PV Table Details (showing 3 in portrait orientation) - Ref. Typical PV Table Details 3P Rev A
- Typical PV Table Details (showing 6 in landscape orientation) - Ref. Typical PV Table Details Rev A

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 4 March 2021

Note: Attention is drawn to the attached notes.

Appeals to the Secretary of State - If you disagree with the decision of the Local Planning Authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at www.gov.uk/appeal-planning-inspectorate or contact their customer support team by telephone 0303 444 5000 or email enquiries@planninginspectorate.gov.uk

Purchase Notices - If either the Local Planning Authority or The Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council of the District in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).