

Planning appeal for planning application 22/00319/FUL

Submitted to the Planning Inspectorate on 09 September 2023

Before you start

Local planning department	Rushcliffe
Planning application type	Full planning
Planning decision	Refused
Decision date	13 March 2023

Your contact details

Was the planning application made in your name?	Yes, the planning application was made in my name
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Your contact details	Sarah Rocks Renewable Energy Systems (RES) Ltd
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The appeal site

Appeal site address	Land To The West Of Wood Lane And Stocking Lane Kingston Estate Gotham Nottinghamshire NG11 0LF
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Do you own the land involved in the appeal?	You own none of the land involved in the appeal
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Telling the landowners	I've told all the landowners about my appeal I've done this within the last 21 days I used a copy of the form in annexe 2A or 2B
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Do you know who owns the land involved in the appeal?	I know who owns some of the land
Identifying the landowners	I confirm that I've attempted to identify all the landowners, but have not been successful
Advertising your appeal	I've advertised my appeal in the press I've done this within the last 21 days I used a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	No
Telling the tenants	I've told all the tenants about my appeal I've done this within the last 21 days I used a copy of the form in annexe 2a
Visible from a public road	Yes
Health and safety issues	Yes The appeal site is a working farm and depending on when the site visit is taking place there may be activities that an inspector would need to be aware of. It is suggested that the inspector contacts the Applicant prior to a site visit where they intend to deviate from PROW.

Deciding your appeal

How would you prefer us to decide your appeal? Written Representation

Your planning application

Planning application form Vol 1 - Application Form Redacted.pdf

Did you submit a separate ownership certificate and Yes

**agricultural land
declaration with your
application?**

**Planning application
number**

22/00319/FUL

**Ownership certificate
and agricultural land
declaration**

Vol 1 - Application Form which includes Certificate C.pdf

**Is the description of
development on your
application form still
correct?**

Yes

**Plans, drawings and
supporting documents**

vol-1-design-and-access-statement-final.pdf
vol-1-planning-statement-final.pdf
vol-1-statement-of-community-involvement-final-with-
appendices.pdf
figure-1-site-location-plan.pdf
figure-2-04533-res-lay-dr-pt-002.pdf
figure-3-field-numbers.pdf
figure-4-04533-res-lay-dr-xx-001.pdf
figure-5-04533-res-lay-dr-xx-002.pdf
figure-6-04533-res-acc-dr-pt-001.pdf
figure-7-04533-res-ctn-dr-co-001.pdf
figure-8-04533-res-sol-dr-pt-001.pdf
figure-9-04533-res-sec-dr-pt-001.pdf
figure-10-04533-res-sec-dr-pt-002.pdf
figure-11-04533-res-sub-dr-pt-001.pdf
figure-12-04533-res-sub-dr-pt-002.pdf
figure-13-04533-res-sec-dr-pt-003.pdf
sections-1655417 Figure 14 (updated Aug '22).pdf
figure-15-cumulative-map.pdf
figure-16-prow-plan.pdf
indicative_track_with_bridleway_crossings_fina-1655413 figure
17 (added Aug '22).pdf
chia-appx-3b.pdf
chia-appx-3c.pdf
chia-appx-3d-pt-1.pdf
ctmp_vol_3_-_ta_5-1655414.pdf
figure-1.1-lca.pdf
figure-1.2-landscape-designations-1.pdf
figure-1.3-prows-plan.pdf

figure-1.4-viewpoint-locations.pdf
figure-1.5-ztv-with-woodland.pdf
figure-1.6-vps-1-2_opt.pdf
figure-1.7-vps-3-4-v2_opt.pdf
figure-1.9-vps-7-8_opt.pdf
figure-1.10-vps-9-10_opt.pdf
figure-1.11-vp4-y0-y10_opt.pdf
figure-1.13-vp7-y0-y10_opt.pdf
figure-1.14a-lemp.pdf
figure-1.14b-lemp.pdf
figure-1.14c-lemp.pdf
figure-2.1-statutory-environmental-designations.pdf
figure-2.2-non-statutory-environmental-designations.pdf
figure-2.3-habitat-survey-map.pdf
figure-2.11-pond-map.pdf
prow_management_plan_final-1655415 (updated Aug '22).pdf
ta-2.1-phase-1-hs-rep-final-with-appendices_opt.pdf
ta-2.2-bmp-final.pdf
ta-2.3-net-gain-assessment-final.pdf
ta-2.4-bhmp-finaldocx.pdf
vol-3-ta-1-lva-final.pdf
vol-3-ta-2-eca-final.pdf
vol-3-ta-3-chia-appx-3a.pdf
vol-3-ta-3-chia-final.pdf
vol-3-ta-4-fra-dia-1.pdf
vol-3-ta-5-ctmp-finalappx-5a-fig-5.1.pdf
vol-3-ta-5-ctmp-finalappx-5a-fig-5.2.pdf
vol-3-ta-5-ctmp-finalappx-5a-fig-5.3.pdf
vol-3-ta-6-nia.pdf
vol-3-ta-7-gg-1.pdf
vol-3-ta-7-gg-appx-7k.pdf
vol-3-ta-7-gg-appx-7j.pdf
vol-3-ta-7-gg-aviation-receptors.pdf
vol-3-ta-7-gg-rail-receptors.pdf
vol-3-ta-8-ocemp.pdf
vol-3-ta-9-alc-final-with-appendices.pdf
vol-3-ta-10-aia-final-with-appendices.pdf
vol-3-ta-7-gg-residential_opt.pdf
vol-3-ta-4-fra-dia-appx_opt.pdf
CHIA 3d 2.pdf
figure-1.8-vps-5-6_opt.pdf

vol-3-ta-7-gg-appx-7a_opt.pdf
 vol-3-ta-7-gg-road_opt.pdf
 figure-1.12-vp6-y0-y10_opt.pdf
 ECOLOGY_REBUTTAL-1659595.pdf
 response_to_concerns_final-1656343.pdf
 figure-14-viewpoint-locations.pdf
 figure-18-vps-5-6_compressed-1.pdf
 figure-19-vps-7-8_compressed.pdf
 figure-112-vp6-y0-y10_compressed-1.pdf
 figure-113a-lemp_compressed.pdf
 figure-113b-lemp_compressed-1.pdf
 figure-113c-lemp_compressed.pdf
 gba-v6-cmcd_compressed.pdf
 kingston-lva-addendum-final.pdf
 bng_addendum-1701115.pdf
 lva_addendum-1701112.pdf
 revised design-1701088.pdf
 revised_lemp__figure_11a.pdf
 revised_lemp__figure_11c.pdf
 revised_viewpoints-1701091.pdf
 revised_viewpoints-1701092.pdf
 updated-design-04533-res-lay-dr-xx-001.pdf
 04533-res-lay-dr-xx-001-2.pdf

Design and access statement submitted with application

Yes

Design and access statement

vol-1-design-and-access-statement-final.pdf

Decision letter

Decision Letter.pdf

Your appeal

Appeal statement

Appeal Statement of Case Kingston Solar Farm.pdf

Any plans or drawings to support your appeal

No

Do you plan to submit a planning obligation to support your appeal?

No

Any documents to support your appeal

Yes

Supporting documents

Appeal Site Plan (no change from Feb 23).pdf
Appendix B - LVAR.pdf
Appendix B1 Cover Sheet.pdf
Figure 1 - ZTV with Woodland.pdf
Figure 2 - Bare Ground ZTV with %.pdf
Figure 3 - Woodland ZTV with %.pdf
Figure 4 - Mitigation ZTV with %.pdf
Figure 5 - VP Locations.pdf
Figure 6 - VP.A PM_opt.pdf
Figure 7 - Viewpoint B.pdf
Figure 8 - VP.C PM_opt.pdf
Figure 9 - VP.D PM_opt.pdf
Figure 10 - VP.E PM_opt.pdf
Appendix C - Green Belt Assessment.pdf
Appendix D - Pre-application Advice.pdf
Appendix E - Grid Capacity Analysis.pdf
Appendix F - Field Numbers.pdf
Appendix A - Notice of Refusal.pdf
