



RUSHCLIFFE BOROUGH COUNCIL

Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

NOTICE OF REFUSAL OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Exagen Development Ltd
C/o Andrew Mott
17th Floor
Millbank Tower
London
United Kingdom
SW1P 4QP

REFERENCE NO : 24/00161/FUL

APPLICANT : Exagen Development Ltd

DEVELOPMENT : Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling.

LOCATION : Land West Of Bradmore Road And North Of Wysall Road Land
West Of Wysall Wysall

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 16 February 2024, for the above development hereby in pursuance of their powers under the above-mentioned Act,

REFUSE PERMISSION

for the development described in the application for the reasons set out below:-

1. The proposal would result in a significant adverse visual impact upon the landscape character of the area, particularly when the impacts are considered cumulatively with the consented solar farm to the west of the site. The proposal would result in major adverse effects upon users of the Public Rights of Way which run through and near to the site, impacting on their ability to enjoy the rural landscape character which would be diminished and changed by virtue of the industrialisation of the area and the resultant enclosed industrial corridors. The proposal is therefore contrary to Policy 10 (Design and Enhancing Local Identity) of LPP1 and Policy 1 (Development Requirements), Policy 16 (Renewable Energy), Policy 22 (Development in the Countryside) and Policy 34 (Green Infrastructure and Open Space Assets) of LPP2 as the benefits of the development do not outweigh the adverse effects on the users of the Public Right of Way and the wider landscape character.

- 2. The proposed development would cause harm to the setting of the Grade I listed Holy Trinity Church, Grade II listed Manor Farmhouse and Highfields and the Wysall Conservation Area. The harm identified is towards the middle level of the less than substantial scale and whilst the benefits of the proposal in terms of renewable energy are acknowledged, the public benefits do not outweigh the identified harm. The proposal is therefore contrary to Policy 10 (Design and Enhancing Local Identity) and Policy 11 (Historic Environment) of LPP1 and Policy 1 (Development Requirements), Policy 16 (Renewable Energy) and Policy 28 (Conserving and Enhancing Heritage Assets) of LPP2 and Chapter 16 (Conserving and Enhancing the Historic Environment) of the NPPF.**
- 3. The impacts of the proposal upon protected species including the permanent negative residual impact upon Skylarks, is not considered to be adequately diminished by the proposed mitigation measures. The impact is not outweighed by the benefits of the scheme and the proposal is therefore contrary to Policy 1 (Development Requirements), Policy 16 (Renewable Energy) and Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the LPP2 and Chapter 15 (Conserving and Enhancing the Natural Environment) of the NPPF.**
- 4. Notwithstanding the mitigation measures proposed, it has not been demonstrated to the satisfaction of the Local Planning Authority, that the battery storage element of the proposal would not result in potential adverse fire safety impacts to the detriment of the public through subsequent contamination impacts and risks to safety. The proposal would therefore be contrary to Policy 40 (Pollution and Land Contamination) of the LPP2 and Chapter 15 (Conserving and Enhancing the Natural Environment) of the NPPF.**

Note-

Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and to address concerns/objections raised in letters of representation submitted in connection with the proposal. Despite making a number of amendments to the scheme to address some of the unacceptable impacts, the proposal remains unacceptable and planning permission has been refused.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



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Authorised Officer on behalf of Rushcliffe Borough Council
19th June 2025