

Rushcliffe Borough Council Planning Application Reference – 24/00161/FUL  
Planning Inspectorate Reference – To be confirmed  
Pegasus Reference – P25-1631

24 October 2025

Dear Sir/Madam

**In respect of Section 78 Appeal: Land West of Bradmore Road and North of Wysall Road, Land West of Wysall, Wysall. For the 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 (Old Wood Energy Park). On behalf of Exagen Development Ltd.**

I write on behalf of Exagen Development Ltd. (the “Appellant”) in support of a Section 78 Appeal for the 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 (Old Wood Energy Park) at land West of Bradmore Road and North of Wysall Road, Land West of Wysall, Wysall. The appeal follows the decision of Rushcliffe Borough Council (‘the LPA’) to refuse an application for full planning permission (LPA ref: 24/00161/FUL) (‘the planning application’) as resolved by Members at Planning Committee on 12 June 2025 (against Officer recommendation), as confirmed in a decision notice dated 19 June 2025, citing four reasons for refusal.

The Appellant is proposing some minor modifications to the Appeal Proposals prior to the appeal being determined. Subject to the Inspector agreeing, the appeal will be considered on the basis of the resulting slightly modified project. These minor proposed changes include:

- Some micro siting of electrically sensitive equipment in four locations to take account of latest surface water flood data published by the Environment Agency.
- Inclusion of 2 above ground fire water storage tanks to supplement the previous fire water provisions, to seek further compliance with National Fire Chief Council.
- Minor track changes to the south of fields 5 and 6 to allow for extra hedgerow planting to the north of the public right of way, alongside some extra hedgerow tree planting to the south of field 3 and other minor hedgerow gapping up as illustrated on the Enhanced Landscape Strategy (Drg no. P25-1631\_EN\_O2E).
- Inclusion of additional retained arable land managed for nesting skylark in fields to the east of fields 6 and 10 towards Bradmore Road.

5th Floor (East), Capitol, Russell Street, Leeds. LS1 5SP  
T 0113 2878200 E Leeds@pegasusgroup.co.uk  
Offices throughout the UK.

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Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

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Accordingly, in addition to the plans and documents submitted prior to determination of the planning application, this appeal is supported by the following documents and plans:

- Main Statement of Case
- Statement of Case Appendix 1 – Landscape Hearing Statement
- Statement of Case Appendix 2 – Heritage Hearing Statement
- Draft Main Statement of Common Ground
- Draft Landscape Statement of Common Ground
- Draft Heritage Statement of Common Ground
- Site Layout Plan Drg no. WLL02A-EXG-04-00-D-K001 Rev. P07
- Site Layout Plan (with EA Flood Risk 2025) Drg no. WLL02A-EXG-04-00-D-K003 Rev. P07
- Enhanced Landscape Strategy Drg no. P25-1631\_EN\_O2E
- Typical Water Storage Tank Elevations Drg no. WLL02A-EXG-05-ZZ-D-K014 Rev. P01
- Summary of Changes Report, dated October 2025, prepared by Exagen
- Summary of Changes Plan Drg no. P25-1631\_EN\_O3C
- Updated Flood Risk Assessment & Surface Water Drainage Strategy, dated October 2025, prepared by Pegasus Group
- Flood Risk Sequential Assessment and Exception Test, dated October 2025, prepared by Pegasus Group
- Updated Ecological Impact Assessment, including Biodiversity Net Gain Assessment, dated October 2025, prepared by Clarkson & Woods
- National Fire Chief Councils (NFCC) Compliance Report, ARC, August 2025
- Report on an Archaeological Evaluation, prepared by York Archaeology, October 2025
- Summary of Consultation Report, report to be prepared by Exagen and submitted to the Planning Inspectorate (to be submitted following validation of appeal). This document will summarise the consultation exercise undertaken by the Appellant following micro-siting alterations to the Proposed Development layout and documentation prepared in support of the appeal listed above. This document will also include comments received as part of the consultation exercise.



Yours faithfully,

**Matthew Padgett**  
**Planner**

[matthew.padgett@pegasusgroup.co.uk](mailto:matthew.padgett@pegasusgroup.co.uk)