



RUSHCLIFFE BOROUGH COUNCIL
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

NOTICE OF REFUSAL OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Ms Sarah Rocks
Beaufort Court
Egg Farm Lane
Kings Langley
Hertfordshire
WD4 8LR

REFERENCE NO : 22/00319/FUL

APPLICANT : Ms Sarah Rocks

DEVELOPMENT : Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements

LOCATION : Land To The West Of Wood Lane And Stocking Lane Kingston Estate Gotham Nottinghamshire NG11 0LF

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 18 February 2022, for the above development hereby in pursuance of their powers under the above-mentioned Act,

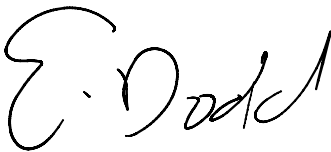
REFUSE PERMISSION

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

The proposals would result in substantial harm to the Green Belt by reason of adverse impact on openness, visual amenity and impact on amenity of users of the well-connected nearby Public Rights of Ways and Bridleways which cross or lie adjacent to the application site. The proposed Very Special Circumstances of the wider benefits of renewable energy generation associated with the application (and other wider environmental benefits) do not outweigh the harm to the Green Belt contrary to paragraph 149 of NPPF which requires substantial weigh to be given to any harm to the green belt. In these circumstances, the proposed development is therefore considered to be contrary to Policy 16 - Renewable Energy and Policy 21 - Green Belt of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies together with paragraphs 147, 148 and 149 of the NPPF.

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure (England) Order) 2010 as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application seeking appropriate amendments and information to allow it to make an informed recommendation. This recommendation was carefully considered by the Planning Committee and although planning permission has been refused contrary to recommendation the reasons for refusal are precise and clearly defined.

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>



.....
Authorised Officer on behalf of Rushcliffe Borough Council
13th March 2023