



DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES

REF: APP/B3030/W/21/3279533

NEWARK AND SHERWOOD DISTRICT COUNCIL REF: 20/01242/FULM

TOWN AND COUNTRY PLANNING ACT 1990 (AMENDED)

SECTION 78

APPEAL

By JBM Solar Projects 6 Ltd

AGAINST

the decision of the Local Planning Authority (LPA) Newark and Sherwood District Council to refuse
permission for the

*“Construction of a solar farm and battery stations together with all associated works, equipment and
necessary infrastructure”*

At

Land North of Halloughton, Southwell

PLANNING PROOF OF EVIDENCE APPENDICES

by

Honor Whitfield MRTPI

on behalf of Newark and Sherwood District Council

Appendix A

This table identifies all solar photovoltaic developments approved in the District since 2011.

NSDC Planning Reference	Proposal	Date Approved	Output (kW)
11/00333/FULM	Installation of 4.6MW solar farm with associated infrastructure	25-May-11	46000
11/00488/FUL	Installation of solar photovoltaic panels to the existing flat roof of the club house	17-Jun-11	7.56
11/00535/FUL	Installation of a solar photovoltaic array to south facing roof slope of six detached single storey poultry sheds and erection of ancillary electrical equipment.	12-Jul-11	264
11/00831/FUL	The installation of Solar PV panels to the south facing roof of Yates Engineering workshop at The Station Yard, Thurgarton NG14 7HD	17-Aug-11	9.67
11/01547/FUL	Installation of ground based solar PV system	28-Dec-11	42000
11/01346/FUL	Installation of 50kW solar array to roof of poultry unit	29-Dec-11	50
11/01136/FUL	Installation of a solar photovoltaic array flush mounted to south facing roof slope of two single storey poultry sheds and erection of ancillary electrical equipment.	29-Dec-11	50
11/01345/FUL	Erection of a 50kW solar array on existing poultry farm roof	29-Dec-11	50
11/01616/FUL	Installation of a 10kW Solar P.V. system to the roof of the premises. The installation will consist of 42 solar panels mounted on the roof in 2 lines of 21 panels. The panels will be mounted on extruded aluminium beams which are fixed to the roof using a	04-Jan-12	10
11/01553/FUL	The proposed installation of solar photovoltaic panels on the roof of the building at Old Hall Farm to generate renewable energy.	10-Jan-12	41.6
11/01793/FUL	Installation of a 50kW solar photovoltaic array on south facing roof slope of single poultry houses (part retrospective)	02-Mar-12	50
11/01519/FUL	Installation of photovoltaic solar panels on the roof of the existing grain store	10-Apr-12	5.32
12/00300/FUL	Installation of 6KW solar photovoltaic array to roof (retrospective)	22-May-12	6
12/00568/FUL	Installation of ground mounted photo voltaic solar panel array	19-Jun-12	3.84

12/00648/FUL	Installation of solar photovoltaic array to south facing roof slope of barn (retrospective)	25-Jul-12	0.25
12/01069/FUL	Installation of a 250kW Ground Mounted Solar PV Array	27-Sep-12	250
12/01311/FUL	Installation of a 730kW Ground mounted solar PV array and all associated electrical connections.	14-Jan-13	730
13/00581/FUL	The proposal is for a 31.5kW ground mounted solar PV array consisting of 126 panels.	09-Jul-13	31.5
12/01594/FULM	Solar Farm	12-Aug-13	9800
13/01169/FUL	Installation of a 180kWe ground mounted solar PV system comprising of approximately 734 panels	01-Nov-13	180
14/00975/FULM	Construction of a Solar Farm with On-Site Equipment Rooms and Plant, Security Fencing, Landscaping and Associated Works (Resubmission of 13/01422/FULM)	23-Jul-14	14000
14/01297/FUL	Installation of 160 solar panels (40kw) which will be ground mounted within the garden of Virginia Cottage. The power generated will be used by the dwelling and associated buildings.	12-Sep-14	40
14/00839/FULM	Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations communications building, storage building, fence and pole mounted security cameras, for the life	08-Oct-14	11650
14/01546/FULM	Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar far	10-Dec-14	19670
14/01853/FUL	Proposal for 240 kW ground mounted solar PV system comprising of 960 panels	06-Jan-15	240
14/01782/FULM	Erection of a total of 26,200sqm floor space (GIA) for B8 use (storage and distribution) including 1,550sqm ancillary office space (Use Class B1), the construction of a ground mounted solar farm totalling 2.2ha in size and associated works.	13-Jan-15	1900
14/01705/FUL	Erection of Ground Mount Solar PV Panel Array including extension to pump building to house the solar inverters, erection of security fencing and erection of CCTV Cameras	30-Jan-15	240
14/02180/FUL	Installation of 10Kw ground mounted solar PV array in the rear garden of the property	05-Mar-15	10

15/00083/FULM	Installation of a solar farm comprising a solar panel array, new or upgraded access tracks, inverter units, transformer buildings, substation, and associated infrastructure for the generation of renewable energy.	11-May-15	2620
15/00622/FUL	Erection of a ground mounted solar PV array in two sections; 1) 2 x 6 panels in portrait and 2) 2 x 30 panels in portrait on aluminium framework. Extension to existing garage to form plant room for Biomass Boiler, including new flue. Erection of new pellet store.	04-Jun-15	24
15/00324/FULM	Construction of solar photovoltaic farm with attendant equipment and infrastructure	15-Jun-15	25000
15/00716/FUL	Installation of Ground Mounted Solar Array	23-Jun-15	100
15/00666/FUL	Installation of a 100kW solar PV system	01-Jul-15	100
15/00665/FUL	The proposed development is for a 150kW solar PV array. The solar PV array covers an area of b78m x a147m x h19m: 1 array of 120 panels, 1 array of 200 panels and 1 array of 280 panels. This includes fencing and room for access.	01-Jul-15	150
15/00875/FULM	Construction of a 4.64MW Solar Farm, to include the installation of solar photovoltaic panels with transformer inverters, substations, security fence and gate and other associated infrastructure	09-Sep-15	4640
15/01698/FUL	200kW Solar PV array on unused, currently available land	17-Nov-15	200
15/01206/FULM	Installation of a solar farm in the order of approximately 4.99 MWp and associated infrastructure	13-Jan-16	4990
13/00893/FULM	Installation of 3.22MW solar park and associated infrastructure and erection of 1 No. 500kW wind turbine measuring 60m to the hub and 87m to the blade tip	19-Apr-16	3220
16/00840/FUL	Installation of solar panels (retrospective)	20-Jul-16	260
16/01048/FUL	Installation of 249.6kW of Solar PV panels covering an area of 130m x 30m: 4 arrays of 240 panels.	25-Aug-16	249.6
17/00084/FUL	Erection of ground mounted Photo Voltaic panels for Bankwood House, including alterations to ground levels	18-Apr-17	10
17/00718/LDC	Application for a Lawful Development Certificate for solar PV system to roof	31-May-17	113362
18/00410/FUL	Installation of 100kW of solar panels (an extension of an existing 250kW array which was granted permission 16/01048/FUL). The solar PV array would cover an area of 48m x 30m; 4 arrays of 92.	24-Apr-18	100

18/01565/FULM	Solar PV array covers an area of 130m x 150m. The full array will be made up of 12 rows of 352 panels. Each row will be made up of 8 tables of 44 panels.	28-Nov-18	1140.48
19/00059/FUL	Installation of a ground mounted solar PV array. One row of 28 single panels in rear garden of residential dwelling	15-Feb-19	11.34
18/02319/FUL	Construction of 199kwp ground mount solar PV installation and switch room building	04-Jun-19	199
19/01165/FULM	Installation and operation of a solar farm, 132kV electrical substation and associated infrastructure	26-Sep-19	49900
19/01299/FULM	Solar farm and associated development including substation compound and buildings, inverter cabins, battery compound and containers, storage buildings, switchgear buildings and communications buildings.	06-Nov-19	49900
19/01408/FULM	Installation and operation of a solar farm, 132kV electrical substation and associated infrastructure	29-Nov-19	49900
21/00428/FUL	Installation of 88 ground mounted solar PV panels.	04-May-21	26.4
20/02501/FULM	Installation and operation of a Solar Farm together with all associated works, equipment and necessary infrastructure.	20-May-21	49900

N.B. In addition to the above identified schemes, consent has been granted in the district for a number of small scale domestic renewable energy proposals.

Appendix B

This table identifies all renewable energy applications (save for applications for solar farm developments) approved in the District since 2011.

NSDC Planning Reference	Proposal	Date Approved	Output (kW)
10/01487/FUL	Erection of 275kW wind turbine (Resubmission)	13-Jan-11	274
10/01605/FUL	Erection of a wind turbine (maximum height to blade tip 66.7m) and associated infrastructure including access tracks, external compact housing with underground cabling to the wind turbine, turbine foundation, crane hardstanding and floodplain storage area	13-Apr-11	330
11/00435/FUL	Erection of 275KW wind turbine (Re-Submission)	25-May-11	275
11/00276/FUL	Installation of a 500kW wind turbine with hub height of 75m, blade diameter of 54m blade to a maximum height of 102m to tip. Transformer station building at turbine base and all ancillary works.	07-Sep-11	500
11/00508/FUL	Installation of 1 wind turbine, with a maximum height to tip of 74m, a new access track, a hardstanding, a small substation, and associated infrastructure.	08-Sep-11	800
11/00873/FUL	Erection of single wind turbine 50 metre hub height, 77m to blade tip	30-Nov-11	500
11/00589/FUL	Erection of 1 twin-bladed wind turbine, with maximum height to tip of 24.8m, and concrete base of 5m ²	12-Dec-11	11
11/01371/FUL	Erection of single wind turbine with hub height of 55m and blade tip height of 71m	19-Dec-11	275
11/01156/FUL	Erection of Wind Turbine (50 metres to hub, 67 metres to tip) and transformer kiosk.	16-Feb-12	330
12/00433/FUL	Installation of biomass heating plant and associated pipe trench	07-Jun-12	680
12/00716/FUL	Erection of a single wind turbine up to 67m in height to blade tip and transformer kiosk (amendment to planning consent 11/01156/FUL)	27-Jul-12	330
12/00916/FUL	Erection of a wind turbine (Renewal of extant planning permission 09/00646/FUL)	15-Aug-12	11
11/01588/FULM	Erection of 3no wind turbines of height between 105m and 126.5m to tip and associated infrastructure including access tracks, 1 switchgear and control building with transformers and grid	22-Aug-12	7500

	connection infrastructure, underground cabling, turbine foundations,		
12/00949/FUL	Installation of 1 wind turbine, with a maximum height to tip of 77m, a section of new access track, a hardstanding, a small substation and associated infrastructure.	07-Dec-12	500
12/01415/FUL	Erection of single wind turbine	19-Apr-13	50
12/01763/FUL	The installation of a 500kW wind turbine. Hub height 75m, 54m blade diameter and tip height 102m agl. Tower diameter 3.6m at ground level. To include transformer station building at turbine base and all ancillary works. (Grid Reference 476578 358219)	17-Jun-13	500
13/00742/FUL	Erection of a Single Wind Turbine (Resubmission of Planning Application 12/01415/FUL)	09-Aug-13	50
13/00406/FUL	The installation of a 500kW wind turbine. Hub height 75m, 54m blade diameter and tip height 102m agl. Tower diameter 3.6m at ground level. To include transformer station building at turbine base and all ancillary works.	06-Sep-13	500
13/00682/FUL	Erection of a wind turbine (maximum height to blade tip of 77m) and associated infrastructure including external compact housing with underground cabling to the wind turbine and turbine foundation.	10-Sep-13	500
13/00452/FUL	Erection of 2no. three bladed, 10kW wind turbines 14.94m to hub, 21.54m to blade tip	30-Sep-13	20
13/01190/FUL	Erection of 1 No. 500kW wind turbine measuring 60m to the hub and 87m to the blade tip	14-Oct-13	500
13/00952/FUL	Proposed Erection of 1 No. Wind Turbine and Associated Works and Infrastructure and the Decommissioning and Removal of a Previously Approved Vergnet Wind Turbine and Associated Infrastructure at Rufford Forest Farm, Farnsfield	11-Nov-13	500
12/01075/FUL	Erection of Wind Turbine (500kW) with a hub height of 50 metres and a tip height of 78 metres.	11-Dec-13	500
13/00967/FUL	Installation and commissioning of a single 10kW wind turbine	09-Apr-14	10
14/00914/FUL	Installation and commissioning of three small scale wind turbines (hub height 14.9m, tip height 21.5m)	04-Sep-14	30
13/01651/FUL	Installation and Commissioning of a single 500kW Wind Turbine Generator with a height of 62m to Blade Tip	11-Sep-14	500

14/01415/FUL	Erection of a Steel Portal Frames building with composite classign designed to house a biomass boiler and fuel store for burning on site poultry litter to heat the site	02-Oct-14	2088
14/01414/FUL	Erection of a Steel Portal Frames Building with Composite classing designed to house a BioMass boiler and fuel store for burning on site poultry litter to heat the site	02-Oct-14	2088
13/01061/FUL	Single 60kW Wind Turbine (triple bladed design) with hub height of 36.8m and tip height of 48.5m	08-Oct-14	60
13/01371/FUL	Erection of wind turbine with a tip height up to 77m agl, to include transformer station at base and all ancillary works.	09-Oct-14	500
13/01701/FUL	Erection of a single 500kW wind turbine with a hub height of 50 metres, a rotor diameter of 54 metres and a height to tip of 77.3m	08-Dec-14	500
14/00442/FUL	Erection of a single 500kW wind turbine, with a hub height of 75 metres and rotor diameter of 54 metres, producing a tip height of 102m.	16-Dec-14	500
15/00308/FUL	The demolition of an agricultural shed and the erection of a shed to house a biomass boiler, fuel store and general agricultural storage	17-Apr-15	199
15/00215/FUL	Erection of a single 500kW wind turbine with a hub height of 50 metres, rotor diameter of 54 metres and a tip height of 77 metres.	10-Jun-15	500
14/02169/FUL	Installation and commissioning of a single 500kW wind turbine generator (Hub Height of 40m and Tip Height of 67m)- Minor Alteration to planning permission 13/01651/FUL	05-Aug-15	500
13/00893/FULM	Installation of 3.22MW solar park and associated infrastructure and erection of 1 No. 500kW wind turbine measuring 60m to the hub and 87m to the blade tip	19-Apr-16	3220
16/00507/FULM	The change of use of a former agricultural farmstead and attached land including a small wood to be used for a rural business use including a new bio-mass boiler and metal container for log drying.	11-May-16	175
17/00952/FUL	Extension of the existing Biomass plantroom to allow sufficient space for a new CHP plant and gas fired boiler plant.	17-Jul-17	332
17/00872/FUL	Installation of 3.4m diameter hydropower screw turbine and associated access & infrastructure	25-July-17	60

17/01220/FUL	Proposed change of use of building from agriculture to a mixed use comprising agriculture (the Applicants' existing forestry business) and the storage of surplus woodchip for sale on to others as biofuel, incorporating the retention of flue (installed Aug 2016) for the existing biomass boiler and the recladding of external elevations	01-Sep-17	245
17/01121/FUL	Proposed installation of a new biomass housing and 660kW biomass boiler.	13-Sep-17	660
17/00472/FULM	Amendment to planning approval 16/00507/FULM; to relocate existing Biomass Boiler and drier, install a second biomass boiler and drier.	12-Feb-18	350
16/01271/FUL	Use of land and building and siting of container, biomass boiler and Wood Chip Clamp in connection with wood fuel production business (retrospective, resubmission)	01-Mar-18	210
18/00228/FUL	Erection of a building to house two biomass boilers and a pellet storage area, to provide up to 120kW energy to the Care Home.	27-Mar-18	120
18/01477/FULM	Erection of a Hydropower Electricity Generating Station, supported by energy storage and fish passage in the area of land adjacent to Cromwell Weir on the right bank of the River Trent near Collingham. The purpose of this development is to generate and s	27-Mar-19	1600
18/02222/FUL	Hydroelectric generation plant comprising Archimedes screw turbines, an adjustable weir crest, a new multi-species fish pass, a turbine house building, hydraulic channels, trash screening, access improvements, an electrical substation and underground cabling	29-Mar-19	330
19/00744/FUL	Retrospective installation of 60kW Ground Source Heat Pump	18-Jun-19	60
19/01223/FUL	Installation of 2 no. biomass boilers with incorporated boiler flues, 2 no. fuel storage silos and associated installation equipment (retrospective)	21-Aug-19	1400
19/01590/FUL	Retrospective installation of 6 no. biomass boilers, 6 no. flues, 4 no. fuel storage silos and associated installation equipment	19-Nov-19	1194
19/01593/FUL	Installation 6 no. biomass boilers, 6 no. flues, 4 no. fuel storage silo's and associated installation equipment (retrospective)	19-Nov-19	1194
19/01589/FUL	Install 6 no. biomass boilers, 6 no. flues, 3 no. fuel storage silo's and associated installation equipment (retrospective)	28-Nov-19	1194
20/00201/FUL	Change of use of land and barn for the storage,	03-Jun-20	350

	processing and distribution of timber solid fuel including associated kilns, workshop, office and biomass boilers (retrospective)		
20/00524/FUL	Retrospective application to retain four installed biomass boilers serving six chicken production units	10-Jul-20	1192
20/00823/FUL	Extension to existing wood store and Biomass boiler facility	21-Jul-20	120
20/01080/FUL	Replacement biomass boiler and 13.5m tall chimney	22-Jul-20	840
20/02533/FUL	Installation of a 100kW ground source heat pump system comprising of 1 x Stiebel Eltron WPE 87kW and 1 x Stiebel Eltron WPF S 13kW units and associated ground collector.	16-Feb-21	100

N.B. In addition to the above identified schemes, consent has been granted in the district for a number of small scale domestic renewable energy proposals.

Appendix C

This table identifies all solar photovoltaic developments in the District currently pending consideration, out for pre-application community consultation and pending an EIA Screening Opinion. The table is representative of the proposals as of 3rd November 2021.

NSDC Planning Reference	Proposal	Status	Output (kW)
21/01577/FULM	Installation of a solar farm and battery storage facility with associated infrastructure	Pending Consideration	49900
21/SCR/00008	Installation of a 49.9MW solar farm and associated infrastructure	Pre-application public consultation. Request for EIA Screening Opinion Pending Consideration	49900
21/SCR/00009	Installation of a 49.9MW solar farm and associated infrastructure	Pre-application public consultation. Request for EIA Screening Opinion received – EIA Not Required	49900
21/SCR/00010	Installation of a 49.9MW solar farm and associated infrastructure	Pre-application public consultation. Request for EIA Screening Opinion received – EIA Not Required	49900