

The Owner/Occupier

Telephone: 01636 650000
Email: planningappeals@newark-sherwooddc.gov.uk

Date: 31 July 2025

Dear Sir/Madam

Town and Country Planning act 1990 - Appeals Under Section 78 on behalf of Assured Asset Solar 2 Ltd.

Consultation on amendments to proposed development.

Site Address:	Land To The West Of Main Street Kelham
Proposal:	Proposed ground mounted photo voltaic solar farm and battery energy storage system with associated equipment, infrastructure, grid connection and ancillary work.
Application Ref:	23/01837/FULM
Appeal Reference No:	APP/B3030/W/25/3364181
Appellant:	Assured Asset Solar 2 Ltd - Mr Innes

I am writing to let you know that Assured Asset Solar 2 Ltd (the Appellant) has lodged a planning appeal in respect of the Kelham Solar Farm and Battery Energy Storage System at the above site. The appeal was lodged with the Planning Inspectorate on 16 April 2025 (appeal reference number APP/B3030/W/25/3364181). This follows the refusal of planning permission by Newark and Sherwood District Council (the Council) on 31 January 2025 for:

"Proposed ground mounted photo voltaic solar farm and battery energy storage system with associated equipment, infrastructure, grid connection and ancillary work".

Further details of the planning application (including those documents referred to below) and appeal documents are available to view on the Council's planning application website at <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/> (search using application ref: 23/01837/FULM).

The Appellant has invited the Inspector to determine the Appeal on the basis of a **revised Landscape Masterplan drawing** (titled: Landscape Masterplan HC1002/02/16 rev 3).

The following documents have also been updated to reflect and explain the amendments sought:

- Site Layout - HC1002/05/03 rev 5
- Public Access Details - HC1002/05/27 rev 3
- Archaeological Mitigation Areas - HC1002/05/28 rev 3

The proposed changes to the scheme are as follows:

- **Amendment A – Additional hedgerow** - The inclusion of additional hedgerow along existing PRoW running along the western boundary, leaving a minimum 10m corridor for the permissive bridleway and existing footpath. This has resulted in the loss of 80 panels;
- **Amendment B – Permissive bridleway proposal** - The extension of the dotted yellow line illustrating the proposed permissive bridleway route to Broadgate Lane;
- **Amendment C – Hedgerow key amends** - The addition of 3m reference in the key to the Existing and Proposed hedgerows;
- **Amendment D – General key amends** - Amendment to typos in the key;
- **Amendment E – Alignment of PRoW offsite** - Amended alignment of the PRoW off site where it exits the middle of the western boundary heading west. Please note the 'definitive' map is different to the OS base. The OS base appears to follow a track – both have been shown for the avoidance of doubt;
- **Amendment F – Orchid Annotation** - Annotation of the 'orchid' area;
- **Amendment G – Proposed interpretive boards** - Depicting the location of proposed interpretive boards.

A period of consultation is now being conducted to allow interested parties the opportunity to make comments on the amendments to the appeal scheme and the material submitted.

How to respond

If you wish to make any comments, please ensure that they are received no later than **22nd August 2025** via either of the following methods:

- Online at: Appeals Casework Portal at <https://acp.planninginspectorate.gov.uk>
- By post to: Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

All correspondence should contain the reference: '**APP/B3030/W/25/3364181 - Kelham Solar Farm and Battery Energy Storage System Appeal Consultation Response**'.

Please note that this is not a consultation run on behalf of Newark and Sherwood District Council. All comments received will be forwarded to the Planning Inspectorate for the Inspector's attention, and copied to the Appellant, prior to the opening of the appeal Inquiry.

Comments will be considered by the appointed Inspector alongside all other consultation responses that have already been received on this appeal. All comments submitted will be in the public domain and may be referred to during the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Yours faithfully

Kevin McDonald
Technical Support Officer
Planning Development Business Unit

