

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference APP/B3030/W/25/3364181

Appeal By ASSURED ASSET SOLAR 2 LTD

Site Address
Land north of Main Road
Kelham
Nottinghamshire
NG23 5QY
Grid Ref Easting: 476643
Grid Ref Northing: 354981

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☒ No ☐

Please explain

No, it is not "necessary" but would be beneficial given the overall size of the site and the scale of the development, particularly given that the landscape and visual impact are important considerations of the appeal.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application? Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	☐ No	☒
7. Does the appeal relate to a county matter?	Yes	☐ No	☒
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			☒
Minor Developments			☐
Other Developments			☐
8.a. Major Developments			
Dwellings			☐
Offices/R and D/light industry			☐
General industry/storage/warehousing			☐
Retail and services			☐
Traveller caravan pitches			☐
All other major developments			☒
Is the appeal site within:			
9.a. A Green Belt?	Yes	☐ No	☒
9.b. An Area of Outstanding Natural Beauty?	Yes	☐ No	☒
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	☐ No	☒

PART 3			
11. Would the development require the stopping up or diverting of a public right of way?	Yes	☐ No	☒
12.a. Is the site in a Conservation Area?	Yes	☒ No	☐
Please attach a plan of the Conservation Area			
☒ see 'Questionnaire Documents' section			
12.b. Is the site adjacent to a Conservation Area?	Yes	☐ No	☒
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	☐ No	☒
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	☐ No	☒
13.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☒
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	☐ No	☒
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	☐ No	☒
16. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☒
17. Have you made a Local Development Order under s61A to 61C of the Town	Yes	☐ No	☒

and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes ☐ No ☒

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes ☐ No ☒

19.b. Are any protected species likely to be affected by the proposals? Yes ☐ No ☒

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

20.c.i. Have you issued a screening opinion (SO) Yes ☒ No ☐
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence
☒ see 'Questionnaire Documents' section

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes ☒ No ☐
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
☒ see 'Questionnaire Documents' section

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☒ No ☐
Please attach copies of any comments that you have received in response.
☒ see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; ☒

☒ [see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; ☒

☒ [see 'Questionnaire Documents' section](#)

Deadline

12/06/2025

24.c. all representations received from interested parties about the original application; ☒

☒ [see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification; ☐

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan); ☒

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

DM 4 5 7 8 9 10 12; CP 9 10 12 13 14; SP 3 7

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption; ☒

In the case of emerging documents, please state what stage they have reached.

☒ [see 'Questionnaire Documents' section](#)

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☐

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

01/12/2011

24.o. any other relevant information or correspondence you consider we should know about. ☐

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☒

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☒

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference 23/01837/FULM

Completed by Kevin McDonald

On behalf of Newark & Sherwood District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/B3030/W/25/3364181

Appeal By ASSURED ASSET SOLAR 2 LTD

Site Address
Land north of Main Road
Kelham
Nottinghamshire
NG23 5QY
Grid Ref Easting: 476643
Grid Ref Northing: 354981

The documents listed below were uploaded with this form:

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Kelham CA Map.pdf

Relates to Section: PART 4
Document Description: 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.
File name: 22.SCR.00012 Decision Letter.pdf

Relates to Section: PART 4
Document Description: 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
File name: 1426092-3.4 OCEMP FINAL.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: EA 12 November 2024 (2).pdf
File name: EA 24 June 2024.pdf
File name: EA 12 November 2024.pdf
File name: EA 19 December 2024.pdf
File name: LLFA 08.11.23.pdf
File name: Historic Environment Officer 27..06.24.pdf
File name: EH Officer 12 July 2024.pdf
File name: Landscape Architects.pdf
File name: EH Officer 21 December 2023.pdf
File name: National Highways 5 February 2025.pdf
File name: Historic Environment Officer 26.01.24.pdf
File name: National Highways 7.11.23.pdf
File name: LLFA 17 July 2024.pdf
File name: National Highways response 20 February 2024.pdf
File name: Natural England 04 December 2023.pdf
File name: Natural England 08 August 2024.pdf
File name: National Highways response 20 May 2024.pdf
File name: National Highways 25 June 2024.pdf
File name: Natural England Annex A.pdf
File name: NCC Highways 12.70.24.pdf

File name:	NCC Highways 31.10.23.pdf
File name:	NCC ROW 11 July 2024.pdf
File name:	NCC ROW 17 Sep 2024.pdf
File name:	NCC Highways 15.2.24.pdf
File name:	Natural England 18 July 2024.pdf
File name:	NOTTINGHAMSHIRE FIRE AND RESCUE SERVICE 04.01.24.pdf
File name:	RECTORY FARM AIRFIELD.pdf
File name:	Notts Fire and Rescue 04 July 2024.pdf
File name:	AVERHAM KELHAM AND STAYTHORPE PARISH COUNCIL (2).pdf
File name:	TVIBD 13 December 2023.pdf
File name:	Averham Kelham and Staythorpe Parish Council.pdf
File name:	Notts Fire and Rescue 04 January 2024.pdf
File name:	Annex A –Natural England.pdf
File name:	Conservation Officer 21.11.23.pdf
File name:	EA 01.11.23.pdf
File name:	NSDC Ecologist 17.09.2024.pdf
File name:	Conservation Officer July 2024.pdf
File name:	Conservation Officer 26 March 2023.pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Notice Letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	Neighbour_List.pdf
File name:	Consultee List.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Graham Carlisle.pdf
File name:	Gurney Farm Partnership.pdf
File name:	Martin & Elinor Clewlow.pdf
File name:	Joanne Pickering.pdf
File name:	Miss Kira Green.pdf
File name:	Kelham Hall.pdf
File name:	Mr Andrew Fereday (2).pdf
File name:	Mr Andrew Fereday (3).pdf
File name:	Mr Andrew Fereday.pdf
File name:	Leigh Jarvis.pdf
File name:	Mr Andrew Smith.pdf
File name:	Miss Elizabeth Stokes.pdf
File name:	Mr Colin George (2).pdf
File name:	louise mcgillian.pdf
File name:	Mr Dean Gillen.pdf
File name:	Kira Green.pdf
File name:	Mr Jack Harris.pdf
File name:	Mr Bryan Norris.pdf
File name:	Mr Graham Mills.pdf
File name:	Mr Andrew Smith (2).pdf
File name:	Mr Murray Green.pdf
File name:	Mr Colin George.pdf
File name:	Mr Peter Rajan.pdf
File name:	Mr Nigel Britton.pdf
File name:	Mr Simon Tilley.pdf
File name:	Mr Richard Gill.pdf
File name:	Mr Steve Emeny.pdf
File name:	Mr michael lawrence.pdf

File name:	Mrs Anne Pirisi.pdf
File name:	Mr John Wolfenden.pdf
File name:	Mrs Carla Bradbury.pdf
File name:	Mr Trevor Bryan.pdf
File name:	Mr Frank Rose.pdf
File name:	Mrs jane southey.pdf
File name:	Mr Stephen Green.pdf
File name:	Mrs Kira Green (3).pdf
File name:	Mrs Carla Bradbury (2).pdf
File name:	Mrs Kira Green (6).pdf
File name:	Mrs Kira Green (5).pdf
File name:	Mrs Kira Green (2).pdf
File name:	Mrs louise mcgillan.pdf
File name:	Mrs Tracey Carlisle (2).pdf
File name:	Mrs Tracey Carlisle.pdf
File name:	Nicola and Elliot Dixon.pdf
File name:	Mrs Kira Green (4).pdf
File name:	Mrs D Walton.pdf
File name:	Mr Andrew Fereday (4).pdf
File name:	Mrs Kira Green.pdf
File name:	Paul Williams.pdf
File name:	Patrick Grant.pdf
File name:	Parish Resident.pdf
File name:	Ms Bettina Lange.pdf
File name:	Notts Eco Fuels.pdf
File name:	Dr John Gray.pdf
File name:	Diana King.pdf
File name:	A Shade Greener Ltd.pdf
File name:	Dr John Hinchliff (3).pdf
File name:	Nicola Clegg.pdf
File name:	Nigel Britton.pdf
File name:	Dr John Hinchliff (2).pdf
File name:	Dr John Hinchliff.pdf
File name:	Dr John Hinchliff (4).pdf
File name:	Dr Michael Millar.pdf
File name:	Richard Burn-Smith 09.03.2024.pdf
File name:	R Galley 28.04.2024.pdf
File name:	S and A Brothwell 28.06.24.pdf
File name:	R Corner 29.06.2024.pdf
File name:	Resident Goodwyne, Staythorpe Rd, Averham.pdf
File name:	RJ Clegg 11 July 24.pdf
File name:	Sarah Mayfield 02.07.24.pdf
File name:	Simon Ward 07.03.2024.pdf
File name:	The Poplars 03.07.24.pdf
File name:	Tony Knaggs 07.01.2024.pdf
File name:	Tony Knaggs 21.02.2024.pdf
File name:	Terry White 18.06.2024.pdf
File name:	The Hawthorns 28.06.24.pdf
File name:	Vince Ion 18.06.2024.pdf
File name:	3 The Cottages, Averham Park 03 July 2024.pdf
File name:	A Mills 05.07.2024.pdf
File name:	Averill House, Staythorpe Rd, Averham 08.07.24.pdf
File name:	Bryan Stanley 18.03.2024.pdf
File name:	Simon Tilley 29.02.2024.pdf
File name:	Anthony Rodgers 23.02.2024.pdf
File name:	Graham Wyatt 05.03.2024.pdf
File name:	Vince Ion 26.04.2024.pdf
File name:	Christopher Brown 26.04.2024.pdf

File name:	Joanne Ferguson 04.07.24.pdf
File name:	xxxxx.pdf
File name:	Louise McGillian 30.06.2024.pdf
File name:	Kelham Resident.pdf
File name:	Jack Harris 01.07.24.pdf
File name:	LW Rodgers 30 June 2024.pdf
File name:	McGrath 02.07.2024.pdf
File name:	Mr and Mrs Brown 29.06.2024.pdf
File name:	Mr and Mrs Green 29 June 2024.pdf
File name:	Mr and Mrs Parsh 03.07.24.pdf
File name:	Mrs D Walton 10 Nov 2023.pdf
File name:	Luke Truman 27.06.24.pdf
File name:	Mrs PM Harrison 26.06.24.pdf
File name:	Mrs S Rodgers 29 June 2024.pdf
File name:	N Gilroy and E Dixon 13.07.24.pdf
File name:	Paul Martin 20 Feb 2024.pdf
File name:	Mrs P Hall 01.07.24.pdf
File name:	Pat Suthers 26.04.2024.pdf
File name:	David Jobling 21 Feb 2024.pdf
File name:	Nigel Priestley 26.04.2024.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Committee Report.pdf
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	Committee Minutes.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	DM8.pdf
File name:	DM7.pdf
File name:	DM12.pdf
File name:	DM5.pdf
File name:	DM9.pdf
File name:	DM10.pdf
File name:	DM4.pdf
File name:	Cover A&DM DPD.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Amended Core Strategy Front Cover.pdf
File name:	CP9.pdf
File name:	SP7.pdf
File name:	CP12 - Biodiversity & Green Infrastructure 1 Adopted March 2019.pdf
File name:	CP10 & 10A - Climate Change Adopted March 2019.pdf
File name:	SP3 - Rural Areas 2 Adopted March 2019.pdf
File name:	CP13 - Landscape Character 1 Adopted March 2019.pdf
File name:	SP3 - Rural Areas 1 Adopted March 2019.pdf
File name:	CP12 - Biodiversity & Green Infrastructure 2 Adopted March 2019.pdf
File name:	CP13 - Landscape Character 2 Adopted March 2019.pdf
File name:	CP14.pdf
Relates to Section:	PART 5

Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Commercial Renewable Energy Development and the Historic Environment Historic England Advice Note 15 (February 2021).pdf
File name:	Newark and Sherwood Non-Designated Heritage Asset Criteria, 2021.pdf
File name:	Newark Sherwood District Council's Climate Emergency Strategy 2020.pdf
File name:	Newark and Sherwood Landscape Character Assessment SPD, 2013.pdf
Completed by	Not Set
Date	13/05/2025 13:18:13
LPA	Newark & Sherwood District Council