CD 10.5 Holborn Consultation Notices

Site Notice

Town and Country Planning Act 1990. Section 78 Planning Appeal on behalf of JBM Solar Projects 10 Ltd. <u>Fields OS 6700 6722 And 5200 Muston Lane Easthorpe.</u>

JBM Solar Projects 10 Ltd (the Appellant) has lodged a planning appeal regarding the above site following the refusal of full planning permission by Melton Borough Council on 11th September 2023 for:

"Full Planning Application for the Construction of a Solar Farm together with all Associated Work, Equipment and Necessary Infrastructure" (Application Reference: 22/00537/FUL).

Further details about the original planning application and the appeal are available on the Council's website.

The Appellants have invited the Inspector to determine the Appeal on the basis of an Amended Scheme Site Layout and Landscape Strategy. The proposed changes are as follows:

- **Amendment A** The PRoW alignment has been corrected on the Amended Scheme Plan.
- **Amendment B** On the Amended Scheme Plan the hedgerow notation has been updated to reflect that this offsite hedgerow is no longer present.
- Amendment C This offsite PRoW has now been shown on the Amended Scheme Plan.
- **Amendment D** The existing offsite hedgerow to the north of the canal has now been shown on the Amended Scheme Plan.
- **Amendment 1** To further reinforce hedgerows, regular hedgerow trees have now been added in Fields 6-9 on the Amended Scheme Plan.
- **Amendment 2** To further reinforce hedgerows, hedgerow trees have now been added in Fields 2, 6 and 8-10 on the Amended Scheme Plan.
- **Amendment 3** To reinforce hedgerows, hedgerows with regular hedgerow trees have now been proposed on the Amended Scheme Plan along the fence lines in Fields 8, 11, 12 and 13.
- **Amendment 4** The extent of solar panels has been reduced (by just over 2.2 hectares) in Field 13 on the Amended Scheme Plan to retain the view towards Belvoir Castle and to provide an extended area which will be suitable as a Skylark nesting area.
- **Amendment 5** On the Amended Scheme Plan the proposed orchard tree planting in Field 13 has now been moved eastward to open up views of Belvoir Castle for walkers and users of the recreational area.
- **Amendment 6** To provide additional context of the screening provided by nearby vegetation, this is now shown on the Amended Scheme Plan.
- **Amendment 7** An Information board has now been added to inform users of the PRoW of the view towards Belvoir Castle.

The amended plans can be viewed on the Melton Borough Council website using the reference 22/00537/FUL. The Amended Scheme Site Layout and Landscape Strategy (P19-2022_24 Revision C) together with a Clarification Note which explains the above amendments can also be viewed and downloaded at: <u>https://www.belvoirsolarfarm.com/</u>

A period of consultation is now being conducted to allow interested parties the opportunity to make comments on the amended details. If you wish to make any comments, please ensure that they are received before 1st April 2024, via the following method:

By email to: belvoirsolarfarm@pegasusgroup.co.uk

Or **by post to:** 'Belvoir Solar Farm, C/O Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ.'

All correspondence should contain the reference: **`22/00537/FUL Belvoir Solar Farm Appeal Consultation Response'.**

All comments received will be forwarded on to the Planning Inspectorate and also the Council prior to the opening of the Inquiry to be considered alongside all other consultation responses that have been received on this Appeal.

Hen FSA

..... Ellen Fortt (Pegasus Group, Agent), date 7th March 2024

Town and Country Planning Act 1990. Section 78 Planning Appeal on behalf of JBM Solar Projects 10 Ltd. Fields OS 6700 6722 And 5200 Muston Lane Easthorpe.

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 - Amendment 2 To further reinforce hedgerows, hedgerow trees have now been added in Fields 2, 6 and 8-10 on the American Fields 2, 6 and 8-10 on the Amended Scheme Plan.
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 - Amendment 5 On the Amended Scheme Plan the proposed orchard tree planting in Field 13 has now been moved each users of the has now been moved eastward to open up views of Belvoir Castle for walkers and users of the recreational area.

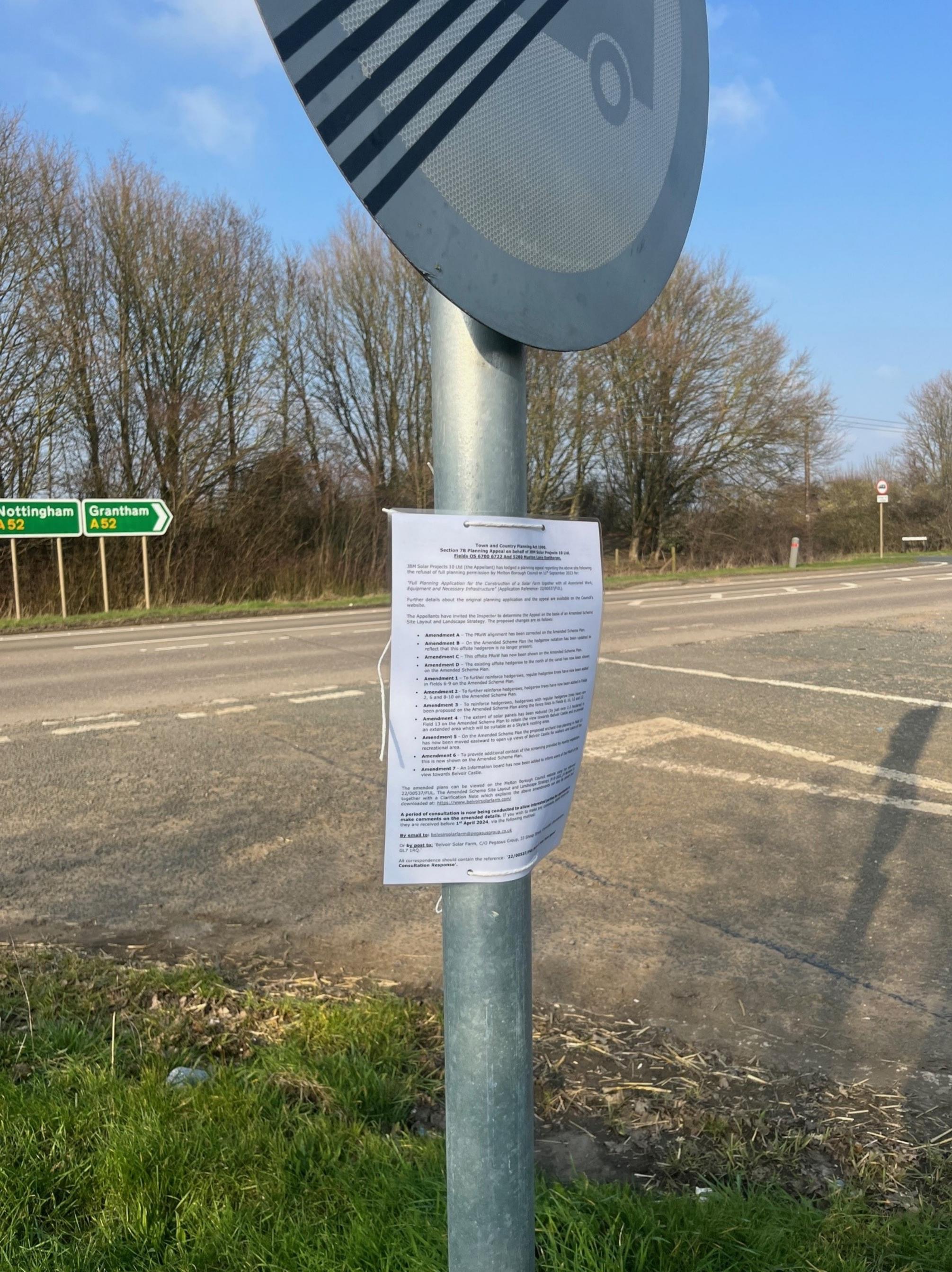
 - Amendment 6 To provide additional context of the screening provided by nearby vegetation, this is now shown on the Amendet Context of the screening provided by nearby vegetation. this is now shown on the Amended Scheme Plan.
 - Amendment 7 An Information board has now been added to inform users of the PRoW of the view towards Belvoir Castle

- The amended plans can be viewed on the Melton Borough Council website using the reference 22/00537/FUL The Amended Scheme Site Layout and Landscape Strategy (P19-2022_24 Revision C) downloaded at: https://www.belvoirsolarfarm.com/ A period of consultation to the which explains the above amendments can also be viewed and make come A period of consultation is now being conducted to allow interested parties the opportunity to make comments on the amended details. If you wish to make any comments, please ensure that bey email to: belvoirsolaria.
- By email to: belyoirsolarfarm@pegasusgroup.co.uk
- Or by Dest tel 'Belvoir Solar Farm, C/O Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire, All correspondence all All correspondence should contain the reference: '22/00537/FUL Belvoir Solar Farm Appeal









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Town and Country Planning Act 1990. Section 78 Planning Appeal on behalf of JBM Solar Projects 10 Ltd. Fields OS 6700 6722 And 5200 Muston Lane Easthorpe.

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Or by post to: 'Belvoir Solar Farm, C/O Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ.' All correspondence should contain the reference: '22/00537/FUL Belvoir Solar Farm Appeal Consultation Response'.











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Town and Country Planning Act 1990

Section 78 Planning Appeal on behalf of JBM Solar Projects 10 Ltd. Fields OS 6700 6722 And 5200 Muston Lane Easthorp

JBM Solar Projects 10 Ltd (the Appellant) has lodged a planning appeal regarding the above site following the refusal of full planning permission by Melton Borough Council on 11th September 2023 for: "Full Planning Application for the Construction of a Solar Farm together with all Associated Work,

Equipment and Necessary Infrastructure (application reference: 22/00537/FUL). Further details about the original planning application and the appeal are available on the Council's website.

The Appellants have invited the Inspector to determine the Appeal on the basis of an Amended Scheme Site Layout and Landscape Strategy. The proposed changes are as follows: • Amendment A – The PRoW alignment has been corrected on the Amended Scheme plan. • Amendment B – On the Amended Scheme Plan the hedgerow notation has been updated to reflect that this offsite hedgerow is no longer present. • Amendment C – This offsite PRoW has now been shown on the Amended Scheme Plan. • Amendment D – The existing offsite hedgerow to the north of the canal has now been shown on the Amended Scheme Plan.

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A period of consultation is now being conducted to allow interested parties the opportunity to make comments on the amended details. If you wish to make any comments, please ensure that they are received before 1 st April 2024, via the following method: By email to: belvoirsolarfarm@pegasusgroup.co.uk

All correspondence should contain the reference: '22/00537/FUL Belvoir Solar Farm Appeal

Consumation Response?. All comments received will be forwarded on to the Planning Inspectorate and also the Council prior to the opening of the Inquiry to be considered alongside all other consultation responses that have been received on this Appeal.

Or by post to: 'Belvoir Solar Farm, C/O Pegasus Group, 33 Sheep Street, Cirencester

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Example Consultation Letter



Our Ref: EF/P19-2022

7th March 2024

Recipient **Address** Address Postcode

Dear Sir/Madam,

Town and Country Planning Act 1990 - Section 78 Appeal on behalf of JBM Solar Projects 10 Ltd.

Fields OS 6700 6722 And 5200 Muston Lane Easthorpe.

Consultation on Amendments to the Proposed Development:

JBM Solar Projects 10 Ltd (the Appellant) has lodged a planning appeal in respect of the proposed Belvoir Solar Farm. The appeal was lodged with the Planning Inspectorate on 7th March 2024.

This follows the refusal of planning permission by Melton Borough Council on 11th September 2023 for:

"Full Planning Application for the Construction of a Solar Farm together with all Associated Work, Equipment and Necessary Infrastructure" (Application Reference: 22/00537/FUL).

Further details about the planning application and the appeal are available on the Planning pages of the Council's website using the reference 22/00537/FUL.

I am writing to you as the Appellants have invited the Inspector to determine the appeal on the basis of a revised Site Layout and Landscape Strategy - Amended Scheme Site Layout & Landscape Strategy (P19-2022_24 Revision C) - which includes a number of amendments to the scheme as refused permission by the Council in September 2023. These changes are being made for two main reasons. The first is to correct minor errors shown on the Refused Scheme plan, and secondly because the Appellant considers that the changes can improve the scheme.

These proposed changes are as follows:

Expertly Done.

- Amendment A The PRoW alignment has been corrected on the Amended Scheme Plan.
- Amendment B On the Amended Scheme Plan the hedgerow notation has been updated to reflect that this offsite hedgerow is no longer present.
- Amendment C This offsite PRoW has now been shown on the Amended Scheme Plan.

33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ T 01285 641717 E Cirencester@pegasusgroup.co.uk Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales. Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 IRQ



DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



- Amendment D The existing offsite hedgerow to the north of the canal has now been shown on the Amended Scheme Plan.
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- Amendment 6 To provide additional context of the screening provided by nearby vegetation, this is now shown on the Amended Scheme Plan.
- Amendment 7 An Information board has now been added to inform users of the PRoW of the view towards Belvoir Castle.

We are now conducting a period of consultation to allow interested parties the opportunity to make comments on these amendments in respect of the appeal scheme.

The amended version of the Amended Scheme Site Layout & Landscape Strategy (P19-2022_24 Revision C can be viewed on the Melton Borough Council website using the reference 22/O0537/FUL. The Amended Scheme Site Layout & Landscape plan together with a Clarification Note which explains the above amendments can also be viewed and downloaded at: <u>https://www.belvoirsolarfarm.com/</u>

How to Respond:

If you wish to make any comments, please ensure that they are submitted before 1st April 2024. Responses by email should be sent as follows:

To:	<u>belvoirsolarfarm@pegasusgroup.co.uk</u>
Subject:	22/00537/FUL Belvoir Solar Farm Appeal Consultation Response

If you prefer to respond by **post**, please address your correspondence to:

'Belvoir Solar Farm, C/O Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ.'



Please ensure that your letter contains the reference: 22/00537/FUL Belvoir Solar Farm Appeal Consultation Response.

Please note that this is <u>not</u> a consultation run on behalf of Melton Borough Council. All comments received will be forwarded on to the Planning Inspectorate and also the Council prior to the opening of the appeal Inquiry. They will then 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.

Yours faithfully,

Ellen FSA

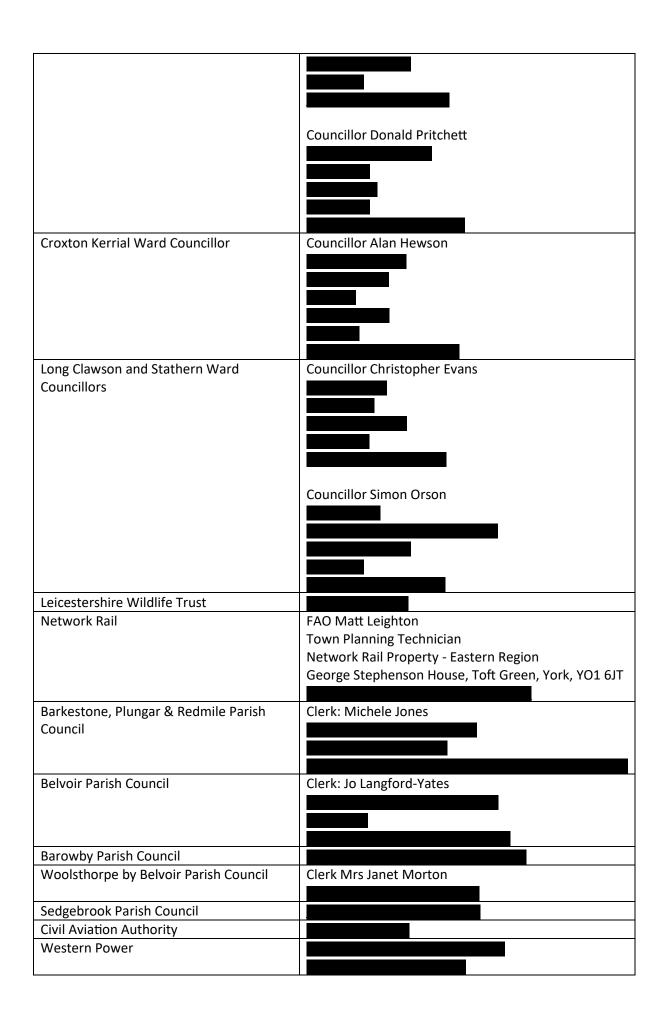
Ellen Fortt MRTPI Principal Planner Pegasus Group

List of Those Notified

List of those notified of application 22/00537/FUL.

Consultees

Consultees	
Melton Mowbray and District Civic Society	
Melton Borough Council Conservation Officer	Toby Ebbs NCU
Melton Borough Council Economic Development Officer	Maria Ramshaw
Melton Borough Council Environmental Health Officer	Environmental Health
National Grid Plant Protection	
National Air Traffic Services	4000 Parkway, Whiteley, Fareham, Hants PO15 7FL
Natural England	Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ
Bottesford Parish Council	
LCC Designing out Crime Officer	FAO Mr Stephen Day, Police HQ, St. Johns, Enderby, LE19 2BX.
Ramblers	Freepost Plus, RAMBLERS, 126 Fairlie Road, Slough, SL1 4PY.
Society for the Protection of Ancient Buildings	Historic Buildings And Places
South Kesteven District Council	FAO Phil Jordan Principal Planning Officer Development & Growth South Kesteven District Council Council Offices, St. Peter's Hill Grantham, Lincolnshire, NG31 6PZ
Severn Trent Water	
Victorian Society	
Bottesford Ward Councillors	Councillor James Mason



	Western Power, Feeder Road, Bristol, BS2 OTB.
National Planning Casework Unit Highways Agency	National Planning Casework Unit 5 St Philips Place Colmore Row Birmingham B3 2PW Email: FAO Mr Steve Freek National Highways
	Stirling House, Lakeside Court, Osier Drive, Sherwood Business Park, Nottingham, NG15 0DS
Heritage England	FAO Nick Carter Inspector of Ancient Monuments The Foundry 82 Granville Street Birmingham B1 2LH
Environment Agency	FAO Mr Joshua Milsom Bridgford Point Scarrington Road, West Bridgford, NG2 5B
Sport England	
Natural England	Listed above
East Midlands Airport	FAO Diane Jackson Group Aerodrome Safeguarding Officer MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX
Leicestershire Fire and Rescue	
The Georgian Group	Now historic building and places, listed above.
Grantham Canal Partnership	
LCC Ecology	FAO Sue Timms Team Manager (Ecology) Leicestershire County Council County Hall Leicester LE3 8RA
LCC Highways and PROW	FAO Dan Green
LCC Drainage as the LFFA	FAO Jack Harriman
LCC Forestry	FAO Henry Pearson Countryside Services Leicestershire County Council Operational Property Services
LCC Archaeology	FAO Chloe Cronogue-Freeman Senior Planning Archaeologist Room 200 Penn Lloyd Building Leicestershire County Council County Hall

	Glenfield LE3 8RA
Canal and River Trust	FAO Ian Dickinson Area Planner Canal and River Trust Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire, DE13 7DN

Neighbouring Properties

12A Woolsthorpe Lane Muston NG13 0FE 38 Castle View Road Easthorpe NG13 0DX California Castle View Road Easthorpe Nottingham NG13 0DZ Castle View Barn 18 Woolsthorpe Lane Muston Nottingham NG13 OFE Castle View Farm 36 Castle View Road Easthorpe Nottingham NG13 0DX Chestnut House 23 Muston Lane Easthorpe NG13 0DY Gorse View 12 Woolsthorpe Lane Muston NG13 OFE Grenier 16 Woolsthorpe Lane Muston NG13 OFE Hill Farm Belvoir Road Bottesford NG13 0EA Hospital Cottage 2 Easthorpe Lane Muston NG13 0FG Hovel Cottage 10 Woolsthorpe Lane Muston NG13 0FE Mansells Barn Woolsthorpe Road Belvoir NG32 1NZ May View Muston Lane Easthorpe NG13 0DY Meadow View Barn 8B Woolsthorpe Lane Muston NG13 0FE Mountain Ash Barn 8A Woolsthorpe Lane Muston NG13 0FE Muston Gorse Farm Woolsthorpe Road Redmile NG13 0GN Normans Farm 14 Woolsthorpe Lane Muston NG13 0FE Peacock Farm 4 Woolsthorpe Lane Muston NG13 0FE Mountain Ash 6 Woolsthorpe Lane Muston NG13 0FE Spray Farm 2 Woolsthorpe Lane Muston NG13 OFE Stables At Peacock Farm 4 Woolsthorpe Lane Muston Melton Mowbray NG13 0FE Unit 1 Castle View Farm Castle View Road Easthorpe Nottingham NG13 0DX Unit 3 Castle View Farm Castle View Road Easthorpe Nottingham NG13 0DX