

PPG: P19-2022

24th May 2024

The Planning Inspectorate,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

RE: APP/Y2430/W/24/3340258 – Fields OS 6700 6722 And 5200, Muston Lane, Easthorpe.

Dear Alison,

Following receipt of the Local Authority's Statement of Case (SoC) last week, there remain a number of ambiguities associated with their heritage case to which further information is sought by the Appellant.

1. Reason for refusal 4 states that:

"In the opinion of the local planning authority, the proposal would result in an unacceptable impact on the setting of the heritage assets in the vicinity of the proposal (including, but not limited to, Grade I Listed Belvoir Castle and its Registered Park & Garden, two grade II listed buildings and three scheduled monuments) which cannot be adequately mitigated. The proposal is considered to damage the setting and the appreciation of the heritage assets and their appreciation in the landscape which should be considered as a wider vista in the context of Belvoir Castle and the Vale of Belvoir. The benefits in reducing carbon emissions are therefore not considered to outweigh the harm to the heritage assets. The proposal is therefore considered to be contrary to policies SS1, EN1, EN10, EN13 and D1 of the Melton Local Plan, and Bottesford Neighbourhood Plan Policy 9."*

However, the Local Authority have not clearly defined within their SoC what the two Grade II* Listed Buildings and three Scheduled Monument referred to within reason for refusal 4.

2. Furthermore, the Local Authority make numerous references within their SoC to the Grade I Listed Church of St Mary in Bottesford. Whilst we acknowledge the 'including, but not limited to' aspect included within the imprecise wording of reason for refusal 4, it is noted that this asset is not explicitly referred to within reason for refusal 4.

As such, we would be grateful if the Local Authority could confirm which heritage assets it considers are impacted upon by the proposed development, and the level of harm which they

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consider to arise. This will avoid prejudice to the Appellant in preparing its case for the inquiry and avoid the need for rebuttal evidence following the exchange of proofs.

3. In addition to the above, at paragraph 3.44 of their SoC, the Local Authority state that *'No evidence is provided to support a negligible impact based on the results of the Glint and Glare, although it is very likely that from the elevated position of the Castle, the sun reflecting off the 81ha of solar panels angled to the south, would be a significant distraction when experiencing the Grade I building in its historic landscape setting.'*

This is a new point which has not been raised before. Clarification is requested as to whether the Local Authority are referring to 'glint and glare' associated with views of the proposed development *from* the Grade I Listed Belvoir Castle, or co-visibility with the proposed development from the surrounding landscape. This is a key matter in understanding the case of the Local Authority and preparing the case accordingly.

Kind regards,

Ellen Fortt

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