



## Planning Inspectorate

### **Application by Elements Green Trent Limited for the Great North Road Solar and Biodiversity Park (case reference: EN010162)**

### **Examining Authority's (ExA) note of unaccompanied site inspection one (USI1)**

### **Inspection 1: Environs of the application site and surrounding area - 5/6 November 2025**

This note is a brief record to inform the applicant and any other interested parties of the actions taken by the ExA (Andrea Mageean, Graham Hobbins and Philip Brewer)

The ExA undertook an USI on 5 and 6 November 2025. The inspection was undertaken by car and on foot on public roads and footpaths. A route was planned having regard to various aspects of the proposed development and issues raised in relevant representations.

Viewpoint (VP) locations referred to relate to those identified in the applicant's landscape and visual amenity assessment documents [including APP-050 and AS-035 to AS-040].

The ExA may undertake further USIs in due course.

#### Day 1: Wednesday 5 November

Weather: clear and sunny

Visibility: excellent

The ExA observed the Staythorpe National Grid Substation, to which the proposed development would connect.

The ExA viewed VP49 and 45 and then walked the public rights of way (PRoW) around Kelham to consider the site of Works No 5A, the Battery Energy Storage Site.

The ExA walked northeast along Broadgate Lane, to the north of Averham Park, taking the PRoW to travel west past Muskham Woodhouse Farm and then south through the array area towards Averham Park Farm, taking in Averham Park House and Averham Parkland before returning north.

The ExA travelled from the A616 south along Knesall Road, through Kersall, taking in VP7 and then continuing south along The Hollows to Maplebeck. The ExA then walked the PRoW, taking in VP46 and 4.

The ExA travelled along Ossington Road, pausing to look at the area south of Laxton Middle Wood, also taking in VP33. To the west of Ossington the ExA paused to consider the site of the former Ossington Airfield.

The ExA then travelled north along Weston Road/Moorhouse Road, looking at VP53 before walking the PRow towards Ladywood Farm.

The ExA then travelled east from Ossington towards Carlton on Trent, taking in VP48. The ExA then walked the local roads and PRow, past the site of Willoughby Deserted Medieval Village Scheduled Ancient Monument and Willoughby Farm, and then returning via Whiteley Plantation.

## Day 2: Thursday 6 November

Weather: clear though a little overcast

Visibility: very good

The ExA travelled from Caunton south along Caunton Road, past Knapsthorpe Manor to, walking along the PRow to take in VP30.

The ExA viewed the site of the proposed community orchard at North Muskham.

**End of USI1**