

# DEVELOPMENT CONSENT ORDER: EN010162

## Elements Green Trent Limited - Great North Road Solar and Bio-Diversity Park

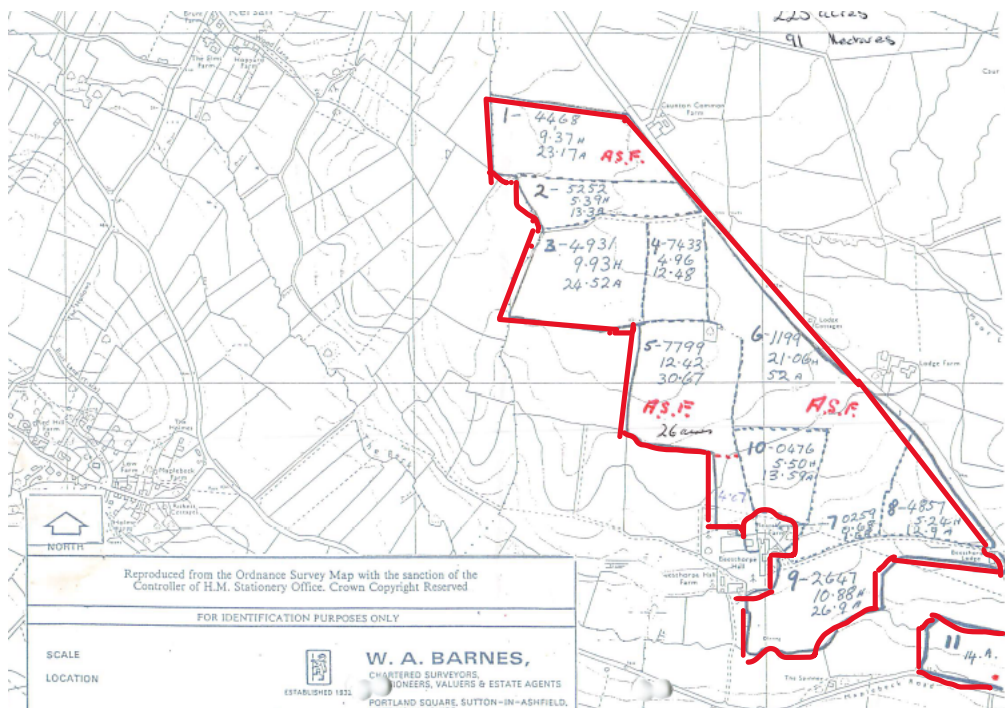
Interested Party Ref: [REDACTED]

Written Statement by Marie Louise Stewart on behalf of Andrew Stewart (Farmers Ltd), The Toward and Stewart Families, Beesthorpe Manor Farm, Caunton Newark Notts NG23 6AT.

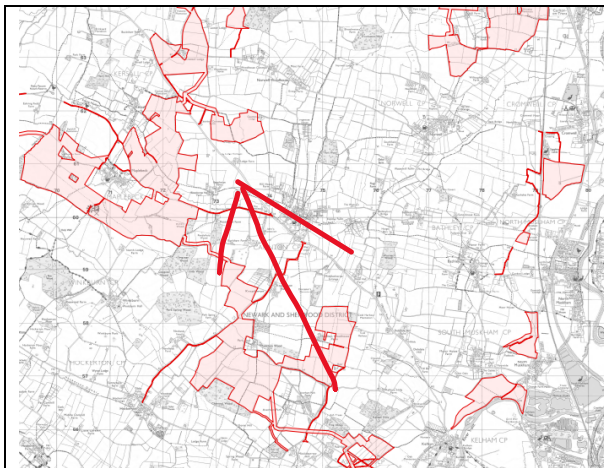
- 1.0 This written statement follows the summary representation submitted on behalf of Andrew Stewart Farmers Ltd and the Stewart and Toward Families on 2<sup>nd</sup> October 2025. The interested parties are content to have their matters of concern dealt with via written submission.
- 2.0 This representation concerns the impact of the proposed solar farm on Beesthorpe Manor Farm, Caunton, owned by the interested parties.

### Background

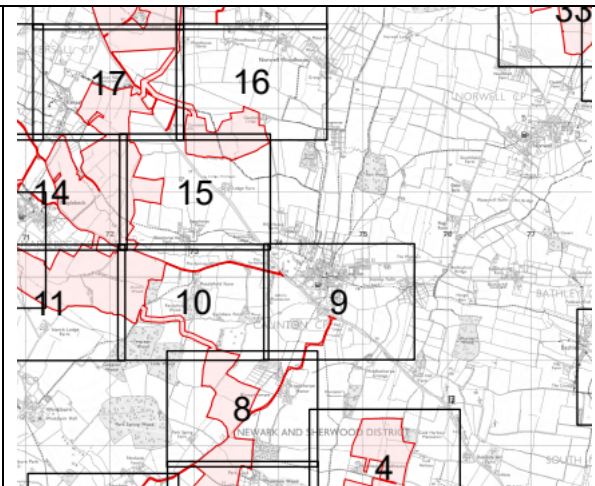
- 3.0 Beesthorpe Manor Farm is a privately owned farm holding situated one mile from Caunton village, seven miles from Newark in open countryside in the county of Nottinghamshire. The plan below identifies the fields forming the farm holding.



- 4.0 The farm holding has been in single family ownership and operation since 1961. The farm extends to 225 acres of mainly arable land, a residential farmhouse, a collection of single storey traditional construction brick barns and an Atcost type portal frame barn structure. The farm is accessed off a long driveway from the A616, shared with the adjoining Beesthorpe Hall. The farmhouse is occupied by a member of the Stewart family, and the entire acreage of the farm remains under continuous arable agricultural production. The applicant's plans below identify the location of Beesthorpe Manor Farm.

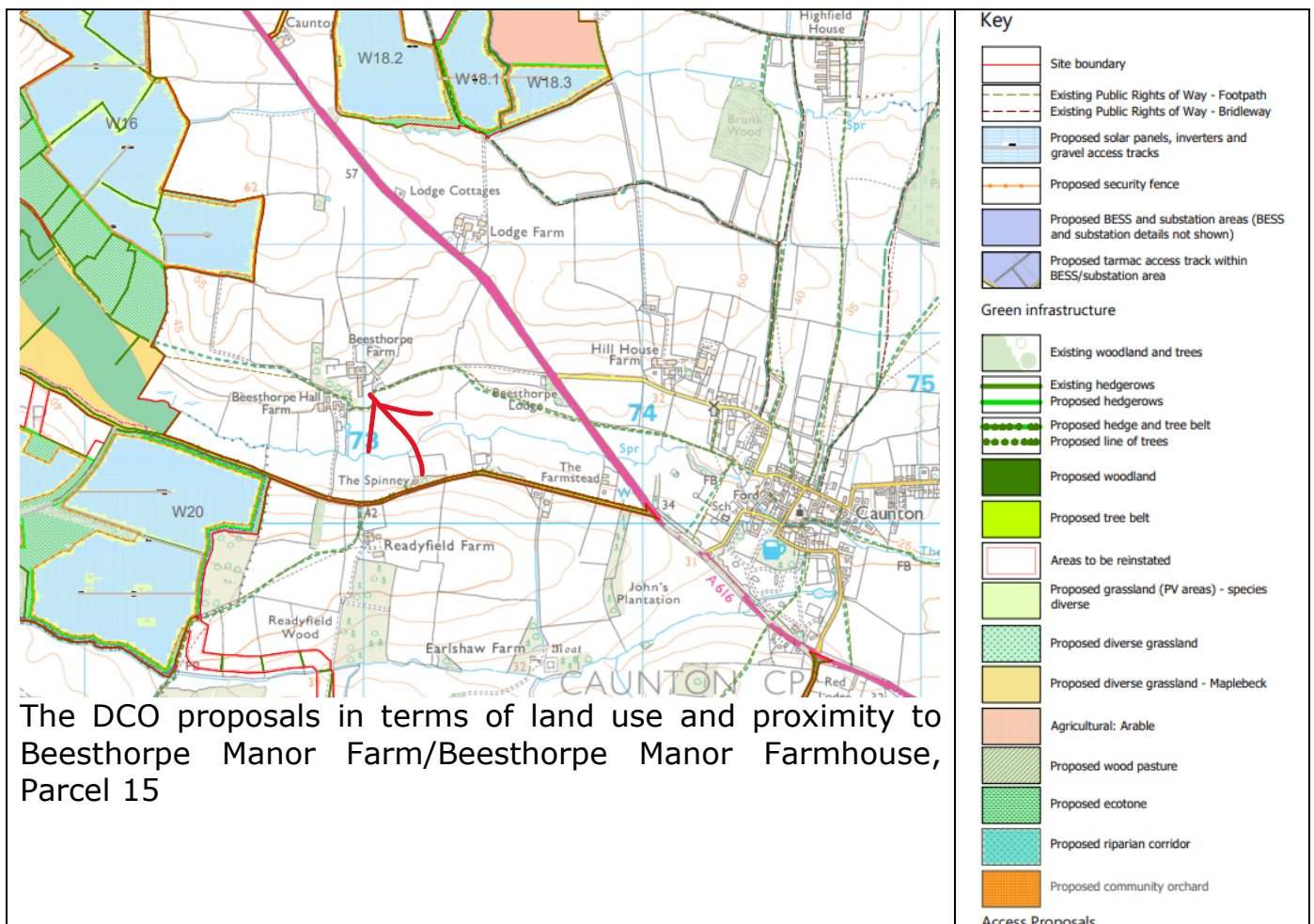


Location of Beesthorpe Manor Farm



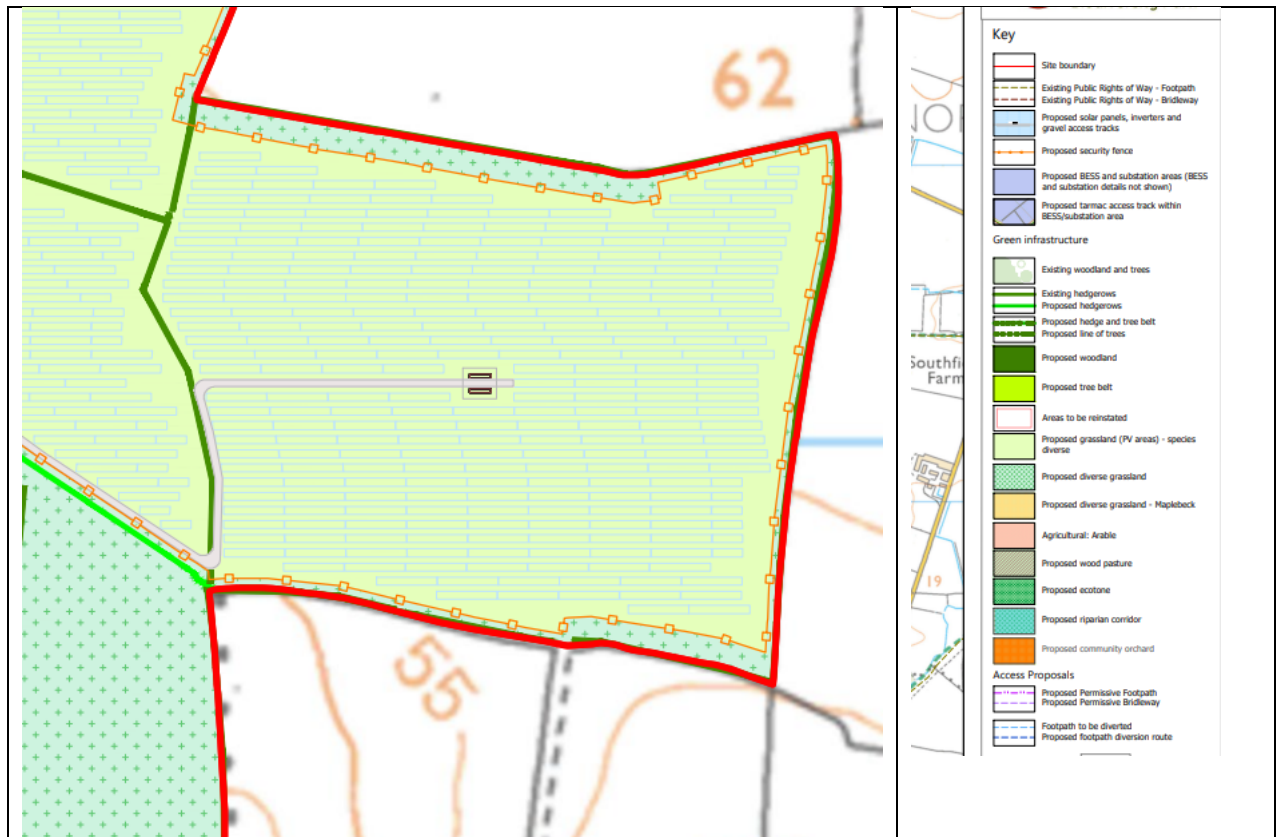
Beesthorpe Manor Farm in parcel 15

- 5.0 The proposed solar farm adjoins the interested parties land and lies within 400m of Beesthorpe Manor Farmhouse. Under the current proposals, the operational solar array equipment is proposed to be sited on a promontory of land that adjoins land within the ownership of the interested parties and extends towards Beesthorpe Manor Farmhouse. The application plans below demonstrate the operational land use proposals.

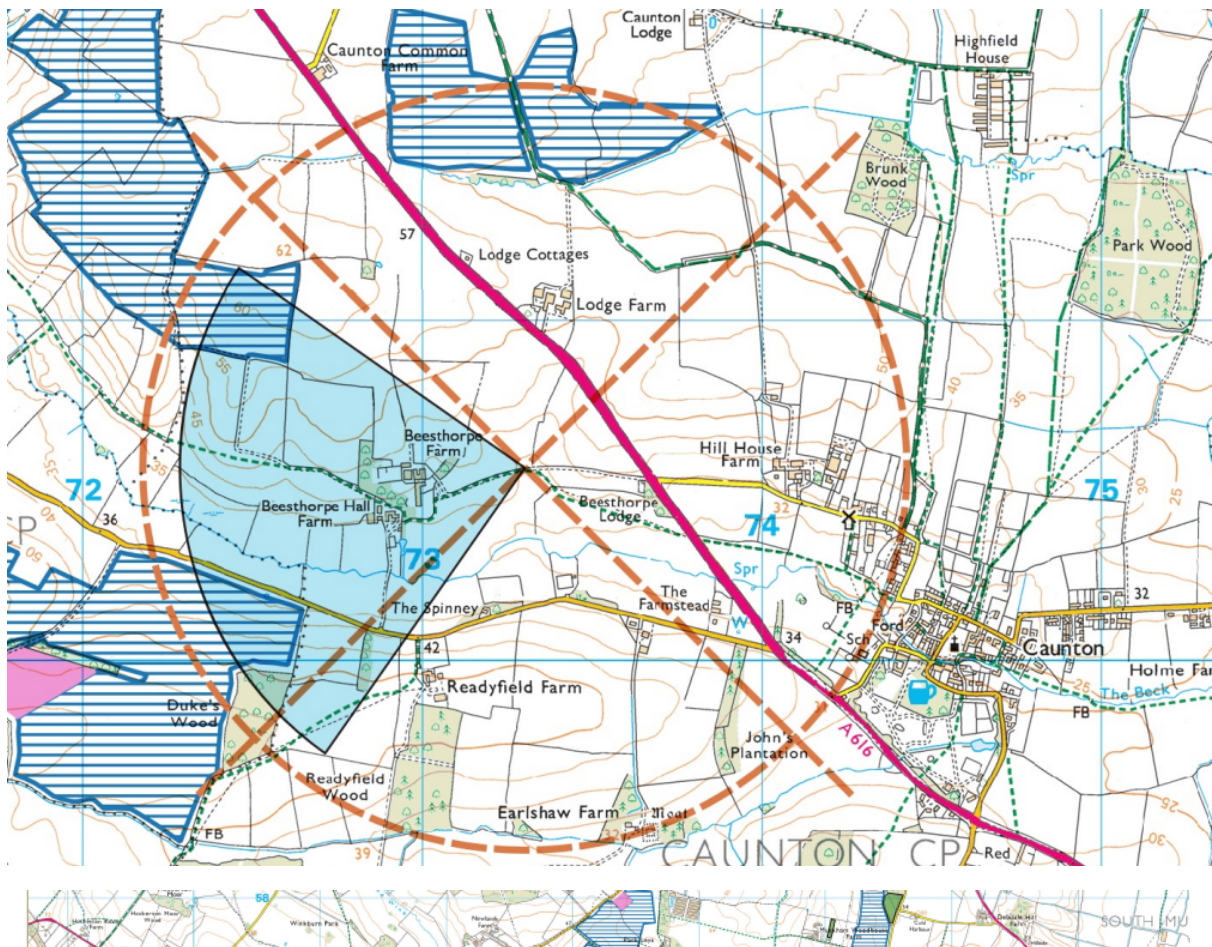


- 6.0 The summary of objection submitted in our initial representation of 2/10 identifies that the location of the operational area in parcel 15, and the lack of effective and intervening boundary treatment screening between it and Beesthorpe Manor Farm/Beesthorpe Manor Farmhouse are the main areas of objection to the proposals.
- 7.0 Beesthorpe Manor Farmhouse faces due north across mainly open fields and the promontory of operational land that projects eastwards adjoining Beesthorpe Manor Farmland and towards the A616 Ollerton Road is within line of sight. The lack of effective boundary screening and the greater visibility of the protruding field element will increase its visibility and visual prominence.
- 8.0 The operational array area will sit within a mainly open agricultural landscape context where it adjoins Beesthorpe Manor Farm. The density of the panel array (indicated on the applicant's landscape masterplan extract below) and its visibility will give rise to a significantly discordant feature arising from this juxtaposition of open rural landscape and densely sited man-made solar panels. The lack of any significant periphery screening in the proposals, of the land

that projects towards the A616 will increase the detrimental visual impact upon the amenity and outlook of Beesthorpe Manor Farm and farmhouse.



- 9.0 The concerns being raised could be successfully and reasonably mitigated by effective boundary screening and planting or more logically using the promontory of land for biodiversity uses rather than as an operational area.
- 10.0 The applicant's own visual impact assessment material (see below) has focussed upon the impact of the arrays upon Beesthorpe Hall, rather than on Beesthorpe Manor Farm to the north. This analysis taken from submitted material underplays the visual impact from the solar arrays upon Beesthorpe Manor Farm.



#### Existing View

This view is taken from a footpath which follows the driveway towards Beesthorpe Hall. Gently rising ground and/or trees curtain the views to areas of near or middle ground in most directions, focussing views towards the hall which is set among trees to the west.

#### Predicted Changes to Views

During construction and operation a small section of solar arrays would be seen between Duke's Wood on the skyline to the southwest and the trees around Beesthorpe Hall, occupying the field in front of the pylon seen in this direction. The intermediate substation and most of the solar arrays shown by the wireline would be screened by vegetation. Mitigation planting would not notably reduce visibility once mature and would be barely noticeable after decommissioning.

## Examining Body Recommendations

- 11.0 Andrew Stewart Farmers and the Stewart and Toward Families do not seek to stand in the way of sustainable energy generation and bio-diversity schemes as part of critical infrastructure for our country.
- 12.0 That said and as this statement makes clear, our concerns are the failings in the proposed mitigation screening adjacent to Beesthorpe Manor Farm, and to protect the outlook from Beesthorpe Manor Farm and farmhouse area. These concerns can be addressed by deletion of the protruding operational field in parcel 15 or amendment to the landscaping and screening proposals to provide a decent screened boundary treatment around the operational panel areas in parcel 15 and Beesthorpe Manor Farm.

13.0 The Examining Body is respectfully asked to address this issue and ensure that there is appropriate and effective mitigation to protect the amenities of Beesthorpe Manor Farm and farmhouse.

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Submitted for and on behalf of Andrew Stewart Farmers Ltd and the Stewart and Toward Families.

Marie-Louise Stewart

9<sup>th</sup> December 2025

Beesthorpe Farm, Caunton Newark, NOTTS NG23 6AT

Email: [REDACTED]

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