



British Geological  
Survey (BGS)  
1144236

NATURAL ENVIRONMENT RESEARCH COUNCIL

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Date 27<sup>th</sup> November 2017

Dear Sir / Madam,

**RE: Local Plan Part 2: Preferred Housing Sites**

I am writing on behalf of the British Geological Survey in relation to the above planning consultation.

Further to a recent meeting with one of your planning officers, I understand that the proposal is currently for the creation of around 580 new homes in Keyworth on four different sites. Two of these sites are:-

Key04a – Land off Nicker Hill

Key 08 – Land between Platt Lane and Station Road

Both of these sites are adjacent to the Keyworth Headquarters site and the proposal is that they would create 150 and 190 homes respectively.

We also discussed the possibility of a light industrial site planned to the rear of the British Geological Surveys site which is included in the Keyworth Neighbourhood Plan

The British Geological Survey has examined the detail of both, Rushcliffe Borough Council's Local Plan and, the Neighbourhood Plan and has several concerns about the effect that the proposed sites would have on the continued business undertaken currently at our Keyworth site. These are as follows:

i) The British Geological Survey site is industrial in its nature. Currently, the infrastructure on site is made up of approximately, 70% industrial and, 30% office space. Due to the nature of our work a large proportion of our accommodation consists of laboratory space. Our laboratories require a significant number of mechanical cooling, chilling air exchange and laboratory gas facilities. These come with a degree of noise. Traditionally such plant has also been housed on the roof and would generally operate on a 24/7 basis. Accordingly, we are concerned that this may be viewed as noisy and unsightly by the new neighbours, particularly those in the Key08 development which sits uphill from the site.



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Of further concern are the limits that this may place on any future planning applications. You may be aware that, within the last twelve months, we have actively looked at the possibility of building a further extension to the National Geological Repository in addition to a new flexible laboratory building. In both cases, we met with the planning department to discuss the proposals. The proposed site for the laboratory building, in particular, sits close to the boundary of both, the Key08 site and, the light industrial site and has a planned plant array on the roof. The proposed repository extension sits close to the boundary with the Key04 site.

ii) Increased traffic. There is concern that many of our staff travel into and away from the village each day. Whilst it is accepted that, at main junctions, the majority of home owners travelling to and from work are likely to be travelling in the opposite direction, there remains a concern about the level of increased traffic at junctions within the village. Additionally, a large number of our staff travel away from site to undertake field work and attend other organisations and would, therefore, be travelling at the same time and in the same direction as residents. This is particularly relevant as 340 homes are planned for the immediate vicinity of the site.

Again, the potential for industrial vehicles using Platt Lane adjacent to the rear entrance onto site also provides some concerns

iii) Traffic and noise disruption. The two sites Key04a and Key08 will bring with them significant movement of heavy plant and other construction traffic in close proximity to the site. They will also inevitably bring with them significant noise. Again, both sites will be immediately adjacent to the site and present for a prolonged period of time.

iv) Increased security risk. The British Geological Survey currently enjoys a relatively low risk site currently with good general visibility due largely to the openness of our surroundings. Should the proposed developments take place, there would be a need to increase the strength of our perimeter protection, particularly given some of the hazards contained on site.

v) The option for the British Geological Survey's Keyworth site to expand in the future. The organisation feels that, in building to all perimeters, the site will become permanently constrained by its boundaries.

In summary, the British Geological Survey, although it enjoys its current position in Keyworth, does not feel that the Headquarters site and the work undertaken, sits easily in such an urban development. The organisation has concerns about the impacts as outlined above and, the future suitability of the site for its purposes and will be looking at relocation options.

Accordingly, we would like to formally register our concerns here in line with the terms of the consultation process. We should be happy to discuss these further with you should you wish.

Yours faithfully

Gaynor Delaney

Head of Estates & Facilities



Yours sincerely/faithfully

Prof John Ludden  
Executive Director



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