Planning Policy  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

Date 27th June 2018

Dear Sir / Madam,

Thank you for your correspondence regarding the consultation in relation to the Rushcliffe Local Plan Part 2.

I am writing on behalf of the British Geological Survey (BGS) and, having studied all of the documentation would like to make the following representations on behalf of the organisation.

We note that the updated plan proposes progression of the three developments neighbouring the BGS site, two of which are nominated as housing developments and one proposed as a light industrial estate. This would as previously stated encapsulate the site by development going forwards.

i) The first of our previous concerns was in relation to the nature of work undertaken here and the type of facilities we have. This included both, the potential for disturbance for any new residents of the developments and, the future potential impact this may have on future planning applications and/or construction for BGS as part of our ongoing scientific developments. It is pleasing to note that, in the updated Rushcliffe Local Plan Part 2 Land and Planning Policies, you have recognised that BGS is identified as a Centre of Excellence within Policy 5 of your Core Strategy. As such the following has been stipulated for 4.1:-

Neighbouring British Geological Survey is identified as a Centre of Excellence within Policy 5 of the Core Strategy. Given the proximity of the allocation to this facility, new residents should not be adversely affected by noise, dust or odours which may subsequently restrict the BGS operations and lead to the relocation of the establishment. Policy 4.1 therefore requires proposals on this site to include comprehensive avoidance and mitigation measures in order to prevent adverse impact on the amenity of neighbouring residents.
Whilst this is a positive step, we remain concerned about the potential constraints that may be levied on future planning applications. Further, this only appears to apply to the 4.1 development site. There does not appear to be any similar requirement for the light industrial development which also bounds the site or anything for site 4.2 which sits directly across the road from the current site. This elevation, particularly is a concern as it includes the proposed location for the development of the possible repository extension discussed with planners previously.

ii) Increased traffic. Whilst we note that there are plans to improve the junction at Platt Lane / Nicker Hill, we remain concerned about the number of cars that will be introduced in the immediate vicinity of the site and the impact that this will have on travel for our staff. This is further heightened by the introduction of an exit and entry point on Platt Lane for the Platt Lane / Station Road development. We would wish to understand where this junction is to be placed so that we can assess the impact on the BGS Platt Lane entry / exit point.

iii) Increased security risk. This does not appear to have been addressed at all and our original concerns remain. The site currently enjoys low security risks due to the openness of our surroundings. Developments would require, as advised previously, significant strengthening to the site boundary in order to adequately protect BGS property and safeguard some of the hazards contained on site, including facilities registered with ctsa.

iv) Option to expand. This remains unchanged and, should building proceed, the site would become permanently constrained by its current boundaries.

In summary, the British Geological Survey accepts the amendments and updates to the requirements outlined in the current consultation but remains concerned by the proposed developments surrounding the site and the impact it may have on our future.

Accordingly, we would like to register our ongoing concerns in line with the terms of the consultation process. I should be very happy to discuss these further along with any potential mitigations should you wish.

Yours faithfully

Gaynor Delaney
Head of Estates & Facilities