



TOWN AND COUNTRY PLANNING ACT
HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Rushcliffe	Date received	24/02/2022
OFFICER:	Craig Miles		
PROPOSAL:	Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements	D.C. No.	22/00319/FUL
LOCATION:	British Gypsum Glebe Mine And Cuckoo Bush Farm Leake Road Gotham Nottingham Nottinghamshire NG11 0LF		
APPLICANT:	Ms Sarah Rocks		

The application seeks full permission for the development of a 49.9MW solar farm and all associated ancillary infrastructure. The solar panels and main infrastructure will occupy 16 agricultural fields located south of Gotham and northwest of East Leake.

The information submitted in support of the application includes a Construction Traffic Management Plan, which provides a framework for managing the movement of construction and delivery traffic to and from the development site. The traffic associated with the operational and decommissioning phases are also considered.

Impact on Public Rights of Way

The application site is to be accessed via Wood Lane, which is an unadopted road with Public Bridleway status. There are also several public bridleways that cross or abut the application site. As such, consultation should take place with the Public Rights of Way Officer, and any comments/recommendations should be considered in addition to the comments provided here.

Access

The delivery route for construction vehicles is via the M1 and A453 Trunk Road, before exiting onto West Leake Lane. Vehicles will continue in a southern direction for approximately 1.5km, before turning left onto Kegworth Road. Vehicles will travel northeast along this road for approximately 1.3km before turning right into Wood Lane.

It is noted that the speed limit on Kegworth Road is 60mph, and the supporting information confirms that visibility splays of 2.4m x 210m are to be provided at the Wood Lane junction, with realignment and trimming of existing hedgerow. The visibility splays will need to be secured via condition.

Wood Lane is currently a single lane width, although there are passing bays along its length. Temporary widening is proposed at the access point off Kegworth Road to ensure the largest construction vehicles can access the site, and also enable vehicles to wait at the junction for any traffic off Kegworth Road to pass. The details of the access widening will need to be agreed and provided prior to construction works commencing, to be secured via condition. Works required within the public highway will need to be appropriately licenced under the relevant provisions of the Highways Act 1980. The applicant should contact the County Council on 0300 500 8080 or by emailing licences@viaem.co.uk.

In addition to the improvements at the access point, extended passing bays are proposed along the access route, together with extending the whole width of the road to 4.5m up to the site entrance to improve the safety of bridleway users. As noted above, the impact on the bridleway will need to be considered and advised upon by the Public Rights of Way Officer.

Construction Traffic

The supporting information provides an estimate of the number of vehicle movements expected during the construction phase, based on trips generated for similar sized solar farms. Over the 6-month construction period, a total of 1054 HGV deliveries are expected, with a daily maximum of approximately 20 HGV deliveries (40 HGV movements) expected. Approximately 50 staff are anticipated to be on site at any one time, with 25-30 vehicles expected.

It is stated within the CTMP that deliveries will be managed and scheduled to ensure no vehicles would have to wait on the public highway, and banksmen will assist with the manoeuvring of delivery vehicles to and from site as well as internal site movements.

Staff parking will be accommodated within the site at the temporary proposed construction compounds. It is stated that the compounds have been designed to provide adequate space to accommodate all vehicle parking, manoeuvring and turning.

Operational Traffic

The operational phase of the solar farm is anticipated to generate approximately 10-15 Light Goods Vehicles (LGVs) every year for scheduled maintenance checks, with additional visits required to attend to remedial issues when necessary. The operational

access point will be the same as that used for the construction phase. The operational phase of the solar farm is not considered to result in a severe impact on the public highway.

Decommissioning Phase

The decommissioning phase will generate a slight increase in vehicles over that of the construction phase, from 2108 associated with the construction phase, to 2318 movements for the decommissioning phase.

Glint and Glare

A Glint and Glare Study has been submitted in support of the application, which assesses the potential impacts on roads, rail, residential dwellings and aviation assets. Based on the conclusions of the report, it is understood that there will be no significant effects of glint and glare on surrounding roads.

RECOMMENDATION: Subject to a positive recommendation from the Public Rights of Way Officer, the Highway Authority would not wish to raise an objection to the proposal. The following conditions and informatives are recommended:

CONDITIONS

1. The development shall be carried out in accordance with the approved Construction Traffic Management Plan, unless otherwise agreed in writing by the Local Planning Authority.
2. No works shall commence on site until visibility splays of 2.4m x 210m as shown on Drawing: Visibility Splay (NEO00763_001I_A Figure 5.3) have been provided at the Wood Lane junction. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections exceeding 0.26m in height.
3. No works shall commence on site until the Wood Lane/Kegworth Road junction widening works as shown indicatively on the approved plans have been provided in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
4. No works shall commence on site until the proposed temporary improvements along Wood Lane to include widening and extended passing bays have been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority.
5. No works shall commence on the Decommissioning phase until an updated Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The decommissioning works shall thereafter be carried out in accordance with the approved plan.

INFORMATIVES

The above proposals involve works within the public highway, which is land over which you have no control. The Highway Authority will therefore require you to have the relevant legal agreements/licenses in place to cover the design and construction of the works prior to their commencement. Please contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at licences@viaem.co.uk to arrange for these works to take place.

The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land.

HDC ES 14/03/2022