

From: Neil Hartley
Sent: 17 March 2026 22:01
To: Laurie Wordsworth
Cc: Alison Bell; Sarah Tudor; Helen Skinner
Subject: APP/P3040/W/25/3375110 - Land west of Bradmore Road and north of Wysall Road, Wysall, Nottingham

Dear Mr Wordsworth

With reference to the appeal website CD 11 Public Inquiry Documents I note a number of Documents/Letters on behalf of the Appellant have been uploaded since the Adjournment of the Inquiry and I would like to comment on those as set out below. I would be grateful if my comments could be brought before the Inspector in advance of the recommencement of the Inquiry tomorrow morning and I understand they may also be shared with the Council and the Appellant.

In chronological order as they appear on CD 11.

CD 11.9 P25-1631 Severn Trent Clean Water Assets Note Pegasus 13th March 2026

I note and accept that Severn Trent Water are not the Lead Local Flood Authority (LLFA) in respect of Kingston Brook and that the LLFA in this instance is Nottinghamshire County Council who have raised no objection to the Appeal Scheme. However my point made at the Inquiry to Mr Cussen is still valid (and has not been answered) in that consent of the LLFA is still required under the Land Drainage Act 1991 for works affecting an Ordinary Watercourse, as is proposed for access to the Southern Parcel, and the Appellant does not have this consent in place. For ease of reference I attach the LLFA document Structures and Activities requiring Land Drainage Consent which includes, inter alia, on page 2 Installation, Extension, Alteration or Removal of a pipe culvert (including associated headwalls) and on page 3 Installation, Extension, Alteration or Removal of a bridge or decking with soffit level below bank top.

CD 11.12 Grid Note V1.2 Exagen 12th March 2026

I note the commentary of Mr Mott seeking to clarify the various NESO grid connection dates. I would particularly like to draw the Inspectors attention to the final two paragraphs of this note, which appear to suggest that the Solar Farm could be connected to the grid in advance of the BESS. My understanding of this Application/Appeal (and I have checked this with others) is that the proposal has always been for the Solar Farm to connect to the BESS and then the BESS connects to the GRID - if the Appellant is now suggesting they could be separate at different times then I suggest a new Planning Application is required as this is not what is under consideration here. Could the question be raised with the Appellant by the Inspector please.

CD 11.14 Osborne Clarke letter to PINS 17th March 2026

Given the likely timescales for implementation of the Development should the Appeal be allowed (as set out in the Grid Note at CD11.12) it would seem perfectly possible and sensible for the Skylark Mitigation Works on the Offsite Skylark Mitigation Land to be completed prior to the Commencement of Development on the Site. This would have the effect of creating new skylark habitat prior to destruction of the existing habitat on the Site, which is surely the most desirable and practical way forward.

Yours Sincerely

Neil E Hartley