

This matter is being dealt with by:

Kathryn Haley

Reference RUS 2022 0319



Sent via email to:

planningandgrowth@rushcliffe.gov.uk

FAO Craig Miles

31st May 2022

Dear Sir/Madam

Ref: 22/00319/FUL: Land to The West of Wood Lane and Stocking Lane, Kingston Estate, Gotham - 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

Thank you for your letter dated 18th May 2022 requesting strategic planning observations on the above planning application. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are a number of elements of national planning policy and guidance that are of particular relevance in the assessment of planning applications and these include Minerals and Waste, Education, Transport and Public Health.

County Planning Context

Transport and Flood Risk Management

The County Council as Highway Authority and Local Lead Flood Authority is a statutory consultee to Local Planning Authorities and therefore makes separate responses on the relevant highway and flood risk technical aspects for planning applications.

Should further information on the highway and flood risk elements be required contact should be made directly with the Highway Development Control Team and the Flood Risk Management Team to discuss this matter further with the relevant officers dealing with the application.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the adopted Nottinghamshire Minerals Local Plan (adopted March 2021), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan, these should be taken into account where proposals for non-minerals development fall within them.

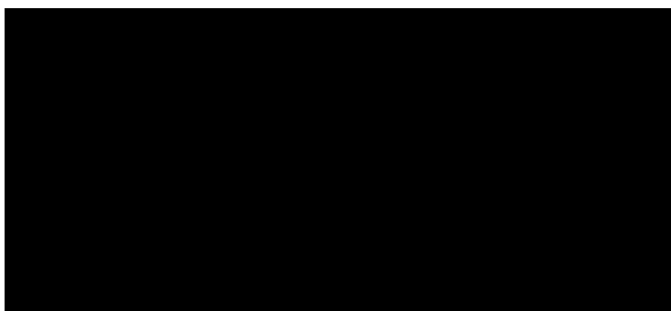
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Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP

Minerals

In relation to the Minerals Local Plan, the proposed development site is covered by the Minerals Safeguarding and Consultation Area (MSA/MCA) for gypsum. In accordance with the National Planning Policy Framework (paragraph 204), the Adopted Minerals Local Plan (March 2021) contains a policy, SP7, which states that where a need can be demonstrated for non-mineral development in an MSA/MCA, prior extraction should be sought where practicable. In this instance, due to the nature of the proposed development, prior extraction of gypsum would not be practicable. The County Council therefore raises no objection to the proposal.

However, it should be noted that this entire area is underlain by the former 'Glebe Gypsum Mine' and the County Council would emphasise the importance of consulting 'British Gypsum Ltd' on any surface development. This mine at its deepest point is approximately only 30 metres beneath the surface. Surface development in this entire area is limited due to a 'Subsidence Protection Area'. British Gypsum can be contacted at:



Waste

The County Council does not have any comments to make in relation to the Waste Local Plan.

Conclusion

It should be noted that all the above comments could be subject to change, as a result of ongoing negotiations between the County Council, the Local Planning Authority and the applicants. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

Yours faithfully

Kathryn Haley
Principal Planning Officer
Nottinghamshire County Council

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