JE/P21-2533

26 January 2024

Private and Confidential
Planning Services - Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR THE CONSTRUCTION AND OPERATION OF A RENEWABLE ENERGY PARK COMPRISING GROUND MOUNTED SOLAR PV WITH CO-LOCATED BATTERY ENERGY STORAGE SYSTEM (BESS) AT THE POINT OF CONNECTION, TOGETHER WITH ASSOCIATED INFRASTRUCTURE, ACCESS, LANDSCAPING AND CABLING.
LAND AT WEST OF WYSALL, NOTTINGHAMSHIRE
ONLINE PLANNING PORTAL REF: PP-12653175

Exagen Development Limited submits the planning application for the construction and operation of a renewable energy park comprising ground mounted solar photovoltaics (PV) with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and underground cabling. The Application Site measures approximately 100.96 hectares (ha) and is located over two parcels of land to the west of the village of Wysall in Nottinghamshire. The two site parcels would be linked by an underground cable which will extend from the eastern side of the northern parcel before following the route of the highway along Bradmore Road – Keyworth Road – Main Street – Costock Road – Wysall Road. The Proposed Development is collectively referred to as 'Old Wood Energy Park'.

Why this Site?

The site has been selected for a number of reasons:

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
T 01454 625945 E Bristol@pegasusgroup.co.uk
Offices throughout the UK.

- Site free of any significant environmental designations and good opportunities to provide biodiversity enhancements.
- Good access.
- Limited close-range receptors.
- Site benefits from substantial screening from mature woodland, tree and hedgerow cover.
- Site is wholly located on lower quality agricultural land.

Need for Development

The proposal would provide a clean, renewable and sustainable form of electricity and will also make a valuable contribution to the generation of electricity at a local level. The scheme would add to both SMBC's and WDC's progress in meeting their renewable energy target and would also assist in meeting national targets for both energy supply and low carbon energy development.

There is a plethora of Government legislation, guidance and policy which support the transition to a low carbon future and the continued roll out of renewables and low carbon energy and associated infrastructure. The UK is part of an international effort to combat climate change. The UK is a party to the United Nations Framework Convention on Climate Change (UNFCCC) and as such has signed up to international climate change obligations, such as the Kyoto Protocol and the Paris Agreement.

As part of its contributions to international efforts, the UK also has domestic legislation and policies in place to reduce greenhouse gas emissions. The Climate Change Act 2008 established long-term statutory targets for the UK to achieve reductions in greenhouse gases by 2050 against a 1990 baseline. The Act originally set a legally binding target of an 80% cut in greenhouse gas emissions by 2050.

On 12 June 2019, as a direct response to the climate change emergency declaration, the Government laid the draft Climate Change Act 2008 (2050 Target Amendment) Order 2019 to amend the Climate Change Act 2008 by introducing a target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target because some emissions can remain if they are offset by removal from the atmosphere and/or by trading in carbon units. The Order became a Statutory Instruments on 27 June 2019.

The Government's British Energy Security strategy (published 7th April 2022), explicitly highlights the urgent need for the UK to rapidly develop not only a decarbonised energy system but one that is more self-sufficient. This strategy provided a direct response by the government to develop an energy system which is not so heavily reliant on imported oil and gas which had seen

significant spikes in global cost and the overall cost of living following the impacts of the COVID-19 pandemic and Russia's invasion of Ukraine. As part of this strategy, the increased deployment of ground based solar development and flexible energy storage is identified by the Government to hold a key role in the realisation of these aims, with the government targeting a fivefold increase in the level of Solar PV development by 2035 (Up to 70GW).

In June 2022, the High Court found that UK governments Net Zero Strategy breached the Climate Change Act 2008 because it didn't detail how emissions cuts would be achieved. The High Court ordered the Government to inform parliament by April 2023, of how specific policies would contribute towards reducing emissions. On 30 March 2023, the Energy Security Secretary published a host of documents which outlined ambitious plans to scale up affordable, clean, homegrown power and build a thriving green industry. Powering Up Britain (March 2023) presents overarching delivery plan which brings together the government targets for energy security, reducing household bills and maintaining its goal towards achieving net zero, including:- Accelerating deployment of renewables by quintuple solar power by 2035.

Speeding up planning consenting process – alongside Powering Up Britain, the Government has published a revised set of energy national policy statements for consultation, covering overarching energy, renewables, electricity networks, gas generation, and pipelines. On 23 February 2023 the Government published its Nationally Significant Infrastructure Project (NSIP) Action Plan, which sets out how the government will reform the consenting process to ensure the planning system can deliver for the future, to meet the demands of a greater number and complexity of cases and deliver against government's ambitions.

Through the Revised National Policy Statement for renewable energy (EN-3 (March), Government has committed to sustained growth in solar capacity to ensure that the UK maintains a pathway to meet net zero. EN-3 identifies how solar also has an important role in delivering the government's goal for greater energy independence. The British Energy Security Strategy states that government expects a five-fold increase in solar deployment by 3035. It sets out that government is supportive of solar that is co-located with other functions, such as storage, to maximise the efficiency of land use.

At a local level Rushcliffe Borough Council (RBC) voted to declare a climate emergency in March 2020, committing the Council to becoming a carbon neutral organisation by 2030. RBC have since adopted a Climate Change Strategy (2021-2030) as of November 2021, and Carbon Management Plan (2020) which provides an exploration of the actions RBC will need to consider to meet its ambitions of becoming a net zero organisation by 2030 and to encourage residents and business within the Borough to also reduce their carbon emissions. The Council will use this to help inform the nature and extent of action and is a key element in planning the Council's

response to the Climate Emergency declared in March 2020. Key to this, the delivery of renewable energy generation is highlighted as a key aim towards reducing carbon emissions both for the Council as an organisation and the wider Borough.

There is a clear, pressing and urgent need for renewable energy development, such as that put forward through this planning application submission. In applying the NPPF's presumption in favour of sustainable development, and the test at paragraph 11 in particular with regards to decision taking, it is clear that the application proposal should be approved.

Planning Application Documentation

The planning application has been prepared and submitted in line with the Local Planning Authority's advice provided at the pre-application stage and is supported by the documentation set out below: -

- **Completed Application Form and Certificates;**
- **Planning Application Drawings and Elevations, including:**
    - **Existing Site Location Plan -** DWG No. WLL02A-EXG-00-00-D-K011-P01;
    - **Boundaries Plan –** DWG No. WLL02A-EXG-00-00-D-K011-P01;
    - **Proposed Layout -** DWG No. WLL02A-EXG-04-00-D-K001-P0408;
    - **Battery Unit Plan & Elevations -** DWG No. WLL02A-EXG-05-ZZ-D-K001-P01;
    - **MV Inverter Plan & Elevations -** DWG No. WLL02A-EXG-05-ZZ-D-K002-P01;
    - **Substation Building Plan & Elevations -** DWG No. WLL02A-EXG-05-ZZ-D-K003-P01;
    - **RMU & Control Enclosures Plan & Elevations-** DWG No. WLL02A-EXG-05-ZZ-D-K005-P01;
    - **Auxiliary Transformer Plan & Elevations -** DWG No. WLL02A-EXG-05-ZZ-D-K006-P01;
    - **Palisade Fence & Access Detail -** DWG No. WLL02A-EXG-05-ZZ-D-K007-P01;
    - **BESS CCTV & Lighting Detail -** DWG No. WLL02A-EXG-05-ZZ-D-K008-P01;
    - **132kV Switchgear Plan & Elevation -** DWG No. WLL02A-EXG-05-ZZ-D-K009-P02;
    - **Solar Panel Detail -** DWG No. WLL02A-EXG-05-ZZ-D-K010-P01;
    - **Solar Fence & CCTV Detail -** DWG No. WLL02A-EXG-05-ZZ-D-K011-P01;
    - **33kV Cable Connection and Control Room Plan & Elevations -** DWG No. WLL02A-EXG-05-ZZ-D-K012-P01; and,
    - **Typical 33kV Transformer Plan & Elevations –** DWG No. WLL02A-EXG-05-ZZ-D-

K013-P01.

- **Covering Letter,** prepared by Pegasus Group [This Letter];
- **Design and Access Statement,** prepared by Pegasus Group;
- **Planning Statement,** prepared by Pegasus Group;
- **Statement of Community Engagement,** prepared by Exagen;
- **Outline Battery Safety Management Plan,** prepared by Exagen;
- **Landscape and Visual Impact Assessment,** prepared by Pegasus Group;
- **Landscape Strategy,** prepared by Pegasus Group;
- **Arboricultural Impact Assessment,** prepared by Barton Hyett;
- **Agricultural Land Classification Report,** prepared by Davis Mead Consultants;
- **Transport Statement,** prepared by Motion;
- **Construction Traffic Management Plan,** prepared by Motion;
- **Heritage Statement (including archaeological desk based assessment and geophysical survey),** prepared by Pegasus Group;
- **Flood Risk Assessment & Surface Water Drainage Strategy,** prepared by Pegasus Group;
- **Noise Impact Assessment,** prepared by Metrica Environmental Consulting;
- **Ecological Impact Assessment (including Biodiversity Net Gain Assessment),** prepared by Clarkson and Woods;
- **Breeding Bird Survey Report,** prepared by Clarkson and Woods; and
- **Glint and Glare Assessment,** prepared by Pager Power.

The various documentation should be read collectively in order to gain a complete understanding of the proposal. The supporting information demonstrates the diligent approach adopted by the Applicant and their experienced consultant team in delivering a well-considered proposal based on sound environmental, sustainable and development control considerations.

The planning application documentation and application fee have been submitted to the Council via Planning Portal.

I trust that the above is sufficient for the application to be validated. However, if you require any further information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Jack Ellis
Senior Planner
e-mail: [redacted]