

The plans for this application have been discussed by members of West Leake Parish.

The following points have been raised:-

It was considered that while alternative sources of energy were required this development was contrary to both National and Local planning policy due to its scale, effect on the Green Belt and the effect on the amenity value of the area.

The site is within the Greenbelt- Rushcliffe Borough's policy states that justification should therefore be provided to show very special circumstances which outweigh the harm to the openness of the green belt and its purpose. It was felt that the proposed development was of such an enormous scale it was impossible outweigh the harm.

The NPPF (National Planning Policy) states that schemes within a Green Belt will have to show "very special circumstances" if projects are to proceed. Such "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly out-weighted by other considerations. In this case other harm comprises of adverse effects on landscape and ecology. Again, it was felt that the adverse harm could not be out-weighted.

The site is within a Biodiversity Opportunity Focal Area, as identified within the Rushcliffe Biodiversity Opportunity Mapping Report. This area is a unique area of elevated wooded hills and grassland habitat.

The Rushcliffe Local Plan Part 2 specifically identifies this area of woodland and grassland as predominant habitats that should be "protected, restored, expanded and enhanced".

The Part 2 e of Local Plan Policy 16 also requires landscape character to be protected, conserved and enhanced in line with the Greater Nottingham Landscape Character Assessment. This site is picked out in the assessment as "strong character which is in good condition and therefore should be conserved" The introduction of solar panels therefore changes the landscape character, especially in this elevated location.

The proposed scheme is one of the largest in the country and of an industrial scale. What measures will be put in place by Rushcliffe to make sure the site stays below the 50 MW limit before requiring Secretary of State approval as a development of National Importance? The proposed scheme is 49.9MW.

The site selection process is not discussed, in detail, in the application. It was felt that there are numerous, more suitable sites outside the Green Belt and in area of less public access- for instance the proposed scheme at Costock is outside the Green Belt and has less public access.

The site is adjacent to and crossed by very popular rights of way including the Midshires Way- part of the 230 mile National path. The character and visual amenity of these paths would be significantly changed. These are some of the most important paths in the south Nottingham area particularly providing access to the countryside for leisure and recreation for the villagers of West Leake, East Leake, Gotham and Kingston. The paths are used to

improve the health and well being of many hundreds of people from the local community and in lock-down they were heavily used for exercise.

The bridleways and footpaths will become “corridors” with the views of the woodland and far-reaching views away from the woods being blocked by fencing or the new landscaping schemes.

The application site and surrounding woodland is home to a huge variety of wildlife. In particular, [REDACTED] deer, hares, buzzards, Red Kite, English Partridge and other important species. Their habitats will be greatly disturbed by the scheme.

Bats are known to live at Hillside Farm, less than 100m, to the North of the proposed sub station compound and construction site. This was identified in planning applications for the demolition of buildings on that site. There is no bat survey within the application.

The noise produced by the inverters will have a negative impact on the peace and quiet of this area. The positioning of the inverters close to the woodland will cause harm to the wildlife of the woodlands. The area has a very low background noise, as proved by the noise surveys accompanying the application. The peace and quiet of the area is a very major feature and attraction of the area. Similarly, if the inverters are placed near the PROWs it will have an adverse impact on their use.

There is no mention, in the application, of any mitigation to the potential health risks associated with solar farms and the Electro Magnetic Conduction associated with them.

The development is for 40 years. What if areas of woodland, outside the scheme, are clear-felled in that period so making the scheme fully visible from the south of the area?

The proposed scheme is scattered across a large area of land rather than being concentrated in just one area.

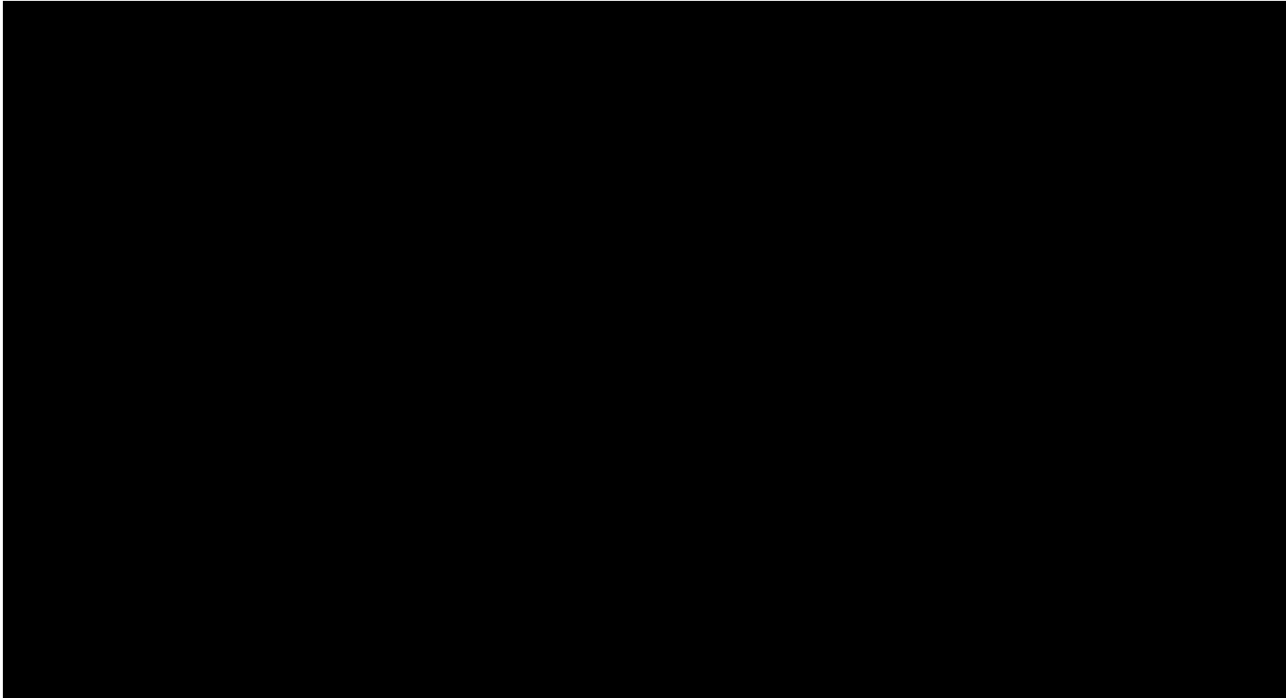
The “artist’s impressions” of the proposed screening of the fencing and panels from the PROWs is set at a height of 1.5m. People on bicycles and on horseback will be looking at a much higher angle than this and so will see a much different view. The bridleways are heavily used by both.

There is no indication in the application of the lighting of the area at night and whether there will be any light pollution in this area where there are currently no lights at all.

The fields to the south and east of the site are used for arable farming. This is good quality agricultural land being taken out of production. Should the development take place then it should use the poorer quality grassland areas to the north. This area of land is also less visible and affects fewer rights of way.

One of the main reasons for living in this area is to have the protection of the Green Belt to restrict inappropriate development.





From: Tom Barton <[REDACTED]>  
Sent: 01 April 2022 11:34  
To: Craig Miles <CMiles@rushcliffe.gov.uk>  
Subject: Re: 22/00319/FUL

Craig,  
The plans for the above application were on display for residents to view. A large turnout, particularly considering the size of the village, made the points on the attached note. I am not very technically astute to be able to put them on the portal. Would it be possible for them to be added?  
Thank you.  
Tom  
Clerk to the Parish Meeting

On Friday, 18 March 2022, 10:15:01 GMT, Craig Miles <[cmiles@rushcliffe.gov.uk](mailto:cmiles@rushcliffe.gov.uk)> wrote:

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Tom,

Thanks for your email.

Yes, comments should be with us by 1st April 2022. The council will accept comments thereafter up until the point the application is determined - there is no fixed date for this at the moment but is anticipated to be on or before mid - late May 2022.

Regards, Craig

-----Original Message-----

From: Tom Barton [REDACTED]  
Sent: 18 March 2022 08:14  
To: Craig Miles <[CMiles@rushcliffe.gov.uk](mailto:CMiles@rushcliffe.gov.uk)>  
Subject: 22/00319/FUL

Craig,

Just to let you know that the plans for the above application were discussed at a gathering of the Parish on Wednesday night. There were some major concerns about the scheme and members of the Parish will be making their views known to the Borough over the next few days. I will also be putting together a summary of the views expressed.

Please could you confirm the deadline by which date views need to be back with the Borough. I understand that it is 1st April?

Tom Barton

Clerk to the Parish Meeting.

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