

Conditions

A.Skylarks

This will to a certain extent be affected by what transpires regarding mitigation negotiations this weekend.

The 28 hectares off Costock road.

1.The land faces north and the skylarks nests being displaced faced south. So, it is important to know whether the mitigation is successful.

2.There was a survey of the area when 1-2 sky lark nests were identified in the Eastern section of the 28 hectares. However this was done on behalf of Rempstone Farm Solar when they were evaluating a much larger area for a solar installation (23/00204/SCRIA). This may need repeating if out of date. Also as a Condition it should be available to verify as it was not specific for this area

3. This land should be set aside from the beginning of the agreement and be appropriately prepared for prospective breeding skylarks. So I would propose a minimum of 2 seasons to confirm nesting has occurred, before site construction could be permitted to start. Also it is important that continuous monitoring occurs + 40 years and we know who is responsible for this .

4. A condition should be written into the legal agreement for the 28 hectares , if that transpires . This would stipulate that this land will remain only for skylarks , and not for any other purpose. All signatories to the proposed UU document regarding the 28 hectares are involved with solar panels. So it is vitally important that there is an absolute safe guard for the skylarks.

5. To have that 100% surety, one suggestion is that this land is given in perpetuity to either Nottingham Wildlife Trust or Wysall Village Council. Either would mean this land would be protected and looked after to ensure Sky larks remain there .

6.Should the land adjacent to Bradmore road be chosen by the appellant for mitigation for the sky larks the same conditions stated above for equally apply

B. Otters

1. A formal Otter survey needs to be carried out by an independent otter expert. Reporting to the Planning Inspector rather than Rushcliffe Borough Council or the appellant. As we know Otters are definitely in the area of Kingston Brook but are so elusive they may not be seen. Better steps need to be taken to leave a 50 metre protection zone for an Otter Couch or Holt and for a natal den 100 metres. A 10 metre zone of separation on both sides (Otter protection : Best Practice Guidance for Developers , Ecologists and Planning Authorities (UK) Nov 24.)

2. Any construction of a new bridge should be only considered if no evidence of Otters around this site are found. Otherwise they will need to cross at a different point

C. Fencing

It is not a statutory enforcing condition that secure fencing rather than deer fencing can be a condition for this development . However it is common sense to protect their asset form criminals