

I'm Neil Hartley, I am a Retired Chartered Surveyor with 40 years development experience. I would like to highlight some of my key concerns relating to this Appeal and the proposed development. All of these comments/objections have been raised previously - the majority in March 2024 objections and yet remain unresolved

- Firstly - Can we be sure what we are being asked to consider and whether this patched together application/appeal should be considered a valid scheme for consideration as it has evolved so much both before and after refusal at Planning Committee. In reality it has been made up as time has passed along
  - Originally presented as two sites connected with a cable between the two, no mention of the adjacent Highfields consent.
  - Then red line extended to allow for connection along the public highway (which I will come on to)
  - Refused at Committee
  - Appealed with significant new info including a compliance report on BESS, major above ground water tanks and a further blue line area for skylarks

(area not known) all of which could have been submitted prior to Committee

- Addition of further remotely located 23ha for skylarks blue line only– not sure whether this is firmly proposed as can only see reference in the Ecologists rebuttal statement of the 25<sup>th</sup> February
  - Are there any other bits and pieces that we should know about today.
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- Secondly – the Appeal Site and Highfields ref 22/00303/FUL will give a 100mw solar farm and 93mw BESS on 450 acres equivalent to 250 Football Pitches from any viewpoint, including the Midshires Way they will be seen as a single scheme. The impact is cumulative and should be a significant factor in determining the outcome of this appeal. In the LVIA this issue has consistently been underestimated by the Appellants advisors ,as suggested by the Councils independent reviewer of the LVIA and accepted in the Committee Report by RBC Officers.
  - Thirdly – the Destruction of mature hedgerows and trees to create the new access road to the Northern Plot when there is a perfectly serviceable access road from Bradmore Road through Lodge Farm that

may require a temporary diversion of the public footpath during construction only. There has been no response from the Appellant on why this route hasn't been considered (other than to say it keeps the footpath open) and why we need to destroy valuable habitat for a new access point.

- Fourthly – there is no evidence that consultation with Severn Trent has taken place in relation to the new access bridge to the Southern Plot over Kingston Brook and proposed removal of the existing culvert to increase water flow. As a result there is no certainty this work and access is achievable across a managed watercourse even though it is the only proposed access point to the Southern Parcel
- Fifthly - The proposed 3550 metre cable route to join the Northern and Southern Plots is simply a red line on the Planning Application. This would be a private connection requiring agreement to be reached with the Highway Authority and the owners of the land below the public highway. There is no evidence that consultation with any party has taken place and therefore it is not safe to assume connection between the plots can be achieved.
- Sixthly - The Transport Assessment and Construction Management Plan are desk/map based and don't account for local site conditions. The

access to the northern site on Bradmore Road in particular is at best along 75% of a single carriageway due to degradation of the carriageway edge. Up/Down the hill through Bunny Old Wood it is at best 50% of a single carriageway due to degradation of the carriageway itself as well as the carriageway edge. It will not be possible for articulated delivery vehicles as proposed to pass any other vehicle coming in the opposite direction through the wood section. The passing places proposed (some of which cannot be constructed due to the proximity of drainage ditches to the carriageway edge) will not work and the northernmost one on the south side of the road will not give a view of southbound traffic approaching up the hill through Bunny Old Wood.

- And finally - Out of date Ecology surveys make the Ecological Impact Assessment and Evidence unsafe and are contrary to CIEEM Best Practice and Rushcliffe Standing Advice— first mentioned in November 2024 but never responded to by the Appellant
  - Extended Phase 1 Habitats Survey – 28/01/2022
  - Wintering Bird Scoping Survey (WBS) – 24/02/2022 o  
Further Wintering Bird Surveys – 14-15/12/2022, 18-19/01/2023, 14/02/2023

- Breeding Bird Surveys (BBS) – 19-20/04/2022, 16-17-05/2022, 13-15/06/2022, 11-12/07/2022 (outlined within a separate report)
  - eDNA sampling for great crested newt (GCN) – 07/06/2022 and 19/06/2022 o Water Vole surveys of Kingston Brook – 24/04/2023 and 14/08/2023
  - MoRPh survey of Kingston Brook – 27/09/2023 o
  - Update Extended UK Habitat Classification survey – 05/08/2025
- These are not my only concerns others on Landscape and Heritage, for example, have already been covered in detailed responses to the Application and the Appeal. Thank you for listening.

