

# Consultee Comments for Planning Application 22/00319/FUL

## Application Summary

Application Number: 22/00319/FUL

Address: Land To The West Of Wood Lane And Stocking Lane Kingston Estate Gotham Nottinghamshire NG11 0LF

Proposal: 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

Case Officer: Craig Miles

## Consultee Details

## Comments

On behalf of NCC, Via East Midlands Ltd has already responded to the technical aspects of how the public rights of way have been accommodated within the development and have asked for clarifications of certain points, should it be granted permission.

Comments regarding the potential effects on the amenity of the application were not included but are forwarded now. These comments concern the objective view of the RoW network but also appreciate some of its popularity. We are aware that the visual amenity and effects on biodiversity are likely to be assessed by specialists in those fields through their consultation responses.

The network links West Leake, East Leake and Gotham and is well use by walkers, equestrians and cyclists due its close proximity to these villages.

Any development along side a public right of way has the potential for a change, though not necessarily detrimental, to the amenity and enjoyment of the route.

The ROW network here is very well used as it give views over the surrounding countryside toward Gotham and access though quiet wooded areas. The Midshires Way (a long-distance equestrian route, which can obviously be walked as well) passes to the side.

While it can be appreciated that the surrounding land has very little view of the development due to the highly wooded surroundings it does have a more direct effect on the recreational use within site. On the negative side, there is a concern that the proposed hedge screening will take 5-10

years before it has any benefit, even with more mature hedge planting being undertaken. The noise from the inverters, while low level and far below any concerning noise levels (WHO Guidance for Community Noise), will still be audible and may have a detrimental effect on the quiet solitude of the RoW network and potentially will maintain a somewhat industrial feel to the area even when the screening has grown up.

However, there is substantial hedgerow improvement, some 2000m of new hedge and gapping up of existing, which will generate an improved nature corridor, and a widened and less formal route along the access track (once passed the site entrance) which can be enjoyed whilst using the RoW network.