

30 March 2022

P21-2532 & P21-2533

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Private and Confidential

Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Dear Sir/Madam

PRIVATE AND COFNIDENTIAL: PRE-APPLICATION ADVICE REQUEST

Renewable Energy Scheme Comprising Ground Mounted Photovoltaics with associated Battery Storage and Associated Infrastructure at land at Willoughby-on-the-Wolds and Wysall, Nottingham.

On behalf of Exagen Group Ltd, pre-application advice is sought for the provision of a renewable energy scheme comprising ground mounted photovoltaics with associated battery storage and associated infrastructure at land at Willoughby-on-the-Wolds and Wysall, Nottingham. We welcome the Council's consideration and comment on the proposed development following a detailed review of the enclosed information.

Whilst we intend to discuss the proposals with members, parish councils and the public, due to the early stages of the project and sensitivity of the proposals, we politely request this request is treated as private and confidential.

Table 1: Pre-Application Submission Documents

Document	Author
Covering Letter	Pegasus Group
Site Location Plan	Exagen Group Ltd
Conceptual Traffic Light Rating Plan	Exagen Group Ltd
Pre-Application Planning Statement	Pegasus Group
Pre-Application Heritage Statement	Pegasus Group
Pre-Application Landscape and Visual Statement	Pegasus Group

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Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
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Preliminary Ecological Appraisal	Clarkson & Woods
Agricultural Land Classification Report	Davis Meade Agricultural

Advice Sought

The Applicant respectfully requests the Council's comments on:

- The acceptability and appropriateness of the individual field enclosures contained within the total site area for accommodating a large-scale renewable energy scheme and whether the Council have an informed preference on the specific field enclosures to accommodate the built form of the development.
- Considerations on the potential cumulative impacts of a new large scale renewable energy scheme on the site given the proximity of the site location to existing renewable energy development and proposals within the surrounding area.

In addition to the above points, please provide advice over the following matters:

- Confirmation that the principle of development is /or can be made acceptable
- Validation requirements for the submission of a detailed planning application
- The Council's expectations towards community consultation
- Local Planning Authority's advice with regards to mitigation and enhancement measures for biodiversity and screening
- The Council's advice on highways and access;
- Options for entering into a Planning Performance Agreement, and
- Advice of statutory consultees and any technical matters to be addressed as part of the planning application submission.

We trust the above and enclosed information are sufficient for the purpose of this pre-application request. We would welcome the opportunity to arrange a meeting with Rushcliffe Borough Council Officers to discuss the details of the proposed scheme at the proposed site.

We look forward to receiving confirmation of receipt of this application and registration of the enquiry. Please do not hesitate to contact us if you require any additional information or clarification before you complete the Council's written advice.

Yours Sincerely,

Jack Ellis

Senior Planner

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Enc: Documents as listed above