

JOW/P18-2917

18th December 2020

Honor Whitfield
Planning Development and Business Unit
Newark and Sherwood District Council
Castle House
Great North Road
Newark-on-Trent
NG24 1BY

Dear Miss Whitfield

**Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure (ref: 20/01242/FULM)
Land North of Halloughton, Southwell**

Please find enclosed documents forming an update to the above application, submitted on behalf of JBM Solar Projects 6 Ltd.

The information provided is outlined below and has been prepared to respond to consultation comments which you have requested are addressed in advance of the application being determined.

The following information is provided:

Site Location Plan

Please find enclosed an updated **Site Location Plan No. P18-2917_02 Rev E** which has been revised to omit an area of land within this site confirmed as being in third party ownership. This land is a wooded area which does not include any proposed development.

This supersedes the previously submitted Site Location Plan No. P18-2917_02 Rev D.

Site Layout and Planting Proposals

Please find enclosed an updated **Site Layout and Planting Proposals plan No. P18-2917_12 Rev J**. This supersedes previously submitted plan No. P18-2917_12 Rev H.

The amendments to the site layout from that previously submitted, in addition to change to the site boundary, are summarised below. These have made in direct response to comments received on the original scheme, as noted.

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

T 01285 641717 | **F** 01285642348 | **W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

Pegasus Group is a trading name of Pegasus Planning Group Limited [07277000] registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

- Pulling back development in the south-west of the application site and enclosing the open field boundary with new hedgerow vegetation including hedgerow trees. (Amendment made in response to Environmental Management and Design Team comments).
- Reinstating a historic Public Right of Way route across the far south eastern extent of the Site. (Amendment made in response to Ramblers Association comments).
- Amending the alignment of the Public Right of Way Southwell Bridleway Number 74, to run along western side of the hedgerow. (Amendment made in response to Ramblers Association comments).
- Minor realignment to the access track to ensure that the mature Poplar at the entrance to Halloughton is retained and protected (addressed below). (Amendment made in response to Nottinghamshire County Council Highways Comments)

Landscape & Visual Impact Assessment

Enclosed is an **LVIA Addendum**, dated December 2020, which has been prepared to directly address each of the landscape comments of the Environmental Management and Design Team at Via East Midlands Limited, dated 18th September 2020, and relevant comments contained in the Conservation Advice of Oliver Scott of Newark and Sherwood District Council. The Addendum is to be read alongside the original LVIA, dated July 2020.

Included within the LVIA Addendum are further photoviews taken with vegetation not in leaf (i.e. winter views) as requested in the landscape comments.

Updated photomontages are currently being prepared further to your confirmation on 14th December 2020 that these are required, and will follow shortly.

The further assessment provided in the LVIA Addendum does not change the conclusions of the originally submitted LVIA.

Archaeological Investigation

Enclosed is a **Report of an Archaeological Evaluation ref: R14340** prepared by Pre-Construct Archaeology Ltd. which summarises the results of the trial trenching which has taken place at the application site.

The report confirms that the archaeological investigation results indicate that further archaeological works are not required.

Agricultural Land Classification

Enclosed is an **Agricultural Land Classification Report**, dated 27th November 2020, prepared by Amet Property.

This report assesses the Agricultural Land Classification grading for the application site and determines it to comprise wholly Grade 3b, moderate quality soil (i.e. not comprising 'best and most versatile' agricultural land).

Site Access

Enclosed is a **Note addressing Site Access Arrangements**, dated December 2020, prepared in response to Nottinghamshire County Council Highways comments regarding potential impact on a Poplar tree in the highway verge.

To confirm, the Poplar tree is to be kept and protected during construction to ensure it is not damaged.

Appended to this Note are the following Plans:

- **Tree Protection Plan – Highways Access No. BHA_665_03**
- **Swept Path Analysis: Proposed Site Access 15.4m Articulated Vehicle No. P18-2917 FIGURE 2 Rev A**

The plans demonstrate that the access from the highway and route has been moved c.1m to the east in order to ensure the Poplar tree, and other trees in the vicinity, will be adequately protected when being used by HGVs during the construction phase, subject to the measures in the Tree Protection Plan being adhered to.

The Note also sets out the alternative options for site access considered by the Applicant.

The swept path analysis figure supersedes that appended to the Construction Traffic Management Plan previously submitted. **Proposed Site Access Visibility Splays Plan No. P18-2917 FIGURE 1 Rev A** is also updated and submitted to demonstrate visibility of the revised access position.

Noise Condition

We note the condition regarding noise attenuation, suggested by Environmental Health Officer, Brian Beddows in his email of 4th September 2020.

This condition is considered to be too stringent as it does not specify a lower limit. This would require a noise limit of 25 dB LAeq to be achieved, 10 dB(A) below what the scheme has been designed to achieve.

The current BS4142 guidance advises that it is more important to consider absolute noise levels where background noise levels are low than the difference between the background and rating level of noise. Noise levels were therefore assessed against WHO guidance to ensure the operation remained at least 5 dB(A) below the Lowest Observed Adverse Effects Level as specified in the WHO night noise guidance.

A condition based on BS4142 would ensure the operational noise does not result in any unacceptable noise effects and a condition reflecting these limits would be accepted.

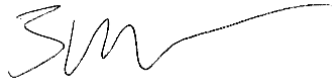
Summary

For clarity, the list below comprises all the documents enclosed with this letter:

- Site Location Plan (No. P18-2917_02 Rev E)
- Site Layout and Planting Proposals plan (No. P18-2917_12 Rev J)
- LVIA Addendum, dated December 2020 (including winter photographs)
- Report of an Archaeological Evaluation ref: R14340
- Agricultural Land Classification Report, dated 27th November 2020
- Site Access Arrangements, dated December 2020
- Tree Protection Plan – Highways Access (No. BHA_665_03)
- Swept Path Analysis: Proposed Site Access 15.4m Articulated Vehicle (No. P18-2917 FIGURE 2 Rev A)
- Proposed Site Access Visibility Splays Plan (No. P18-2917 FIGURE 1 Rev A)

I trust this information allows for the application to be progressed and determined at the earliest convenience. However, please do not hesitate to contact me should you have any questions or require any further information,

Yours sincerely



James Walker

Associate Planner

james.walker@pegasusgroup.co.uk

Enc.