

NOTTINGHAMSHIRE COUNTY COUNCIL RESPONSE TO EXAMINATION QUESTIONS – 8TH JANUARY 2026

ExQ1	Question to:	Question	NCC Response
1. General and cross-topic questions			
Q1.0.4	The applicant and All Interested Parties	<p>2025 revisions to National Policy Statements (NPSs)</p> <p>Following a review of the energy NPSs, the government consulted on updates to EN-1 (the overarching energy NPS), EN-3 (renewable energy infrastructure) and EN-5 (electricity networks) in April to May 2025.</p> <p>After considering responses to the consultation, the government is due to publish revised versions of EN-1, EN-3 and EN-5 following a 21-sitting day 'consideration period'.</p> <p>Please set out any implications for the consideration of the proposed development arising from the updated NPS.</p>	NCC have no comments to add.
Q1.0.5	The applicant and All Interested Parties	<p>Solar roadmap</p> <p>The Solar roadmap: United Kingdom powered by solar was issued by the Department for Energy Security and Net Zero on 30 June 2025.</p>	<p>The scenario that the waste is recycled or recovered is preferable, the recycling capacity facilities to do this for the PV panels is not established, particularly at the scale that will be needed when considering the cumulative impacts of several solar farm schemes in this area expected to finish around a similar time. This issue is recognised in the recently published Solar Roadmap: United Kingdom Powered by Solar June 2025) by the Department for Energy Security & Net Zero. Without the</p>

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		<p>Please set out how the proposed development would align with the measures set out in roadmap.</p>	<p>development and establishment of sufficient solar panel recycling facilities, this would lead to a large volume of waste in the area at the time that requires disposal.</p> <p>Other similar schemes in Nottinghamshire, for example One Earth Solar Project, have within their assessment of waste considered an absolute worst-case scenario whereby the waste is not able to be recovered or recycled. They have also considered the local and regional existing landfill capacity to understand potential significance impacts. Whilst the Outline Decommissioning Plan notes that forecasting future landfill capacity is difficult and that disposal of waste to landfill is the worst-case scenario, which the Council agrees with, there is though no detailed assessment of the significance of impact in this worst-case scenario, in relation to application and for cumulative effects, nor the recognition of the growing national issue around the limited landfill capacity. In Nottinghamshire particularly there is a lack of non-hazardous landfill capacity as identified in Table 11 of the new Nottinghamshire and Nottingham Waste Local Plan.</p> <p>As raised in paragraph 5.58 and paragraphs 7.38 – 7.41 of the Waste Local Plan, due to underlying geology of the area and wider environmental constraints, the scope to provide hazardous and non-hazardous capacity in Nottinghamshire is extremely unlikely. This therefore stresses the importance of considering the absolute worst-case scenario.</p>
Q1.0.6	Nottinghamshire County Council	<p>Local Impact Report Each page in the Local Impact Report (LIR) [REP1-014] is labelled as 'draft'. Confirm whether this is document is the Council's final version. If so, please provide a revised copy with 'draft' removed from the pages within the document and if not, advise when the final version will be submitted.</p>	<p>Final version of the LIR is attached with draft watermark removed. We apologise for this error.</p>
Q1.0.7	Bassetlaw District Council and	<p>Development Plan Policies Provide full copies of all development plan policies</p>	<p>See attached Appendix 1 - for full copies of Mineral Local Plan and Waste Local Plan policies and other guidance referred to in our LIR.</p>

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	Nottinghamshire County Council	<p>and any accompanying guidance that has been referred to in the LIR [REP1-014]. Should either of the councils refer to any additional development plan policies at any time in your future submissions then, if they have not already been provided, please also submit copies of these into the examination. The ExA also asks to be kept up-to-date on changes to the status of any Development Plan which a local authority has previously relied upon during Examination.</p>	.
Q1.0.8	Bassetlaw District Council and Nottinghamshire County Council	<p>Neighbourhood Plans Reference has been made to the Sturton Ward Neighbourhood Plan in relevant representations. Please submit a copy of this plan and in addition, can you confirm whether there are any other relevant made or emerging neighbourhood plans that the Examining Authority (ExA) should be aware of? If there are can you:</p> <ol style="list-style-type: none"> 1. Provide details, confirming their status and, if they are emerging, the 	NCC defer to Bassetlaw District Council on this matter.

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		<p>expected timescales for their completion.</p> <p>2. Provide a copy of the made plan, or any draft / emerging plan, signposting to any relevant part.</p> <p>3. Indicate what weight you consider the ExA should give to these documents.</p>	
Q1.0.9	The Applicant, Bassetlaw District Council and Nottinghamshire County Council	<p>Planning obligation Please confirm whether a section 106 planning obligation would be required for the proposed development. If not, explain why not and if so, provide details of the topics and issues that an obligation would be required to cover and why.</p>	<p>NCC have not requested any section 106 planning obligations. Unless there are any items to be mitigated that cannot be dealt with through the requirements from a NCC perspective it is unlikely that a s106 would be required.</p>
4. Design, parameters and other details of the proposed development			
Q4.0.2	Bassetlaw District Council and Nottinghamshire County Council	<p>Local design policies Paragraph 2.8 in the Design and Access statement [APP-184] refers to footnote 122 in paragraph 4.7.5 of NPS EN-1 stating design principles should take into account guidance including National Infrastructure Commission principles, the National Design Guide and National Model Design Code, as well as any local design policies and standards.</p>	<p>NCC would draw attention to the NCC Highway Design Guide Highway design guide Nottinghamshire County Council</p> <p>Nottinghamshire County Council does not have any other local design policies and standards relevant to solar development.</p>

		Do the councils have any local design policies and standards relevant to solar development? If so, to what extent has the proposed development addressed any design policies and standards	
Q4.0.4	The applicant, Bassetlaw District Council and Nottinghamshire County Council	<p>Independent Design Review</p> <p>There appears to be no mention in the application documents explaining whether there has been any previous input from a design champion or engagement in a design review process or whether there is any intention for this going forward.</p> <p>1. Noting paragraph 4.7.14 of NPS EN-1, can the applicant explain whether the design process has been, and also whether any final design would be, subject to an independent design review process? If not, explain why not?</p> <p>2. Do the councils consider that provision should be made within the dDCO for the final design of the proposed development to be subject to an independent design review process? If so, explain how the council</p>	<ol style="list-style-type: none"> 1. Paragraph 4.7.14 of NPS EN-1 encourages the use of independent design review where appropriate, particularly for projects where design quality may materially influence environmental, landscape or visual effects. 2. It is not essential for the dDCO to mandate a formal independent design review process, provided that robust design controls are secured through Requirements relating to: <ul style="list-style-type: none"> • Detailed design and layout; • Materials and colour treatment; • Landscape mitigation and long-term management; • Construction compounds, access routes and site management. <p>The imposition of a mandatory independent design review panel may introduce uncertainty regarding how recommendations would be implemented, enforced or weighed against any statutory approval process. However, where key components of the scheme remain subject to post-consent design development, the Councils acknowledge that an independent design review group may add value, provided that:</p> <ul style="list-style-type: none"> • Any review process is advisory rather than determinative; • The scope, timing and remit of the review are clearly defined; • The Councils are engaged in the process, including agreement of the brief; • Any recommendations are capable of being secured through subsequent Requirement approvals.

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		<p>would engage in such a process.</p> <p>3. Are there any components of the proposed development that the councils consider would particularly benefit from a design review? If so, explain what these are and why and if not, explain why not.</p>	<p>It is important that, should an independent design review be undertaken, its findings are clearly documented and form part of the decision-making context for any subsequent approvals.</p> <p>3. NCC consider that, while the Proposed Development as a whole does not necessarily require mandatory independent design review, certain components could benefit from additional design scrutiny, particularly where final solutions are yet to be confirmed and where landscape and visual effects may be influenced by detailed design choices. These components may include:</p> <ul style="list-style-type: none"> • Large above-ground built elements, such as substations, where scale, massing, form, materials and colour treatment will have a strong influence on landscape and visual effects; • Construction compounds and temporary works, where mitigation is inherently difficult to implement effectively, particularly in relation to: Proximity to residential receptors of high sensitivity; Visual intrusion arising from plant, materials storage and welfare facilities; and access routes and vehicular movements affecting existing vegetation and landscape features; and • Landscape mitigation measures, including landform, bunding, boundary treatments and structural planting, where long-term integration with the receiving landscape is critical.
5. Biodiversity and ecology (including Habitats Regulations Assessment)			
Q5.0.5	Nottinghamshire County Council	<p>Biodiversity Net Gain The LIR [REP1-014] paragraph 5.3.15 states a Biodiversity Net Gain (BNG) metric spreadsheet was not available for review at the time of the most recent submission and more detailed comments will be provided at a later stage. The ExA in its recommendations, and the</p>	<p>NCC have reviewed the metric in full and are satisfied the proposals in terms of habitat creation and enhancements are appropriate and are of a suitable achievable level i.e. the condition of the habitats proposed.</p> <p>The stakeholder engagement undertaken by the ecology team for this project has resulted in the BNG metric including inputs at outcomes such as strategic significance to be correct at the time of submission (omitting the publication of the Nottinghamshire LNRS, which was after the application submission).</p> <p>NCC have no further comments in relation to BNG for this application with the only request that all data obtained as part of the survey work such as the veteran trees</p>

		<p>Secretary of State in its decision, will need to decide the weight to attach to any BNG that could be delivered in its planning balance conclusions. As such, could the Council provide detailed comments on the suitability of the BNG metric table in Appendix 7.12.1 [APP-114]?</p>	<p>are reported to the relevant bodies i.e. Nottinghamshire Geological and Environmental Records Centre and the Ancient Tree Inventory (Woodland Trust).</p>
Q5.0.7	Nottinghamshire County Council	<p>Decommissioning during nesting bird season Your relevant representation [RR-052] and paragraph 5.3.10 of the LIR [REP1-014] requests that no decommissioning works are undertaken within nesting bird season and this secured, as the mitigation for ground nesting skylark should increase the number of territories and nests across the site. The applicant in response to the RR [REP1-008] states that it is likely that year-round works to remove arrays would be required on decommissioning and the need for pre-decommissioning surveys would be secured in requirement 21 of the dDCO. Furthermore, the ExA notes that the oDP</p>	<p>NCC considered this as suitable, as an ecologist will survey and advise as prior to the commencement of the decommissioning works. It is inevitable that ground nesting species will be displaced by solar panels and the compensation is partial, and we are satisfied that this has been recognised as an adverse residual impact within the ES Chapter.</p>

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		<p>[APP-090] states “Where reasonably practicable, vegetation clearance works would be undertaken outside the bird breeding season (March-August inclusive). To allow the ExA to further understand NCC’s position, can the Council confirm whether the applicant’s response is sufficient to address your concerns or if not, explain further why no decommissioning works, which presumably includes the solar arrays, should take place during the nesting bird season.</p>	
7. Cumulative affects and interactions with other projects			
Q7.0.1	Bassetlaw District Council and Nottinghamshire County Council	<p>Updates on development</p> <p>Please provide an update on any submitted planning applications or consents granted since the application was submitted that could either affect the proposed development or be affected by the proposed development which have not been referred to in the application documents and whether these would affect the conclusions reached in the ES</p>	<p>NCC is not aware there are additional planning applications or consents which need to be referred to.</p>

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Q7.0.2	All interested parties	<p>Report on the Interrelationships with other National Infrastructure Projects Following the submission of the above report [REP1-012] by the applicant at deadline 1, please provide any comments on the suitability of the report.</p>	<p>NCC consider that REP1-012 is suitable as a high-level coordination and interrelationship update in respect of nearby NSIP schemes. However, it does not address strategic cumulative landscape effects arising from the unprecedented number, scale and geographic extent of renewable energy and associated National Grid projects in the region.</p> <p>The mass and scale of multiple NSIP-scale energy developments, when considered alongside the Steeple Renewables Project, have the potential to result in adverse cumulative effects on landscape character across a wide area, spanning multiple published landscape character areas in Nottinghamshire and Lincolnshire. Over the operational period, the landscape will be altered through extensive land-use change and the introduction of energy infrastructure into landscapes that are predominantly agricultural in character. Large-scale solar development is not currently identified as a defining characteristic within existing published landscape character assessments. The Councils consider it likely that solar and associated energy infrastructure will become a distinctive and defining landscape characteristic in future character assessments.</p> <p>NCC do note the absence of a unified county-wide landscape character baseline across Nottinghamshire and Lincolnshire. To address this, we promote an approach whereby common landscape attributes are drawn from the multiple character assessments covering the region to establish a reasoned, strategic baseline for cumulative assessment. Across east Nottinghamshire and western Lincolnshire these commonly include arable land use, large-scale field patterns, flat or gently undulating landform, open landscapes with big skies, dispersed settlements and high levels of rural tranquillity.</p> <p>On this basis, NCC consider that cumulative large-scale solar, battery and energy infrastructure development would result in extensive cumulative landscape character change, particularly affecting openness and tranquillity. Accordingly, while REP1-012 provides an initial interrelationship report, it could be strengthened to address strategic cumulative landscape character change across multiple character areas, and to align clearly with the cumulative landscape assessment approach within the LVIA, beyond scheme-by-scheme or distance-based screening.</p>
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Q7.0.3	Bassetlaw District Council and Nottinghamshire County Council	Cumulative sites Can the Councils confirm whether they are satisfied with the list provided in ES Appendix 2.3 - Cumulative Sites Long List and Short List [APP-088] or whether there are any further projects that should be included?	NCC are satisfied with the list provided in ES Appendix 2.3.
8. Compulsory acquisition, temporary possession and other land or rights consideration			
Q8.0.13 Bassetlaw District Council and Nottinghamshire County	Bassetlaw District Council and Nottinghamshire County	Council Reasonable alternatives/ necessity In your roles as the local planning authority and the highway authority are you aware of: 1. Any reasonable alternatives to CA or Temporary Possession for land sought by the applicant? 2. Any areas of land or rights that the applicant is seeking the powers to acquire that you consider would not be needed? Please identify which plots these are and explain why you consider they would not need to be acquired.	NCC is not aware of any alternatives to CA or temporary possession and is content with the land in question being sought for this project
9. Draft Development Consent Order (DCO)			
Q9.1.4	The applicant and Nottinghamshire County Council	Inspection of plans Confirm whether NCC has agreed to the stated location in the explanatory note for	Yes, NCC agree.

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		inspecting the application documents.	
Q9.2.4	Interested parties	Article 2(1) – Interpretation (definition of “site preparation works”) Do any parties disagree with the extent of operations that would be covered under the definition of site preparation works? If so, please explain why.	NCC agree, the definition allows the applicant to carry out the diversion and laying of services, NCC should consider if this is appropriate or whether that element should be removed from the definition in case it would permit works to the highway which should not be permitted to be carried out until the Requirements have been discharged. The definition of ‘site preparation works’ should not allow for works which are so extensive that they would be likely to have significant environmental effects themselves, and would normally need consideration and approval by the discharging authority prior to such works starting. Typical examples of matters which are not acceptable preliminary works include major earthworks, clearance of trees and ground clearing, activities affecting protected species or archaeological remains, unless appropriate controls are secured in another manner.
Q9.2.12	The applicant and Nottinghamshire County	Council Article 8 – Street Works 1. Should paragraph (1)(a) be expanded with the following words (added in bold) to improve precision: ‘Break up or open the street, or any sewer, drain or tunnel within or under it;’? Please clarify and amend accordingly. 2. Is paragraph (3) necessary given that “apparatus” is defined in article 2 and also noting that the EM implies that it has been omitted? 3. The LIR [REP1-014] explains that any street works are subject to the Nottinghamshire County Council Permit Scheme Order 2020. Notwithstanding your	3 - Application of the permit scheme 9.—(1) The permit scheme applies with the modifications set out in this article to street works carried out under the power conferred by article 8 (street works) of this Order. (2) For the purposes of this Order— (a) a permit may not be refused or granted subject to conditions which relate to the imposition of moratoria; and (b) a permit may not be granted subject to conditions where compliance with those conditions would constitute a breach of this Order or where the undertaker would be unable to comply with those conditions pursuant to the powers conferred by this Order. (3) References to moratoria in paragraph (2) mean restrictions imposed under section 58 (restrictions on works following substantial road works) or section 58A (restrictions on works following substantial street works) of the 1991 Act. (4) Without restricting the undertaker’s recourse to any alternative appeal mechanism which may be available under the permit scheme or otherwise, the undertaker may appeal any decision to refuse to grant a permit or to grant a permit subject to conditions pursuant to the permit scheme in accordance with the mechanism set out in Schedule 15 (procedure for discharge of requirements) of this Order. “the permit scheme” means the Nottinghamshire County Council Permit Scheme Order 2020, as applicable for the location of the relevant street works, which schemes are made under Part 3 of the Traffic Management Act 2004;

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		<p>reference to article 9 of the made 'Tillbridge Solar Order', can NCC provide details of the wording you are seeking to this article? The applicant is also asked to comment on the Council's request generally for the works to be subject to a permit scheme and if it does not agree to this request, then to explain why.</p>	
Q9.2.14	Nottinghamshire County Council	<p>Articles 9 and 10 – Request for full technical approval Your LIR [REP1-014] explains you require the undertaker to seek full technical approval from the street authority with the associated costs to the street authority to be covered by them. Provide details of the wording you are seeking to these articles to incorporate this provision.</p>	<p>The form of wording sought in respect of Articles 9 and 10 to incorporate technical approval from the Street authority is as follows:</p> <p><i>Schedule 2 Part 1 Requirements – (3) Detailed Design Approval</i></p> <p><i>The list in 3 (1) could be expanded to include ...until details of –</i></p> <p class="list-item-l1">(a) Layout, including Road Safety Audit (RSA Stage 1 & 2), road signage, road markings, if required by the LHA</p> <p class="list-item-l1">(b).....</p> <p class="list-item-l1">(c).....</p> <p class="list-item-l1">(d)</p> <p class="list-item-l1">(e)</p> <p class="list-item-l1">(f)</p> <p class="list-item-l1">(g)</p> <p class="list-item-l1">(h)</p> <p class="list-item-l1">(i)</p> <p class="list-item-l1">(j)</p> <p class="list-item-l1">(k) <i>A programme for the works, details of the construction method and traffic managements requirements.</i></p> <p class="list-item-l1">(l) <i>Details of any service/utility works that need to be renewed, diverted and accommodated</i></p> <p class="list-item-l1">(m) <i>Details of the main contractor including their insurance provision</i></p> <p class="list-item-l1">(n) <i>Details of the proposed remediation should the works be temporary</i></p>

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			<p>(o) <i>Details of the appropriate health & safety information required under Construction, Design & Management Regulations or equivalent legislation</i></p> <p>3 (2) <i>The details submitted must accord with the -</i></p> <p>(a).....</p> <p>(b).....</p> <p>(c)</p> <p>(d) <i>The details submitted will need to meet the highway design and specification implemented by the Local Highway Authority (LHA). This will require a Section 278 technical audit of the proposed highway works by the LHA and the LHA will need to recover the costs incurred. No works within the public highway may commence until the technical approval has been issued and the appropriate fees have been paid.</i></p> <p>The County Council as local highway authority is willing to discuss this wording further as part of the examination stage and agree the process of approval within the Construction Traffic Management Plan. Please note that the approval process can take up to 12 weeks and the audit and works supervision fees are 12% of build costs.</p>
Q9.2.15	The applicant and Nottinghamshire County	Council Article 11 – Temporary stopping up of streets and public rights of way Is reference to temporary ‘stopping up’ correct or should this refer to temporary ‘closure’ of streets and public rights of way? Please clarify and make any necessary alterations to articles and schedules throughout the dDCO which cross reference this article.	NCC agree this should say ‘closure’.

Q9.2.16	Nottinghamshire County Council, Bassetlaw District Council, Environment Agency and Trent Valley Drainage Board.	Article 14 – Discharge of water Is it necessary for a paragraph to be added that does not permit any activity listed in paragraph 3(1) of Schedule 21 to the Environmental Permitting (England and Wales) Regulations 2016? If so, please explain why and if not, explain why not.	<p>NCC agree it is necessary to include a paragraph which does not permit any activity listed in paragraph 3(1) of Schedule 21 to the Environmental Permitting (England and Wales) Regulations 2016, which provides:-</p> <p>(1) A “<i>water discharge activity</i>” means any of the following—</p> <ul style="list-style-type: none"> (a) the discharge or entry to inland freshwaters, coastal waters or relevant territorial waters of any— (i) poisonous, noxious or polluting matter, (ii) waste matter, or (iii) trade effluent or sewage effluent;
Q9.2.18	The applicant, Nottinghamshire County Council, Bassetlaw District Council and the Environment Agency	Article 14(5) – Discharge of water Paragraph 5 refers to ‘main river’ although no definition is provided as to what this includes. Should the following definition highlighted in bold be added to paragraph (8) after sub-paragraph (b) to improve precision: “main river” means watercourses as defined under section 113(1) of the Water Resources Act 1991 and shown as such on the statutory main river maps held by the Environment Agency and the Department for Environment, Food and Rural Affairs. If so, please amend accordingly or explain why this is not necessary.	NCC defer to the EA as this relates to a ‘main river’.
Q9.2.19	The applicant, Nottinghamshire	Article 14(9) – Discharge of water 1. Can the applicant	NCC considers that a 28 day period is generally appropriate if a similar period has been incorporated into the DCOs for similar solar schemes.

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	County Council, Bassetlaw District Council and the Environment Agency	explain the measures you have taken to ensure that all parties who could be affected by this provision, such as owners of any watercourse, public sewer or drain, have been made aware of the deemed consent provision. 2. Do the councils and the EA consider that the 28-day period specified for issuing a decision of an application for consent a sufficient period of time? If not, explain why not and what you consider an appropriate period of time for issuing a decision would be.	
Q9.4.5	The applicant, Nottinghamshire County Council, Bassetlaw District Council and Natural England	Requirement 6 – Landscape and ecological management plan (LEMP) Sub-paragraph (e) would secure a minimum 10% BNG during operation. The ExA notes that the Secretary of State has included specific percentage figures for the minimum biodiversity net gain to be secured in recently made solar DCOs', such as The Byers Gill Solar Order 2025 and The Tillbridge Solar Order 2025 which are higher than the minimum 10%. NE [RR-054] has also referred	<p>In general terms, NCC would support the promotion of a higher BNG in line with other solar DCOs (greater than 10%).</p> <p>NCC would suggest that the the BNG figures be set out as a separate requirement? Rather than just requiring over 10% net gain. The level of BNG to be provided at the site will need monitoring and management over the proposed 40-year period. This is usually set out within a HMMP which would be secured via planning condition/the Biodiversity Net Gain condition on normal planning applications. The LEMP functions as this document for this DCO application. Could more weight be given to the requirement of the LEMP and include monitoring measures including a schedule of monitoring reports submitted to the LPA.</p> <p>The Outline Landscape and Environmental Management Plan (OLEMP) provide a framework for future detailed designs and management of the scheme, but long-term commitments (well beyond 5 years) for establishment, monitoring and replacement planting must be secured.</p>

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		<p>to similar provisions in both the The West Burton Solar Project Order 2025 and The Cottam Solar Project Order 2024.</p> <p>1. Noting that Appendix 7.12 - Biodiversity Net Gain Report [APP-114] sets out that the proposed development would result in a net gain of 54.93% for habitats, 35.53% for hedgerows and 14.68% for watercourses, can the applicant explain why these specific percentages are not secured on the face of the dDCO.</p> <p>2. Is more clarification required as to the 'details' required to secure BNG. For example, is a separate strategy required to secure this?</p> <p>3. In the absence of these percentages being secured on the face of the dDCO, what weight can the ExA give to these figures being delivered?</p>	<p>Without this, the predicted Year 15 reductions in landscape and visual effects cannot be relied upon.</p>
Q9.4.21	The applicant, local authorities and statutory consultees	Requirement 25 – Consultation To improve precision, is a timescale required to be added stipulating a time period for	Yes, NCC considers that a period of 10 working days would be appropriate.

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		another person or body to provide comments to the undertaker?	
9.5 Schedule 2 Part 2 – Procedure for discharge of requirements			
Q9.5.2	The applicant and host authorities	Requirement 27 – Applications made under requirements The ExA is aware that 'The Byers Gill Solar Order 2025' and 'The Tillbridge Solar Order 2025' contained additional paragraphs requiring applications to be accompanied by a statement confirming whether it is likely that the subject matter of the application will give rise to any materially new or materially different environmental effects compared to those in the environmental statement and containing information setting out what those affects are. Any applications which would give rise to new or materially different environmental effects compared to those in the environmental statement would not benefit from the deemed benefit provisions as specified under subparagraph (3).	NCC support the inclusion of this provision.

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		<p>1. Can the applicant explain whether consideration was given to incorporating similar paragraphs within the dDCO and confirm whether you would consider incorporating such provisions within the dDCO. If not, explain why not.</p> <p>2. The host authorities are asked for their comments on the inclusion of such a provision.</p>	
10. Flood risk, drainage and the water environment			
Q10.0.1	Environment Agency, Nottinghamshire County Council and Bassetlaw District Council	<p>Suitability of sequential and exception test Do you have any comments on the suitability of the sequential assessment for flood risk and the Exception Test contained in sections 6 and 7 of [APP-186] and particularly whether it satisfies the requirements of section 5.8 of NPS EN-1?</p>	NCC defer to the EA.
11. Historic environment			
Q11.0.2	Fields for Farming, Historic England and Nottinghamshire County Council	<p>Littleborough Roman Town Scheduled Ancient Monument The written representation from Fields for Farming (FfF) in respect of Historic Environment [REP1-032] explains that the Scheduled Ancient Monument site presently</p>	<p>NCC believe that the ribbon development adjacent to the Scheduled Monument is highly likely a part of the Roman town and there is a strong argument for extending the scheduling to include it. However, Historic England curate the list under the 1979 Act and therefore determine whether or not this will occur. NCC would suggest that some limited evaluation work within the ribbon development area to establish the date and state of preservation would be necessary to establish an evidential basis for further scheduling and determine the actual significance of the remains present.</p>

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		<p>covering the main Roman settlement is being extended to cover the ribbon developments and other important remains detected during the recent surveys. It is further stated it would include fields to the left of the current road from Littleborough to Sturton.</p> <p>1. Can FfF provide further details on the stated extension to the Scheduled Ancient Monument and particularly whether this is subject to a formal process. If so, are there any timescales for implementation? Are any areas of the development proposed on the areas referred to?</p> <p>2. Can Historic England (HE) and NCC provide their understanding of the current position in respect of the comments made by FfF?</p>	
Q11.0.3	Nottinghamshire County Council and Historic England	<p>England Extent of Harm to North Leverton Windmill (Grade II* listed) The third bullet point in paragraph 5.1.8 considers that the impacts on the setting of North Leverton Windmill are likely to be at the highest end of 'less than substantial</p>	<p>1 - Yes, the less than substantial harm to the setting of North Leverton Windmill, is based on the clearly discernible immediate and wider landscape impacts and is considered to be 'less than substantial' on the basis that impacts on setting are in accordance with guidance and case law, considered to be indirect, however the impacts are considered to be at the highest end of the category.</p> <p>In addition, impacts on the potential viability of North Leverton Windmill as a visitor attraction are based on the level and extent of landscape change and erosion to the rural attractiveness through industrialisation of landscape character. The financial</p>

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		<p>harm' category with regards to the NPPF. The fourth bullet point then states that you consider the impact to North Leverton Windmill, and to a lesser extent Burton Chateau, would fall into the 'substantial harm' category with regards to the NPPF in the lack of evidence to prove otherwise.</p> <ol style="list-style-type: none"> 1. Can NCC clarify the different extent of harm findings between the two bullet points. Do the different conclusions on harm relate individually to 'setting' and 'financial viability'? If so, what do you consider would be the totality of harm to the significance of this asset as a consequence of the proposed development? 2. Can NCC explain what evidence you require to consider the effect? 3. Can HE provide their position on the effects to this asset noting the different positions between the applicant and other parties? 	<p>viability of North Leverton Windmill is like virtually all heritage assets of this type, reliant on large amounts of dedicated volunteer time, grant funding and visitor donations. A reduction in visitor numbers to this area of the Trent Valley is predictable as a result of de-ruralisation (less farming activity) and industrialisation that would have potential direct economic impact on any heritage attraction within this area, but especially one (such as a windmill) that is closely linked to rural heritage.</p> <p>This is considered to be direct harm and has the potential to be 'substantial' as a result of reduced income to support the operation of the windmill. The viability of Burton Chateau as overnight accommodation is clearly linked to the heritage interest of the building and it's setting. The wider rural landscape of the Trent Valley features in photos on the Landmark Trust's website and is part of its marketing for Burton Chateau. The contribution that these views make to the attractiveness of this designated heritage asset as overnight accommodation will be diminished. Indirect harm to the setting of the asset but potential direct harm to its viability.</p> <p>2 - It is difficult to predict the long-term effects of cumulative industrialisation of the agrarian character of the Trent Valley on the viability of heritage assets that, in part, derive their character and value from this landscape setting. Comparative information may be suitable for extrapolation if a suitable landscape change and heritage scenario is available to study. The lower Trent Valley landscape and heritage is dissimilar to other parts of the Trent Valley and it would be difficult to envisage comparing the type of development proposed with, for instance, gravel extraction and restoration, but this might be worth investigating by the applicant. The Landmark Trust could be approached for their opinion on the impact of the proposals in the vicinity of Burton Chateau on it's viability.</p>
Q11.0.5	Nottinghamshire County Council	Crow Tree Farm (Grade II listed)	<ol style="list-style-type: none"> 1. Confirm whether the referred to footpath in paragraph 5.1.4 of your LIR <p>1 - Footpath 20 and footpath 19 both afford views towards Crow Tree Farm and are impacted by proposed solar installation</p>

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	<p>[REP1-014] which affords views towards this asset is FP20? If not, clarify which footpath your concerns relate to.</p> <p>2. Do the Council's concerns in respect of this asset relate solely to the curtilage buildings that are listed by association, or does it also include the main listed Crow Tree Farm?</p> <p>3. Can the Council provide further details of how the setting and views towards this heritage asset contribute to its significance or allow its significance to be appreciated. Furthermore, explain the effects of the proposed development on the significance or on the ability to appreciate the asset.</p> <p>4. Can the Council confirm, by annotating on a screenshot of the proposed site layout, exactly which areas of the proposed development you consider should be removed and explain: a. What benefits would occur in removing the requested areas? b. To what extent would the significance of this asset be</p>	<p>2 - Both the curtilage buildings and the primary listed farmhouse. The western and southern ranges are most readily intervisible with the proposals.</p> <p>3 - Crow Tree Farmstead contributes to the agrarian character of Sturton, approaching the village from the west across open fields enables an appreciation of the listed buildings as an historic farmstead. This farmland is crucial to the understanding of the agrarian heritage and to the appreciation of the significance of the farm.</p> <p>4 - Area 1 highlighted Appendix 2 – removal from proposals would preserve the existing views across the agrarian setting of the listed farm from FP20. Appreciation of the setting would also be preserved from FP19.</p> <p>Area 2 highlighted in Appendix 2 – removal from the proposals would preserve the appreciation of the agrarian setting of the farm from FP20.</p>
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		preserved by removing the requested areas?	
Q11.0.6	Nottinghamshire County Council	<p>Group of listed buildings along Main Street North Leverton 1. Confirm whether the referred to footpath in paragraph 5.1.5 of your LIR [REP1-014] which affords views towards this asset is FP24? If not, clarify which footpath your concerns relate to.</p> <p>2. Can the Council confirm exactly which listed buildings along Main Street your concerns relate to and provide further details of how the setting and views towards each of those identified individual heritage assets contribute to their significance or allows significance to be appreciated. Furthermore, explain the effects of the proposed development on the significance or on the ability to appreciate each asset.</p> <p>3. Can the Council confirm, by annotating on a screenshot of the proposed site layout, which areas of the proposed development should be removed and explain: a. What benefits</p>	<p>1 - Yes, footpath 24 offers the best views.</p> <p>2 - North Leverton Manor House (410125). Views from the upper floors of the listed building outwards are at present open fields, the western side will become dominated by views of the solar array. Users of FP24 walking westwards will no longer appreciate the Manor House in its wider agrarian setting, the solar array will take dominance in the view and erode the appreciation of the significance of the listed building.</p> <p>3 -</p> <p>A - Removing the area highlighted (1) in Appendix 3 would ensure that views north-west from the Manor listed building and north from the Windmill are preserved and views of the listed buildings in their settings from FP24 would also be better preserved.</p> <p>B - The agrarian setting of both the listed buildings (Manor and Windmill) would be better preserved by retaining the field in non-industrial use and character.</p>

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		would occur in removing the requested areas? b. To what extent would the significance of this asset be preserved by removing the requested area?	
Q11.0.7	Nottinghamshire County Council	<p>Burton Chateau (Grade II* listed) 1. The LIR [REP1-014] (paragraph 5.1.8, bullet point 1) considers the development will be visible within the design landscape views from this heritage asset and also highlights the importance of views of the Trent Valley rural, agrarian landscape. Do the Council's concerns relate to views out from this asset rather than views towards it? If so, can the Council provide further details of how views out contribute to the significance of the heritage asset or allow the asset's significance to be appreciated?</p> <p>2. The LIR [REP1-014] disagrees with the removal of this asset from thorough examination of impacts on its setting. Can the Council explain what further assessment is required in addition to that provided in paragraphs 6.52 to and</p>	<p>1 - Yes, primarily the concerns are regarding views from the listed building out over the Trent Valley incorporating the proposals. It is clear that Burton Chateau was deliberately placed within the design landscape and pre-dates the later C18th Gate Burton Hall. It was located both as a folly 'eye-catcher' and also to provide views outwards of the wider landscape, including to the west over the Nottinghamshire side of the Trent Valley. The existing tree bank to the north of the building only partially obscure views out from the building and its immediate environs (the small garden area). The impact of solar arrays, glare, BESS etc should not have been scoped out of the assessment, for the reasons given previously in answer to Q11.0.3.</p> <p>3 - With reference to the answer provided to Q11.0.3 we would like to see further examination and presentation of proof that the Trent Valley setting of Burton Chateau is fully appreciated and considered. Furthermore, that there is examination of potential impact on the financial viability of 'The Chateau' through consultation with the Landmark Trust, including how the cumulative impact of Trent Valley solar arrays will impact on their marketing that states: 'The Château stands on a grassy knoll above a big bend of the River Trent on the edge of Gate Burton Park. There are fine views across the park and up a shining reach of the River Trent along which big slow barges, piling the water in front of them, press on towards an enormous power station whose cooling towers steam majestically in the distance'.</p>

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		including 6.57 of ES Appendix 9.1 Cultural Heritage Technical Baseline [APP-122]?	
Q11.0.11	Nottinghamshire County Council, Historic England, any other Interested party and the applicant	<p>Buried archaeology – Need for trial trenching The Council's LIR [REP1-014] paragraph 5.2.5 comments that there are “known areas of high archaeological potential and sensitivity” recorded on the Nottinghamshire Historic Environment Records within the order limits and also known significant medieval remains within and around the order limits.</p> <p>1. Can NCC, HE and any other interested party provide further details of any areas which they consider requires further pre-determination trial trenching to be undertaken by the applicant, providing details for their request (particularly in terms of understanding the significance of any assets) and accompanied by a plan of the area in question.</p> <p>2. The applicant is requested to provide its comments on any requests at deadline 3 explaining</p>	<p>See Appendix 4 The blue areas are those proposed for mitigation (avoidance) by the applicant, however no evaluation has been undertaken in these areas to determine significance, state of preservation, date or extent of the remains present.</p> <p>The green circles are areas of identified high archaeological potential from the geophysical survey (undertaken by the applicant) and from records on the Nottinghamshire Historic Environment Record (NHER). The green areas following the site boundary have not been subject to geophysical survey or the results of the geophysical survey have been compromised by ground conditions such as green waste and consequently there is no site-specific information at all on the archaeological resource in these areas.</p> <p>NCC maintain that to fully understand the archaeological resource within the site boundary, the whole site should be subject to trial trench evaluation, with varying degrees of coverage. However, the attached plan identifies those areas of known high archaeological potential that have not yet been investigated by the applicant and their significance and full extent has not been established in any way. NCC strongly recommend that these areas are subject to pre-determination evaluation as a minimum and would be happy to work with the applicant on an appropriate trench plan to achieve this.</p> <p>NCC continue to raise concerns that without site-wide evaluation at the assessment stage, the applicant's ability to identify archaeological remains and their significance is limited. Targeting geophysics results alone introduces confirmation bias in favour of certain periods such as the Roman, medieval and post-medieval periods and underrepresents the pre-historic and Anglo-Saxon periods.</p> <p>For those areas of the full site not evaluated at this stage, provision must be made for evaluation at a later stage, and it would also be helpful to have the applicant prepare an appropriate outline Written Scheme of Investigation at this stage for completing the work.</p>

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		whether or not it intends to undertake predetermination trial trenching of any requested areas and provide reasons for any areas it does not intend to	
Q11.0.12	The applicant, Nottinghamshire County Council, Bassetlaw District Council and Historic England, Christian Heritage and the Pilgrim trail	<p>Comments have been raised by Sturton le Steeple Parish Council [RR-029] and [REP1-039] on the effect to Sturton le Steeple's Christian Heritage and the Pilgrim Trail. In response, the applicant [REP1-008] (page 85) notes that the site itself does not form part of the Pilgrim Trail, whose connection is with the relevant churches and settlements, and none of the historic information presented would experience change as a result of the proposals. The response further notes that the related heritage assets, such as the Grade II* Listed Church of St Peter and St Paul in Sturton le Steeple, are considered in the ES.</p> <p>1. Can the applicant explain whether your consideration of identifying the significance of the heritage assets in the ES has considered the matters</p>	<p>The Pilgrim Trail is a significant component of the North Nottinghamshire visitor economy offer. The tourism associated supports a variety of local businesses and is an important component of local identity, the Pilgrim Roots project create educational resources and attracted over £750,000 of Lottery funding. St Peter's and Paul's is part of the 'Mayflower Trail' promoted by Visit Nottinghamshire, Sturton-le-Steeple is the birthplace of John Robertson a very significant person in the story of the Mayflower Pilgrims and the council has contributed considerable staff and financial resources to this story and the related projects. Bassetlaw District Council's museum in Retford is in part dedicated to the Mayflower Pilgrim story and would be able to provide an indication of visitor numbers associated.</p>

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		<p>raised by the Parish Council? If not, explain whether they should.</p> <p>2. Can the applicant explain whether or not the proposed development would affect the appreciation of this historic association?</p> <p>3. Can the applicant advise whether the comments raised by the Parish Council raise any considerations relevant to the Equalities Act 2010?</p> <p>4. Can NCC, Bassetlaw District Council and Historic England provide any comments as to their position of the Parish Council's concerns?</p>	
Q11.0.15	Nottinghamshire County Council	<p>Request to remove permitted development rights Paragraph 5.2.22 of the LIR [REP1-014] seeks the removal of any permitted development rights in areas that have not been properly assessed or been subject to mitigation work or measures. Can the Council expand upon its reasons for seeking this measure, providing any necessary wording that it considers would be appropriate to include in the dDCO?</p>	<p>For archaeology, the issue relates to PD in areas that have not been properly evaluated (no reliable data on archaeological potential) or areas where archaeological potential has been identified, but development did not impact at the time of construction and therefore no mitigation work has been undertaken.</p> <p>In such cases, PD will have an adverse and negative impact on either currently unknown archaeological sites, or sites of significant archaeological potential that have not been subject to mitigation work as part of the initial development.</p> <p>NCC are reviewing the dDCO and will provide additional wording in due course.</p>

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13. Landscape and Visual

Q13.0.4	All interested parties	<p>Viewpoint locations and photomontages Further to the question above noting comments raised on this matter, are there any specific locations where parties consider should be included in the viewpoints and photomontages? If so, please provide full justification as to why those locations are required, the receptors that they would represent and what they would provide in addition to that not included in the current suite of viewpoint locations and photomontages.</p>	<p>It is understood that these viewpoints are what is allowed for in the LVIA process and methodology but it is insufficient and a 'blunt tool' that does not allow for a proper analysis and, where appropriate, the design of thoughtful and effective mitigation strategies, using screening. NCC have no specific viewpoint locations to suggest, but would suggest exploring a 'flythrough' mechanism as a better way of appreciating the dynamic component of moving (walking/riding/driving) through the landscape.</p> <p>Generally, the viewpoint and photomontage locations provide good coverage of the proposed development. These have been refined through consultation and subsequently agreed upon.</p> <p>However, there was prolonged discussion at the ISH1 regarding why Viewpoint 18 – Sheet A – High House Road / Trent Valley Way had been selected. It was felt that this viewpoint did not provide a 'worst case' view of the proposed development. Viewpoint 18 was taken from a railway underpass and views are contained by the location's low elevation and raised embankments. We agree that more visually exposed locations of the High House Road / Trent Valley Way need to be used. We would suggest that Viewpoint 18 is an exception rather than the rule and should be relocated to an appendix. We agree with the ExA's requested additional viewpoint locations on Trent Valley Way as described in Q13.0.3.</p> <p>No clear methodology for the visualisations is provided in the LVIA and more information on this could be provided (refer paragraph 5.5).</p> <p>There was prolonged discussion at the Hearing regarding why Viewpoint 18 – Sheet A – High House Road / Trent Valley Way had been selected. It was felt that this viewpoint did not provide a 'worst case' view of the proposed development. Viewpoint 18 was taken from a railway underpass and views are contained by the location's low elevation and raised embankments. We agree that more visually exposed locations of the High House Road / Trent Valley Way need to be used. We would suggest that Viewpoint 18 an exception rather than the rule and should be relocated to an appendix. We agree with the ExA's requested additional viewpoint locations on Trent Valley Way as described in Q13.0.3.</p>
Q13.1.5	Nottinghamshire County Council	<p>Suitability of assessment findings The Landscape & Visual Review in the LIR [REP1-014] paragraph 4.27</p>	<p>NCCs concern relates specifically to instances within the LVIA where moderate adverse landscape effects are reported and subsequently concluded to be not significant, without sufficient clarity on how the judgements of sensitivity, magnitude of change and significance thresholds have been applied. As stated</p>

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	<p>advises that there is disagreement with several judgements of moderate landscape effects within the LVIA as being deemed not significant. Can the Council highlight exactly those findings in ES chapter 6 [APP-064] which it disagrees with and why, also explaining any specific receptors where greater transparency is required on how the judgements relating to 'sensitivity' and 'magnitude of change', and the thresholds of significance, have been applied.</p>	<p>in the Landscape and Visual Review (paragraph 4.27), we do not agree that the landscape effects identified as 'Moderate' should be automatically assessed as 'Not Significant'. We would generally expect most 'Moderate' effects to be assessed as 'Significant'. Where effects are 'Moderate' and assessed as 'Not Significant' we would expect an explanation as to the reasoning for this.</p> <p>It is unclear how the applicant has decided upon their selection of landscape receptors due to the limited information provided in the baseline. Consequently, it is difficult to understand how the development proposals will change the landscape baseline. The baseline contains cursory descriptions of character areas and landscape elements with little identification of key features and limited explanation of value and susceptibility judgements.</p> <p>With regards to the landscape Receptors that have been identified; our biggest concerns relate to the landscape features including Woodland, Individual Trees, hedgerows and ground cover (table 6.7 – P88). Greater transparency and explanation are required with these judgements including descriptions of their 'sensitivity', 'magnitude of change' and how the thresholds of significance have been applied. The proposals will see the removal of mature hedgerow (and other mature planting) and its replacement with immature whip planting that will take many years to establish. Even after 15 years, assuming this mitigation planting survives, it will not have reached the same maturity as the removed planting. Therefore, we do not agree that effects on these landscape features can be claimed to be 'beneficial' at year 1 or indeed year 15. We do not think any beneficial landscape effects would result from the development of a large-scale solar farm in a rural location.</p> <p>Landscape receptors that have been chosen favour landscape elements that will not change due to the development and do not include those that will experience the most change – notably the open arable fields. We consider this landscape feature a missing landscape receptor that should be included and assessed within the LVIA.</p> <p>NCC also judge that changes to land use, along with a perception of development and urbanising effect would particularly affect the Mid Notts Farmlands landscape character area, and would result in a Significant adverse effect at all phases (construction and operation). The Development will also have direct adverse effects</p>
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			across the Site , again which would have a Significant adverse effect across the Site at all phases (construction and operation).
13.1 Landscape Effects			
Q13.1.5	Nottinghamshire County Council	<p>Suitability of assessment findings The Landscape & Visual Review in the LIR [REP1-014] paragraph 4.27 advises that there is disagreement with several judgements of moderate landscape effects within the LVIA as being deemed not significant. Can the Council highlight exactly those findings in ES chapter 6 [APP-064] which it disagrees with and why, also explaining any specific receptors where greater transparency is required on how the judgements relating to 'sensitivity' and 'magnitude of change', and the thresholds of significance, have been applied.</p>	<p>Our concern relates specifically to instances within the LVIA where moderate adverse landscape effects are reported and subsequently concluded to be not significant, without sufficient clarity on how the judgements of sensitivity, magnitude of change and significance thresholds have been applied. As stated in the Landscape and Visual Review (paragraph 4.27), we do not agree that the landscape effects identified as 'Moderate' should be automatically assessed as 'Not Significant'. We would generally expect most 'Moderate' effects to be assessed as 'Significant'. Where effects are 'Moderate' and assessed as 'Not Significant' we would expect an explanation as to the reasoning for this.</p> <p>It is unclear how the applicant has decided upon their selection of landscape receptors due to the limited information provided in the baseline. Consequently, it is difficult to understand how the development proposals will change the landscape baseline. The baseline contains cursory descriptions of character areas and landscape elements with little identification of key features and limited explanation of value and susceptibility judgements.</p> <p>With regards to the landscape Receptors that have been identified; our biggest concerns relate to the landscape features including Woodland, Individual Trees, hedgerows and ground cover (table 6.7 – P88). Greater transparency and explanation are required with these judgements including descriptions of their 'sensitivity', 'magnitude of change' and how the thresholds of significance have been applied. The proposals will see the removal of mature hedgerow (and other mature planting) and its replacement with immature whip planting that will take many years to establish. Even after 15 years, assuming this mitigation planting survives, it will not have reached the same maturity as the removed planting. Therefore, we do not agree that effects on these landscape features can be claimed to be 'beneficial' at year 1 or indeed year 15. We do not think any beneficial landscape effects would result from the development of a large-scale solar farm in a rural location.</p>

			<p>Landscape receptors that have been chosen favour landscape elements that will not change due to the development and do not include those that will experience the most change – notably the open arable fields. We consider this landscape feature a missing landscape receptor that should be included and assessed within the LVIA.</p> <p>We also judge that changes to land use, along with a perception of development and urbanising effect would particularly affect the Mid Notts Farmlands landscape character area and would result in a Significant adverse effect at all phases (construction and operation). The Development will also have direct adverse effects across the Site, again which would have a Significant adverse effect across the Site at all phases (construction and operation).</p>
13.2 Visual effects			
Q13.2.3	Nottinghamshire County Council	<p>Suitability of assessment findings The Landscape & Visual Review in the LIR [REP1-014] paragraphs 5.10 and 5.11 disagrees with the judgement that there will be no significant visual effects at year 15 and also with several reductions in level of significance of effect at year 15 through the establishment of mitigation planting. With reference to the assessment findings in ES chapter 6 [APP-064] and ES Appendix 6.3 – Viewpoint Assessment ExQ1: Question: [APP-099], can the Council highlight exactly those findings which</p>	<p>As stated in the Landscape and Visual Review (paragraph 4.29 between 5.9 and 5.10), we do not agree that the landscape effects identified as 'Moderate' should be automatically assessed as 'Not Significant'. We would expect most 'Moderate' effects to be assessed as 'Significant'.</p> <p>Many of the assessments of the visual receptors are overly reliant upon mitigation to reduce residual effects with limited consideration of the effect screen planting will have on open landscapes and existing views. It is too often assumed that screening views will reduce the magnitude of change when in many instances the view experienced by receptors will be completely altered from that of the existing baseline view.</p> <p>With regards to the visual Receptors that have been identified; our biggest concerns relate to the visual receptors represented by viewpoints 2A, 2B, 2C, 6B, 12, 13A, 14A, 17A, 17B, 17C and 17D. Greater transparency is required on how judgements relating to 'sensitivity' and 'magnitude of change' and thresholds of 'significance' have been applied.</p>

		it disagrees with and why, also explaining any specific receptors where greater transparency is required on how the judgements relating to 'sensitivity' and 'magnitude of change', and the thresholds of significance, have been applied.	
13.3 Cumulative landscape and visual effects			
Q13.3.3	Nottinghamshire County Council	<p>Sequential cumulative effects</p> <p>The Landscape & Visual Review in the LIR [REP1-014] paragraphs 6.8 to and including 6.10 raises concerns with sequential effects that would be felt throughout the area. The applicant provided further explanation of its findings for sequential cumulative effects during ISH1 [EV5-001]. Can the Council clarify what, if any, additional assessment it requires to consider the potential for sequential effects. In particular, are there any routes, such as public footpaths or local roads, which are of most concern where a more detailed assessment is required? If so, please provide details.</p>	<p>NCC judge that the sequential effects would be felt throughout the area, with PROW users, that are more susceptible to changes in their view, moving slowly and often engaging with the landscape attentively; travel along these PROW would involve repeated contact with solar infrastructure, and would lead to a sequential visual effect.</p> <p>The LVIA has identified several PROWs with High sensitivity experiencing Major or Moderate effects of significance. These routes include Footpath 17 Sturton le Steeple, Footpath 1 West Burton, Cross Common Lane, Trent Valley Way and Digs Hole Lane. The visual receptors on these routes are represented by VP3,6,7,8,10,13,17,20,21. Additionally, key roads through the development include Low Holland Lane, Gainsborough Road, Thornhill Lane, Three legs Lane and Leverton Road. The visual receptors on these routes are represented by VP2,3,5,10,12,14.</p> <p>NCC anticipate that more detailed assessment along these routes is required to understand cumulative effects.</p>

13.4 Residential Visual Amenity Assessment (RVAA)

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Q13.4.6	All interested parties	Assessment of effects Do any interested parties disagree with any of the assessment findings in table 1 of the RVAA [APP-100]? If so, please explain why.	<p>NCC would anticipate that some residents will experience adverse visual effects from several properties. However, no properties were judged to experience Significant visual effects.</p> <p>NCC wish to query that all the following were assessed as having Moderate effects, yet none have been identified as having subsequent Significant effects:</p> <ul style="list-style-type: none"> • 1. St Ives, Gainsborough Road, Sturton Le Steeple, • 11. Keepers Cottage, Leverton Road, • 12. The Old Vicarage, Sturton Road, • 17. Properties on Mill Close, North Leverton, • 18. Properties off Main Street and Manor Grove North Leverton, • 20. Orchard Lodge, Sturton Road, South Wheatley, • 24. 7no. properties on Wheatley Road, • 27. Properties on Station Road, Sturton Le Steeple, • 30. Properties on Cross Street, Crown Court, and Caddow View, Sturton Le Steeple, • 33. The Croft, Freeman's Lane, Sturton Le Steeple, • 36. Properties on Leverton Road, Sturton Le Steeple, • 37 Low Holland House, Low Holland Lane, Sturton Le Steeple • <p>These properties have close-range views of the proposed development, and more explanation is required to explain how the receptors in these properties will not experience adverse visual effects. The scheme has the potential to completely change the baseline views, with panels and subsequently established planting (at year 15) foreshortening views and blocking open and expansive views across this landscape.</p>
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Appendix 1 - Nottinghamshire Minerals Local Plan (March 2021) and the Nottinghamshire and Nottingham Waste Local Plan (September 2025) – Relevant Local Plan Policies

Policy MP2: Sand and Gravel Provision

1. An adequate supply of sand and gravel will be identified to meet expected demand over the plan period from:
 - a) The extraction of remaining reserves at the following permitted quarries:

MP2a Newington South
MP2b Finningley
MP2c Sturton Le Steeple
MP2d Bawtry Road
MP2e Cromwell
MP2f Besthorpe
MP2g Girton
MP2h Langford Lowfields
MP2i East Leake
MP2j Scrooby South

- b) The following extensions to existing permitted quarries: (million tonnes)

MP2k Bawtry Road West	0.18mt
MP2l Scrooby Thompson Land	0.06mt
MP2m Scrooby North	0.56mt* (0.62mt)
MP2n Langford Lowfields North	4.70mt* (8.00mt)
MP2o Besthorpe East	3.30mt

- c) New sand and gravel quarries:

MP2p Mill Hill nr Barton in Fabis	3.0mt**
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Note: The above sites are shown on the Policies Map

Proposals to extract specialist grey sand reserves will be supported where a need can be demonstrated.

Planning applications for site allocations should be made in accordance with the site development briefs set out in Appendix 2

* Available within the plan period (total estimated reserves in brackets).

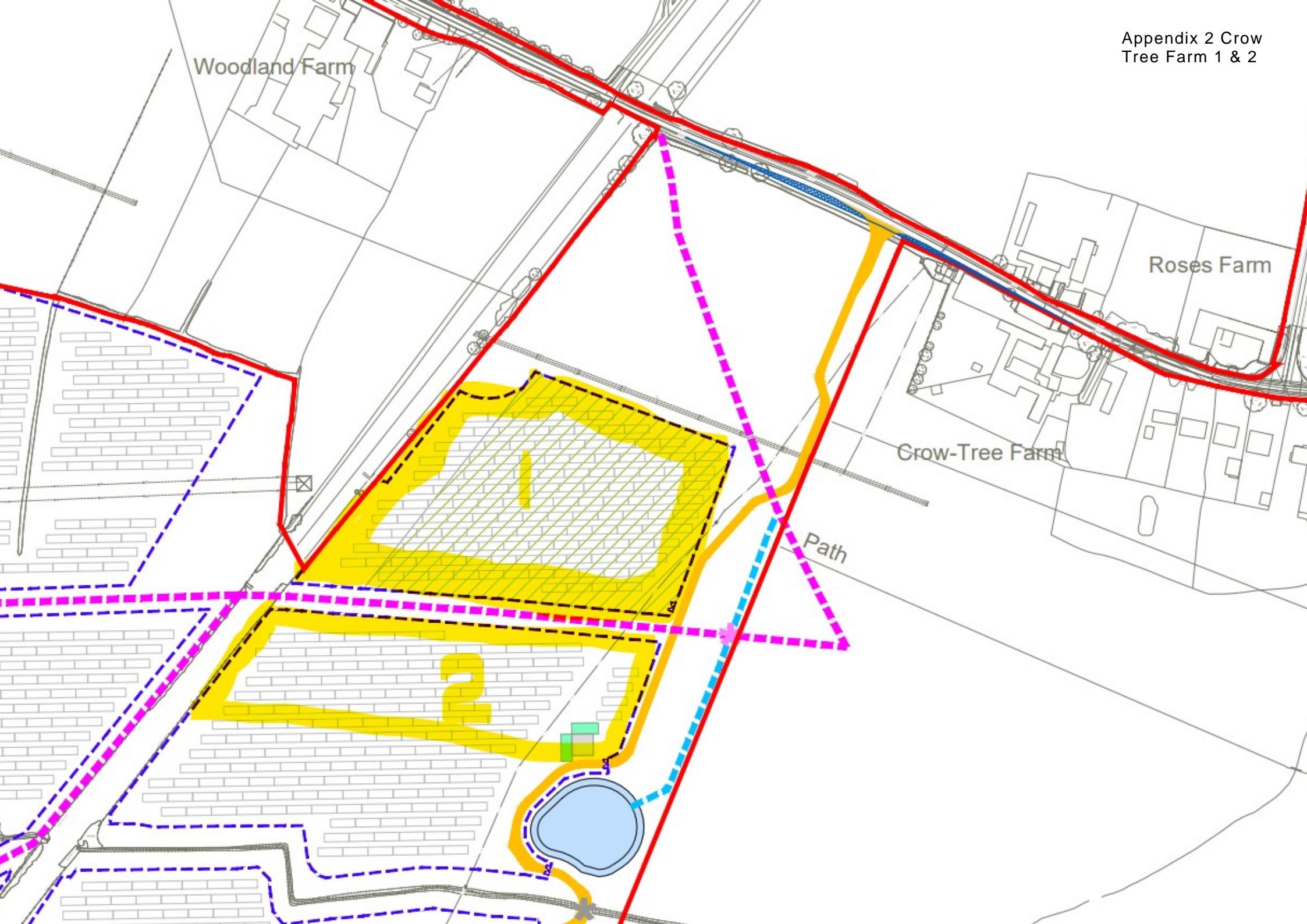
**Excludes potential reserves within the Nottingham City administrative area.

SP1 – Waste prevention and re-use

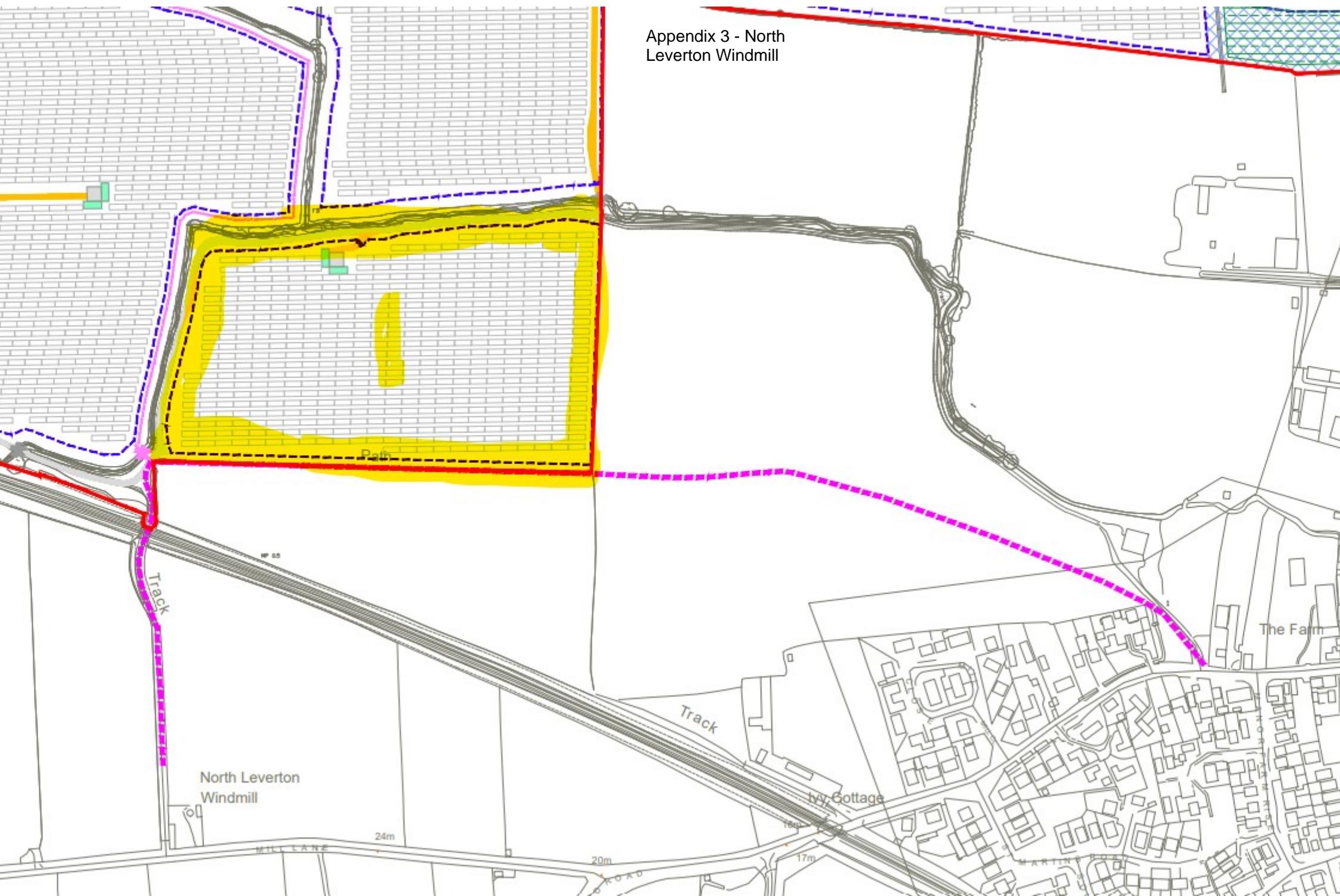
All new development should be designed, constructed, and operated to minimise the creation of waste, maximise the use of recycled materials, and assist with the collection, separation, sorting, recycling and recovery of waste arising from the development during its use.

SP8 – Safeguarding Waste Management Sites

- 1) Nottinghamshire and Nottingham City will seek to avoid the loss of existing authorised waste management facilities, including potential extensions; sites which have an unimplemented planning permission; and facilities to transport waste, such as rail or water.
- 2) Proposals, including both planning applications and allocations in local plans, for non-waste uses near existing or permitted waste management facilities will need to provide suitable mitigation before the development is completed to address significant adverse impacts and demonstrate that the waste management uses can operate without unreasonable restrictions being placed upon them.
- 3) Where proposed non-waste development would have an unacceptable impact on a waste management facility, the applicant will need to demonstrate that there are wider social and/or economic benefits that outweigh the retention of the site or infrastructure for waste use and either:
 - a) The equivalent, suitable and appropriate capacity will be provided elsewhere prior to the non-waste development; or
 - b) The waste capacity and/ or safeguarded site is no longer required
- 4) Where proposals are within the Cordon Sanitaire of a wastewater treatment facility, the applicant will need to discuss the proposal with the water company which operates the site and demonstrate that they have no objections which cannot be appropriately mitigated.



Appendix 3 - North
Leverton Windmill



Appendix 4 -
Trenching

