

Rushcliffe Borough Council
Communities

Rushcliffe Arena
 Rugby Road
 West Bridgford
 Nottingham NG2 7YG

Tel: 0115 981 9911
Email: planningandgrowth@rushcliffe.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

land c. 1.3km south of Gotham and c. 0.75km northwest of East Leake, Nottinghamshire.

Applicant Details

Name/Company

Title

Ms

First name

Sarah

Surname

Rocks

Company Name

Renewable Energy Systems (RES) Ltd

Address

Address line 1

Beaufort Court

Address line 2

Egg Farm Lane

Address line 3

Kings Langley

Town/City

Hertfordshire

Country

England

Postcode

WD4 8LR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Figures 5.2 (ref: NEO00763_0321_A) and 5.3 (ref: NEO00763_0011_A) of Volume 2: Technical Appendix 5: Construction Traffic Management Plan (CTMP)

LEMP shows permissive path also discussed in PROW management plan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Production of renewable energy via the introduction of solar panels and associated infrastructure.

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Land registry search for landownership details, notices were also given notice to the owners/tenants on the 26 January 2022 detailed below:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Address Line 2:

East Leake

Town/City:

Loughborough

Postcode:

LE12 6HX

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Right Honourable Lord Richard Henry Strutt Baron Belper

Number:

Suffix:

Address line 1:

The Park

Address Line 2:

Kingston on Soar

Town/City:

Nottingham

Postcode:

NG11 0DH

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Estates Office

Number:

Suffix:

Address line 1:

Norman Court

Address Line 2:

Ivanhoe Business Park

Town/City:

Ashby de la Zouch

Postcode:

LE65 2UZ

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Estates Office

Number:

Suffix:

Address line 1:

Norman Court -

Address Line 2:

Ivanhoe Business Park

Town/City:

Ashby de la Zouch

Postcode:

LE65 2UZ

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Whitehills Farm

Number:

Suffix:

Address line 1:

West Leake Lane

Address Line 2:

Kingston on Soar

Town/City:

Nottingham

Postcode:

NG11 0DN

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Stone House

Number:

Suffix:

Address line 1:

Stocking Lane

Address Line 2:

West Leake

Town/City:

Loughborough

Postcode:

LE12 5RR

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Cottage

Number:

Suffix:

Address line 1:

Gotham Road

Address Line 2:

Kingston on Soar

Town/City:

Nottingham

Postcode:

NG11 0DE

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Evans Lodge

Number:

Suffix:

Address line 1:

West Leake Lane

Address Line 2:

Kingston on Soar

Town/City:

Nottinghamshire

Postcode:

NG11 0DL

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ingleberry Farm

Number:

Suffix:

Address line 1:

Ingleberry Road

Address Line 2:

Shepshed

Town/City:

Leicestershire

Postcode:

LE12 9DE

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Gold Hill Farm

Number:

Suffix:

Address line 1:

Soar Lane

Address Line 2:

Sutton Bonington

Town/City:

Loughborough

Postcode:

LE12 5PH

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Old Rectory

Number:

Suffix:

Address line 1:

West Leake

Address Line 2:

Town/City:

Nottingham

Postcode:

LE12 5RF

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Cuckoo Bush Farm

Number:

Suffix:

Address line 1:

Wood Lane

Address Line 2:

Gotham

Town/City:

Nottingham

Postcode:

NG11 0LF

Date notice served (DD/MM/YYYY):

26/01/2022

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Loughborough Echo

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

26/01/2022

Person Role

- The Applicant
 The Agent

Title

Ms

First Name

Sarah

Surname

Rocks

Declaration Date

11/02/2022

 Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

 I / We agree to the outlined declaration

Signed

Huw Townsley

Date

11/02/2022

