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FAO Daniel Power

31st December 2025

Dear Sir/Madam

Ref. V/2025/0412: Hamilton Hill Farm, Cauldwell Road, Sutton in Ashfield - Ground-Mounted Solar Photovoltaic (PV) Farm with Continued Agricultural Use, Associated Access, all Necessary Infrastructure, Equipment and Works, Including Security Fencing, Landscaping Provision and Ecological Enhancements

Thank you for your consultation requesting strategic planning observations on the above planning application. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities a number of elements of national planning policy and guidance are of particular relevance in the assessment of planning applications and these include Minerals and Waste, Education, Transport and Public Health. Where necessary, the County Council will request developer contributions towards its services in accordance with its adopted [Developer Contributions Strategy](#), which is available to view online.

Transport and Flood Risk Management

The County Council as Highway Authority and Local Lead Flood Authority is a statutory consultee to Local Planning Authorities and therefore makes separate responses on the relevant highway and flood risk technical aspects for planning applications.

Should further information on the highway and flood risk elements be required contact should be made directly with the Highway Development Control Team and the Flood Risk Management Team to discuss this matter further with the relevant officers.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Waste Local Plan (2025) and the adopted Nottinghamshire Minerals Local Plan (2021), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and, in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan, these should be taken into account where proposals for non-minerals development fall within them.

Minerals

In relation to the Minerals Local Plan, the site is not within a Minerals Safeguarding and Consultation Area and is not in close proximity to an existing minerals extraction site. The County Council does not, therefore, wish to raise any objections to the proposal from a minerals' perspective.

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Waste

In terms of the Waste Local Plan, there are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (in accordance with Policy SP8 'Safeguarding Waste Management Sites' of the Waste Local Plan).

As set out in Policy SP1 'Waste Prevention and Re-use' of the Waste Local Plan, the 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.' In accordance with this, if the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit. Specific guidance on what should be covered within a waste audit is provided in paragraph 049 of the Planning Practice Guidance.

Please note:

Attention should be drawn to an area adjacent to the proposed site, which records indicate to have been a historic landfill site. The site reference is EAHLD22144 Sutton Quarry/Miland Land. Further information regarding this historic landfill site, should that be deemed necessary, should be sought from the Environment Agency.

Archaeology

The County Council's Archaeologist has read the submitted Historic Environment Assessment (HEA) and was surprised to see that this had been submitted instead of updating the more-thorough DBA that had accompanied the previous application. Neither the HEA or previous DBA provide particularly robust assessments of archaeological potential and neither application as far as it can be seen has been accompanied by the results of a geophysical survey. The fields forming the current application site are located to the south-west of the Scheduled Monument and produced 33 sherds of Roman pottery, including fragments of mortaria, as part of works carried out ahead of the new road construction. This is strongly indicative of domestic Roman activity in the immediate area. The same fieldwalking produced worked flint and heat-affected stones which are indications of Prehistoric activity within the vicinity. Clearly these fieldwalking finds are redeposited but they are indications of activity that may survive as archaeological features within the site. The application site is shown as being enclosed by 1835, but Chapman's earlier map indicates that the application site was within common land. Due to the late cultivation of the site and probable colluvial deposits there is potential for reasonable well-preserved archaeological remains.

Archaeological features in the surrounding area are mentioned only in passing by the HEA. There is cropmark evidence for a rectangular enclosure around 250m to the north of the site, and similar evidence for an enclosure complex around 500m to the SE of the site. The Roman coin hoard discovered in the 19th century near King's Mill Reservoir to the north is worth mentioning too as it may be indicative of an unidentified Roman military or villa landscape and is part of the wider landscape of both Hamilton Hill and the application site.

It is for Historic England to comment on the setting impacts with regard to the Scheduled Monument, but the County Council's Archaeologist would question the conclusion that the setting impacts would be less than substantial. That the setting has already been impacted by modern development in the wider area is not justification for further harm.

There is clear archaeological potential for the application site, and for archaeological remains that may contribute to the setting or understanding of the Scheduled Monument. The construction, operation and ultimate decommissioning of the solar scheme will have significant impacts on any surviving archaeological remains present.

Recommendation:

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Given the high archaeological potential, but as yet unknown character and extent, it is recommended that further information is required in order to make an informed planning recommendation. The application should be accompanied by the results of a **geophysical survey** of the full redline boundary and **trial trench evaluation** which should aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which could be impacted by the proposed development as noted above.

Trenching results are essential for effective risk management and to inform programme scheduling and budget management. Failing to do so could lead to unnecessary destruction of heritage assets, potential programme delays and excessive cost increases that could otherwise be avoided.

It should also be noted that preferred mitigation strategies will include preservation *in situ* (avoidance of sensitive areas) where possible and open area excavation where not. It is important that any application received will have fully considered the implications of this in their project feasibility assessment and that the results have been considered in designing the layout .

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 207 and 216.

Conclusion

It should be noted that all comments contained above could be subject to change, as a result of any ongoing negotiations between the County Council, the Local Planning Authority and the applicants. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

Yours faithfully

Kathryn Haley
Principal Planning Officer
Nottinghamshire County Council

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