

## RECOMMENDED PLANNING CONDITIONS

### Commencement

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

*Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.*

2. The Mineral Planning Authority (MPA) shall be notified in writing at least 7 days, but not more than 14 days, prior to all of the following:
  - a) Commencement of development/site mobilisation;
  - b) Commencement of Phase 1 (construction);
  - c) Completion of Phase 1 (construction);
  - d) Commencement of Phase 2 (drilling);
  - e) Completion of Phase 2 (drilling);
  - f) Commencement of Phase 3 (evaluation);
  - g) Completion of Phase 3 (evaluation);
  - h) Commencement of Phase 4 (restoration);
  - i) Completion of Phase 4 (restoration).

*Reason: Notification is required prior to commencement to assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.*

### Permission

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application, documents and recommendations of reports, and the following plans:
  - a. Drawing 2 titled 'Site Location Plan' – received by the MPA on 28 October 2015;
  - b. Drawing 3 titled 'Site Plan' – received by the MPA on 28 October 2015;
  - c. Drawing 4 titled 'Existing Site Layout Plan & Topographic Survey' – received by the MPA on 28 October 2015;

- d. Drawing 5 titled 'Existing Site Elevations & Sections' – received by the MPA on 28 October 2015;
- e. Drawing 6 titled 'Existing Site Entrances and Sightlines' – received by the MPA on 28 October 2015;
- f. Drawing 7 titled 'Proposed Site Layout – Phase 1' – received by the MPA on 28 October 2015;
- g. Drawing 8 titled 'Proposed Elevations & Sections – Phase 1' – received by the MPA on 28 October 2015;
- h. Drawing 9 titled 'Proposed Site Fencing Plan' – received by the MPA on 28 October 2015;
- i. Drawing 10 titled 'Proposed Site Drainage Layout' – received by the MPA on 28 October 2015;
- j. Drawing 11 titled 'Indicative Site Layout – Phase 2' – received by the MPA on 28 October 2015;
- k. Drawing 12 titled 'Indicative Site Elevations & Sections – Phase 2' – received by the MPA on 28 October 2015;
- l. Drawing 13 titled 'Acoustic Screening Options Layout – Phase 2' – received by the MPA on 28 October 2015;
- m. Drawing 14 titled 'Acoustic Screening Options Elevations & Sections' – received by the MPA on 28 October 2015;
- n. Drawing 15 titled 'Indicative Lighting Positions Layout' – received by the MPA on 28 October 2015;
- o. Drawing 16 titled 'Proposed Site Layout – Phase 3' – received by the MPA on 28 October 2015;
- p. Drawing 17 titled 'Proposed Elevations and Sections – Phase 3' – received by the MPA on 28 October 2015;
- q. Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015;
- r. Drawing 18 titled 'Proposed Site Elevations and Sections – Phase 4' – received by the MPA on 28 October 2015;
- s. Drawing No. 4178 C 07 Rev B titled 'Cellar Details' – received by the MPA on 26 April 2016;
- t. Planning Application Forms – received by the MPA on 28 October 2015;
- u. Volume 2: Supporting Statement – received by the MPA on 28 October 2015;
- v. Volume 3: Environmental Statement – received by the MPA on 28 October 2015;

- w. Volume 4: Technical Appendices – received by the MPA on 28 October 2015;
- x. Volume 5: Non-Technical Summary – received by the MPA on 28 October 2015;
- y. Submission of Supplementary Information Under Regulation 22 – received by the MPA on 26 April 2016;
- z. Submission of Supplementary Information Requested by Nottinghamshire County Council under Regulation 22 – received by the MPA on 5<sup>th</sup> July 2016.

*Reason: For the avoidance of doubt as to the development that is permitted.*

#### **Duration of Operations and Site Restoration**

- 4. This permission shall be for a temporary period only expiring three years following the date of commencement, as notified under Condition 2 a) above.

*Reason: To define the duration of the permission.*

- 5. On or before the expiration of the temporary period, as detailed in Condition 4 above, all construction, drilling or evaluation works authorised by this permission shall cease. Thereafter the site shall be cleared of all plant, buildings, machinery and equipment within one month of the cessation of use. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months of the commencement of Phase 4.

*Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire Minerals Local Plan (MLP).*

- 6. In the event that construction, drilling or evaluation works cease for a period in excess of 3 months before the expiry of the temporary permission (the date of completion of each phase being notified to the MPA under Condition 2) then, upon written request from the MPA, the site shall be cleared of all plant, buildings, machinery and equipment within one month of the written request. The site shall be restored to its original state as shown on Drawing 18 titled 'Proposed Site Layout – Phase 4' – received by the MPA on 28 October 2015. Restoration of the site shall be undertaken in accordance with the details set out within paragraphs 4.5.4 – 4.5.7 of the Environmental Statement: Volume 3 dated October 2015 and shall be completed within six months.

*Reason: To ensure the proper restoration of the site within an acceptable timescale and in accordance with Policies M5.1 (Mineral Exploration) and M13.7 (Reclamation of Oil and Methane Sites) of the Nottinghamshire Minerals Local Plan (MLP).*

7. Drilling activity associated with Phase 2 shall not exceed 9 months in total. The operator shall keep daily records of drilling activity and such records shall be supplied to the MPA within two weeks of a request from the MPA.

*Reason: To minimise emissions impact on Misson Training Area SSSI, in accordance with Policy M3.19 (Sites of Special Scientific Interest) of the Nottinghamshire MLP.*

### **Drill Rig Details**

8. Prior to the commencement of Phase 2 (drilling) details of the drill rig to be used shall be submitted to and approved in writing by the MPA. The details shall include identification of the drill rig to be used and plans showing the drill rig layout and elevations.

*Reason: To ensure that the drill rig characteristics are in line with those assessed in the planning application.*

### **Traffic and Transportation**

9. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) all HGV movements for all Phases shall only take place between 07:00 and 19:00 Monday to Friday and 07:00 to 13:00 on Saturdays (with the exception of abnormal loads approved by the MPA under Condition 11). No HGV movements shall take place on Sundays, Public or Bank Holidays.

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.*

10. No development shall take place until details of the measures which shall be employed throughout the life of the development to prevent the deposit of mud, clay and other deleterious materials upon the public highway have been submitted to and approved in writing by the MPA. Such measures shall include the following as appropriate:
  - a. Sweeping and cleaning of internal access and haul roads;
  - b. Provision and use of wheel-cleaning facilities;
  - c. Provision and use of lorry sheeting bays;
  - d. Provision of wheel cleaning facilities;
  - e. Any other facilities as may be deemed necessary;
  - f. A timetable for providing the above.

The measures to be employed shall be provided in accordance with the approved timetable and thereafter shall be maintained and used as approved throughout the operational life of the site. In the event that the approved measures do not adequately prevent the deposit of mud, clay and other deleterious materials upon the public highway, then within one week of a written request from the MPA, a scheme including revised and additional measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The additional measures to protect the surrounding roads shall be implemented within a

timetable to be agreed in writing by the MPA and thereafter maintained and used at all times.

*Reason: Details are required prior to the commencement to ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy M3.12 (Highways Safety and Protection) of the Nottinghamshire MLP.*

11. No development shall take place until a Traffic Management Scheme (TMS) to detail how the applicant will manage vehicles and drivers has been submitted to and approved in writing by the MPA. The TMS shall include details of the following for all Phases of the development:
- a) Abnormal loads including types, numbers, timings and traffic management measures including rail possession and police escort measures as appropriate;
  - b) The distribution of average HGV movements throughout the day;
  - c) Measures to ensure that abnormal loads and HGVs do not encroach upon highway verges.

The development shall be undertaken in accordance with details contained within the approved TMS for the life of the development.

*Reason: Details are required prior to the commencement of development to ensure that vehicular movements can be satisfactorily accommodated by the highway network, would minimise wide vehicle conflict and would not cause unacceptable impact upon amenity, in line with Policy M3.13 (Vehicular Movements) of the Nottinghamshire MLP.*

12. The number of HGV movements (including abnormal loads) in connections with the development hereby permitted shall not exceed 60 per day (30 in and 30 out) nor 198 movements (99 in and 99 out) over any 7 day period. The operator shall keep daily records of all HGV movements to and from the site and such records shall be supplied to the MPA in writing within two weeks of a written request for such records being made.

*Reason: To enable the MPA to control the development and minimise its impacts on the highway network and amenities of the local area in accordance with Policy M3.13 of the MLP.*

## **Lighting**

13. Prior to the commencement of Phase 2 (drilling) a detailed lighting scheme design for Phase 2 shall be submitted to, and approved in writing by, the MPA. The detailed scheme shall demonstrate that:
- a) Light trespass from the proposed development, at all human receptor locations, as identified at Annex E1 of Volume 4 Technical Appendices, is less than 1 Lux;

- b) Light intensity criterion from the proposed development, at all human receptors, does not exceed 500 cd;
- c) Upward lighting ratio from the proposed development does not exceed 2.5%;
- d) Light trespass from the proposed development, at the Misson Training Area SSSI, does not exceed 0.1 Lux;
- e) All lighting is angled downwards and suitably shielded to ensure that it does not result in glare or dazzle to users of the public highway;
- f) Light trespass from the proposed development, at the wooded shelter belts immediately to the north and east shall not exceed the Lux levels shown on drawing 15a titled 'Indicative lighting positions layout phase 2 – with lighting contours' – received by the MPA on 26 April 2016.

The development shall be undertaken in accordance with lighting scheme design for the duration of Phase 2.

*Reason: In the interests of protecting residential amenity, highway safety and sensitive habitats and species, and in accordance with Policies M3.3 (Visual Intrusion), M3.12 and M3.19 (Sites of Special Scientific Interest) of the MLP.*

## Noise

14. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified in writing to the MPA within 48 hours of their occurrence) the development hereby permitted shall only take place between the hours specified below:

Operations	Monday to Friday	Saturday	Sundays, Public and Bank Holidays
Phases 1, 3 and 4	07:00 – 19:00	07:00 – 13:00	Not at all
Phase 2 (drilling)	24 hours	24 hours	24 hours

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 (Noise) of the Nottinghamshire MLP.*

15. No development shall take place in Phase 2 (drilling) until details of the drill rig noise mitigation and timings of its implementation have been submitted to, and approved in writing by, the MPA. The noise mitigation shall ensure that night time (22:00-07:00) noise levels, during Phase 2 of the development, do not exceed 42dB  $L_{Aeq, 1hr}$  at any occupied residential receptor and that daytime and evening (07:00-22:00) do not exceed 55dB  $L_{Aeq, 1hr}$  at any residential receptor. The submitted information shall include all calculations and noise modelling to justify the plant selection and mitigation strategy. The acoustic mitigation strategy shall be implemented in accordance with the agreed details and timetable throughout Phase 2 (drilling) operations.

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.*

16. Throughout the first full week of drilling operations noise monitoring shall take place at the nearest occupied residential receptor, or at an alternative location approved in writing by the MPA, to ensure that noise levels comply with the night time (22:00-07:00) criterion of 42dB  $L_{Aeq, 1hr}$  and the day and evening time (07:00-22:00) criterion of 55 dB  $L_{Aeq, 1hr}$ . The precise location and methodology shall be submitted to, and approved in writing by, the MPA before the commencement of Phase 2. The results of the monitoring shall be submitted to the MPA within 1 week of the monitoring taking place.

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.*

17. In the event of the MPA receiving a justifiable noise complaint, within 1 week of a written request from the MPA, a noise survey shall be undertaken to confirm that noise from the drilling operations comply with the NPPF day time (07:00 – 22:00) criteria of 55dB  $L_{Aeq, 1hr}$  and the night time criteria (22:00-07:00hrs) of 42dB  $L_{Aeq, 1hr}$ . The location and methodology should be agreed in advance with the MPA and the results submitted to the MPA within 1 week of the monitoring taking place.

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire MLP.*

18. During Phase 2 (drilling) noise level resulting from the proposed development shall not exceed 42dB  $L_{Aeq, 1hr}$  at Misson Training Area SSSI, with the exception of the areas highlighted in pink on Figures A1-A4 titled Springs Road Wellsite Noise – received by the MPA on 5 July 2016, where noise levels shall not exceed 44dB  $L_{Aeq, 1hr}$ .

*Reason: To ensure noise impacts to the Misson Training Area SSSI are acceptable in line with Policy M3.19 of the MLP.*

19. No development shall commence until a Noise Management Plan has been submitted to and approved in writing by the MPA. The Noise Management Plan shall details of:
- a) the steps to be taken to minimise noise impact of Phases 1, 3 and 4 at nearby receptors and demonstrate that the day and evening time (07:00-22:00) criteria of 55dB  $L_{Aeq, 1hr}$  is complied with and how this will be monitored.
  - b) noise mitigation measures, including noise contour modelling, to ensure that the noise levels set out in Condition 18 are met. Should the noise mitigation involve acoustic screening full details of location, length, height and materials used shall be included;
  - c) Noise modelling to demonstrate that the noise levels of the chosen rig, with associated mitigation, do not exceed the noise levels shown on Figures B1 – B4 of Appendix B of Volume 4: Technical Appendices, at the wooded shelter belts immediately to the north and east of the application site and Misson Springs Cottage.
  - d) measures to monitor noise at the SSSI including monitoring locations and methodology;

- e) the use of broadband (white noise) reversing alarms for all HGV's under the operator's control.

The Noise Management Plan shall be implemented as approved.

*Reason: Details are required prior to the commencement of the development in the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan, to minimise noise impact on bats, and to ensure noise impacts to the Misson Training Area SSSI are acceptable in line with Policy M3.19 of the MLP.*

20. Misson Springs Cottage shall not be occupied for residential purposes throughout the lifetime of the development hereby permitted.

*Reason: In the interests of residential amenity and in accordance with Policy M3.5 of the Nottinghamshire Minerals Local Plan.*

### **Ecology**

21. Phase 1 (construction) and Phase 4 (restoration) operations shall not be undertaken during the bird breeding season (February to August inclusive), except when approved in writing by the MPA and in such circumstances that it can be demonstrated to the satisfaction of the MPA that noise impact on the Misson Training Area SSSI will not have an adverse impact on breeding birds in the SSSI.

*Reason: To ensure that breeding birds, particularly Long-Eared Owl, are not adversely affected by the development and in accordance with Policy M3.19 (Sites of Special Scientific Interest) of the Nottinghamshire MLP.*

22. Site clearance operations that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows shall not be undertaken during the months of February to August inclusive, except when an ecological appraisal undertaken by an appropriately qualified person has been submitted to, and approved in writing by, the MPA.

*Reason: To ensure that breeding birds are not adversely affected by the development.*

23. No development shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the MPA before any development commences. The CEMP shall incorporate amongst its measures:

- a) Details of a temporary protective fence to prevent accidental ingress into surrounding ecological habitats. The fencing shall be erected prior to the commencement of site construction works and shall be retained throughout the life of the development;
- b) A precautionary working method statement for reptiles based on the methodology set out in 14.6.5 of the Environmental Statement received by the MPA on 28 October 2015;



- c) Measures to ensure the protection of surface waters during construction and restoration. This shall include measures to prevent pollution risks from spillages and the preparation and implementation of an emergency spillage plan;
- d) Drainage arrangements for the site including measures for the discharge/disposal of potentially contaminated water;
- e) Appropriate containment of potential sources of pollution including the placing of them away from watercourses, drainage systems and surface water flows.

The measures contained within the approved CEMP shall be fully implemented for the life of the development.

*Reason: Details are required to be submitted prior to the commencement of development to ensure that pollution risks are minimised throughout the life of the development in accordance with Policy M3.8 of the MLP.*

24. No development shall take place in Phase 2 until an assessment of emissions from the drill rig and associated plant has been submitted to, and approved in writing by, the MPA. The assessment shall include a review of all practicable emission minimisation measures. The approved measures shall thereafter be implemented for the duration of Phase 2.

*Reason: To minimise air quality impacts to the Misson Training Area SSSI in line with Policy M3.19 of the MLP.*

25. No development shall take place until a scheme for the monitoring of air quality in Misson Training Area SSSI has been submitted to and approved in writing by the MPA. The approved scheme and reporting shall thereafter be carried out for the life of the development.

*Reason: Details are required prior to the commencement of development to record air quality changes to the Misson Training Area SSSI in line with Policy M3.19 of the MLP.*

26. No development shall take place until a scheme for the establishment of reptile habitat (e.g. refuge/brush piles, artificial hibernacula), its location and timing of provisions has been submitted to and approved in writing by the MPA. The scheme shall thereafter be implemented as approved.

*Reason: For the benefit of reptiles in accordance with Policy M3.17 of the MLP. The scheme is required before the development begins to ensure that appropriate habitat is in place from construction commencement.*

## **Dust**

27. Dust shall be managed in accordance with the Dust Management Plan set out in Annex C2 of Volume 4 – Technical Appendices of the Environmental Statement – received by the MPA on 28 October 2016.

*Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy M3.7 of the Nottinghamshire Minerals Local Plan and to minimise potential adverse impacts to nearby ecological features.*

## **Heritage**

28. No development shall take place until details of the measures to be taken to ensure that the heritage significance of the former missile pads are protected during the course of the development have been submitted to the MPA and approved in writing. The submission shall incorporate:
- a. A non-intrusive examination of the missile pads affected by the compound area including test excavations alongside each base to establish/confirm the depth of construction;
  - b. The structural analysis of the missile bases and assessment of their capability for withstanding the loads resulting from the proposals;
  - c. Based on the above survey work the submission of a scheme of protection that would ensure the development does not physically damage the missile bases;
  - d. The methodology for the complete removal of the development after Phase 4.

The development shall be carried out in accordance with the approved details.

*Reason: To ensure the development does not harm the fabric of the identified non-designated heritage asset. The scheme is required before development begins to ensure appropriate protection of the heritage asset is in place for construction works.*

## **Contamination**

29. Within 2 months of the commencement of Phase 2 (drilling) a scheme shall be submitted to the MPA for its approval in writing which details the steps to be taken to confirm how following exploratory drilling works and the removal of the well cellar the area will be investigated to confirm that it is free from well drilling contamination, the scheme will confirm how the area will be validated as free from well drilling contamination by intrusive investigation and chemical testing and, the extent and nature of the validation procedure. The works to confirm the presence or otherwise of contamination shall be approved and a report of the investigation including the results of the chemical testing shall be submitted to the MPA for approval in writing. In the event that the report identifies that contamination remains present in the ground, the report shall incorporate additional steps to remediate ground contamination including supplementary testing and investigation which shall be agreed in writing by the MPA and thereafter the additional steps shall be implemented as approved.

*Reason: To ensure the site is restored in an uncontaminated condition in accordance with Policy M4.1 of the Nottinghamshire Minerals Local Plan.*

30. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to, and approved in writing by, the MPA. The strategy shall detail how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To ensure the protection of site workers and controlled water including the Nottingham Castle Sandstone Principle Aquifer in accordance with Policy M3.8 of the MLP.*

31. No development shall take place until an Unexploded Ordnance (UXO) method statement shall be submitted to and approved in writing by the MPA. The method statement shall include details of how all areas of excavation (well cellar and surface water storage tank) will be cleared for the presence of UXO prior to and during excavation, measures to prevent the risk of UXO being triggered by vibration and measures to be taken in the event that UXO is encountered. The development shall be undertaken in accordance with the approved method statement.

*Reason: To ensure that risks from unexploded ordnance are understood and appropriately managed. This is required prior to commencement to ensure that appropriate risk reduction measures are in place before any development takes place.*

32. No development shall take place until an asbestos method statement has been submitted to, and approved in writing by, the MPA. The method statement shall include details the how all areas of excavation (well cellar and surface water storage tank) will be cleared for the presence of asbestos prior to and during excavation. The development shall be undertaken in accordance with the approved method statement.

*Reason: To ensure that risks from asbestos are understood and appropriately managed. This is required prior to commencement to ensure that appropriate risk reduction measures are in place before any development takes place.*

33. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage containers. All filling points, vents and site glasses must be located within the bund. There must be no drainage through the bund floor or drain.

*Reason: To minimise the risk of contamination of controlled waters in accordance with Policy M3.8 of the MLP.*

### **Flooding and Drainage**

34. No development shall take place until a surface water drainage scheme for Phase 1 (construction) has been submitted to and approved in writing by the MPA. The scheme shall include details of how surface water will be collected and disposed of. The scheme shall thereafter be implemented as approved.

*Reason: To prevent pollution to the drainage ditch network and ensure the protection of Misson Training Area SSSI in accordance with Policies M3.8 (Water Environment) and M3.19 of the MLP.*

35. A scheme for the installation of the surface water drainage tank and surface water drainage associated with Phase 2 (drilling), including water level monitoring measures, shall be submitted to, and approved in writing by, the MPA before the commencement of development. The scheme shall detail the dimensions of the surface water storage tank and how the surface water tank and drainage scheme will be verified to ensure that it is water tight. The scheme shall thereafter be implemented as approved and maintained for as long as required for the development.

*Reason: The scheme is required prior to the commencement of the development to ensure the protection of controlled waters including groundwater in the Secondary A aquifer at the surface and to ensure compliance with Policies M3.8 of the Nottinghamshire Minerals Local Plan.*

36. The internal finished flood level of all office and staff accommodation shall be set no lower than 4.4 metres above ordnance datum.

*Reason: To prevent inundation of office and staff accommodation should a flood event occur, in accordance with the National Planning Policy Framework (NPPF).*

37. No development shall commence until an emergency flooding plan has been submitted to, and approved in writing by, the MPA. The scheme shall as a minimum include:

- a) Details of advanced flood warning measures;
- b) Advanced site preparation measures to be undertaken in the event of a flood warning;
- c) Site evacuation measures;
- d) Measures to monitor the surface water drainage system and drainage ditch system in the wider area;
- e) Dedicated named flood wardens who will be on site during all operational hours of the development, responsible for flood safety measures in accordance with emergency flood management plan.

The approved emergency flooding plan shall be relayed to all site workers and shall be implemented for the life of the development.

*Reason: Details are require prior to the commencement of development to manage the safety of people using the development in the event of a flood and to ensure compliance with the NPPF.*



## **INFORMATIVES**

1. Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area, there may be other sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or diverted without consent and you are advised to contact Severn Trent Water to discuss the proposals.
2. The applicant's attention is drawn to the letter and associated plans from Western Power, dated 9 March 2016, which identified a low voltage network providing electricity to Misson Springs Cottage and to the presence of an 11,000 volt underground cable south of the application site;
3. The applicant's attention is drawn to the letter from the Coal Authority, dated 7 December 2016, which highlights the need for a Deep Borehole Drilling Access Agreement from the Coal Authority prior to undertaking drilling activities. The letter also highlights that drilling would extend into the licence area of Harworth Colliery although it would be taking place beneath the coal measure. However, should the drilling intersect coal seams within the Harworth Colliery licence area then the applicant would need to obtain agreement from UK Coal.
4. The applicant's attention is drawn to the email from Network Rail, dated 26 May 2016, which requires an Asset Protection Agreement to be in place prior to the commencement of development to ensure that any damage caused by the site traffic would be rectified by the developer.
5. The applicant's attention is drawn to the letter from Natural England, dated 4 August 2016, which recommends that noise monitoring is undertaken as close to Misson Training Area SSSI as possible and include noise levels and frequency. Natural England also recommend that to monitor the effect of noise on the SSSI, it would be helpful for the monitoring results to be combined with observations on bird breeding behaviour. It is suggested that the developer may wish to assist local groups in undertaking such observations.