

Mike Hankin

From: Mike Hankin
Sent: 16 December 2014 09:36
To: Keith Owen (kowen@slrconsulting.com)
Cc: Nancy Ashbridge
Subject: Land at Gedling Colliery - Supplementary information requested under Regulation 22.
Attachments: dps1.rtf

Keith

Since I forwarded you the Reg 22 request I have received a further consultation response from NCC's Landscape Officer which raises some further question regarding the Environmental information incorporated in your Environment Statement. I have copied the text of the consultation reply below.

Hi Mike,

Sorry I was unable to get back to you sooner. Further to our recent telephone conversation, and your request to the applicant for additional information, please see my comments below. I have not made comments on whether I agree with the assessment of Landscape and Visual Impacts at this stage.

Red Line Boundary

As previously noted the red line boundary needs to be amended so that it does not conflict with the red line boundary for the Gedling Access Road (GAR).

Impact on the Landscape

The applicant should submit cross sections through the site to illustrate the cut and fill and the resulting slopes to the site boundary - particularly to the north, north west and north east (although this may be shown in a different section?)

Landscape Character and Cumulative Impact

The applicant should include the solar farm to the eastern side of the colliery site – this is another large scale alien feature which is not in keeping with the landscape character of the area.

Visual Impact

Table 5-7 and the summary of viewpoint analysis should include for each receptor the predicted visual impact during construction and during operation, including mitigation planting at year 0 and year 10. Seasonal variation should also be considered – photomontages submitted only include views when the trees are in leaf.

Proposed Housing to South

The visual impact assessment should demonstrate the visual impact on both current and future users of the site – the applicant states that determining the visual effects from the potential area of land allocated for future housing to the south is difficult with no detailed proposals for housing. However, unless there was a substantial planting belt between the AD/GAR and the housing the visual impact of the AD would be substantial adverse from the new housing area.

The applicant should provide an additional viewpoint and photomontage from the south east of the site on the boundary of the housing allocation area.

Views from Existing Residential Properties to the south

The viewpoints from the existing housing to the south of Arnold lane (Viewpoints 5 and 7) are not representative viewpoints - there are clear views of the site, for example, from Freda Avenue, Lascelles Avenue and Perlethorpe Avenue/Perlethorpe Drive. The applicant should include additional viewpoints and photomontages from residential areas to the south where there are clear views of the site.

Views from the Country Park

Viewpoint 10 shows the view of the AD site from a path within the country park to the north east of the proposed site. The applicant states that the visual effect from this location within the country park is moderate/major due to the scale and massing of buildings – but that this is

the worst case scenario within the country park. However, there would be much closer views of the AD site – for example from the path near the entrance to the proposed AD plant which runs north up to the lagoons.

The applicant should submit additional closer viewpoints and photomontages from paths within the country park, from the west, north and south east.

Mitigation planting

The applicant states that mitigation planting will be carried out to the north and south and shows tree planting in photomontages – however there is no plan showing the mitigation planting and there does not appear to be sufficient space, particularly to the south of the site.

The applicant should submit a plan with the revised red line boundary, showing the proposed layout of the buildings/tanks etc. and the proposed mitigation planting. The applicant should also provide details of the proposed ground preparation of planting areas, proposed species and size at planting, rabbit protection and proposed establishment maintenance etc. Species should be as recommended for the Mid Nottinghamshire Farmlands character area.

If you have any queries please do not hesitate to contact me.

Regards,

Nancy Ashbridge
Landscape Architect
Landscape and Reclamation Team
Environment and Resources Department
Nottinghamshire County Council
(0115) 977 2170

The Consultation response clearly raises concerns regarding the adequacy of the environmental information incorporated within your landscape assessment including clear requests for further information to enable the visual and landscape effects of the development to be assessed.

Please accept this email as a formal addendum request to the Reg. 22 letter the Council served on you dated 9th December 2014. I look forwards to receiving the requested landscape information as part of your consolidated Reg. 22 response.

On a separate but related matter, I note that you have been copied into the email confirmation from the Environment Agency regarding your revised flood risk assessment. The Environment Agency now appear satisfied that the flood risk assessment gives consideration to the appropriate matters. Can I request you provide a full and final copy of the revised flood risk assessment in your response to the Reg. 22 request.

Mike Hankin
Planning Applications Senior Practitioner
Nottinghamshire County Council

0115 993 2582

From: Taylor, Stuart [mailto:stuart.taylor1@environment-agency.gov.uk]
Sent: 15 December 2014 12:11
To: Mike Hankin; kowen@slrconsulting.com
Subject: Land at Gedling Colleiry

Letter attached.

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