

20 June 2013**Agenda Item: 8 (c)****REPORT OF THE CORPORATE DIRECTOR FOR POLICY, PLANNING AND
CORPORATE SERVICES****STRATEGIC PLANNING OBSERVATIONS ON A PLANNING APPLICATION
FOR A MANUFACTURING, RESEARCH AND DEVELOPMENT FACILITY,
WITH ENERGY GENERATION DEMONSTRATION FACILITY AND OFFICES,
BLENHIEM LANE, NOTTINGHAM****Purpose of the Report**

1. To seek Committee approval for comments set out in this report to be sent to Nottingham City Council (NCC) in response to the request for strategic planning observations the above planning application for a manufacturing, research and development facility, with energy generation demonstration facility and offices at Blenheim Allotments, Blenheim Lane, Nottingham.

Information and Advice

2. A planning application was submitted to Nottingham City Council on the 3rd April 2013 by Chinook Sciences Ltd, for the development of a manufacturing, research and development facility, with energy generation demonstration facility and offices at Blenheim Allotments, Blenheim Lane, Nottingham.
3. Nottinghamshire County Council (NCC) has been asked for strategic planning observations on the application and this report compiles responses from Departments involved in providing comments and observations on such matters. On the basis of Committee's decision, comments will be sent to Nottingham City Council in their role as determining planning authority for this application. A site plan is provided at Appendix 1.
4. The planning application is accompanied by a Design and Access Statement and a range of other supporting documents. This report is based on the information submitted with the application in the context of national, regional and local policy.

Description of the Proposal

5. The key elements of the proposed development include:
 - Erection of a building comprising a waste reception hall and recovered materials storage and dispatch area (74.0m x 39.0m x 22.5m (ridge height));

- Erection of a waste storage and handling building (34.5m x 95.0m x 28.5m (ridge height));
 - Erection of a RODECS, which is the world's only Industrial universal gasification system can process universally any type of waste material without the need for any type of pre-processing, process building (78.3m x 47.9m x 20.0m (ridge height));
 - Erection of a three storey office building (60.0m x 25.0m x 12.5m);
 - Erection of a research and development facility (80.7m x 35.7m x 15.0m (ridge height));
 - Erection of two manufacturing facility buildings (205.5m x 38m x 15.0m (ridge height) and 42.1m x 66.5m x 20.0m (ridge height) respectively));
 - Installation of two gas accumulators (16.3m and 24.0m high);
 - Installation of a 35m stack;
 - Installation of a dedicated electricity substation with associated fencing;
 - Installation of a weighbridge and erection of associated office;
 - Installation of a water treatment plant;
 - Erection of perimeter fencing around the external boundary of the site;
 - Hardstanding, roadways, including elevated roadway to access the waste reception hall, vehicle and bicycle parking areas and soft landscaping.
6. The site is approximately 6.9 hectares and is located to the north of Nottingham in Bulwell. It lies on the edge of Blenheim Business Park, which contains a range of industrial, warehousing and distribution units including an ASDA distribution centre immediately to the east.
 7. The RODECS system would take in 30,000 tonnes of Commercial and Industrial, (C&I) and Municipal Solid Waste (WSW) per annum for energy generation and residual materials, particularly metals would be recovered for recycling. The energy statement estimates that biodegradable waste would equate to 50% of the total. The overall energy rating would total 6MW (5Wm when discounting parasitic load).
 8. The applicant states that carbon savings would be achieved through the electricity production displacing fossil fuel generation; from the recycling of recovered metals as opposed to primary production, and from the avoidance of landfill gas, to which the material would otherwise have gone to.
 9. The RODECS gasification processes the waste, 10 tonnes per cycle, producing a syngas of bio-methane, which once superheated to 'clean' it, can then be used for electricity production in a gas turbine or can provide on-site hot water/steam requirements, or a mix of the above.
 10. All waste would be locally sourced mostly within a 30 mile radius of the facility, but the applicant is unable to give further details of the source of the material due to commercial confidentiality. All in-coming waste would have to be pre-booked in to ensure it is suitable material for the plant.

Planning Policy Context

National Planning Policy Framework (NPPF)

11. One of the core principles of the National Planning Policy Framework (NPPF) is to support and deliver economic growth to ensure that the housing, business and other development needs of an area are met. The principles and policies contained in the NPPF also recognise the value of and the need to protect and enhance the natural, built and historic environment, biodiversity and also include the need to adapt to climate change.
12. A key aspect of the NPPF is that it includes a presumption in favour of sustainable development which means that, for decision-taking, local planning authorities should approve development proposals that accord with the development plan without delay or where a development plan is absent, silent or out of date, grant permission unless any adverse impacts of the proposal outweigh the benefits, or specific policies in the NPPF indicate that development should be restricted.
13. The NPPF also discusses the weight that can be given in planning determinations to policies emerging as the local authority's development plan is being brought forward. The weight given to these policies will be very dependant on; their stage of preparation, the extent to which there are unresolved objections and the degree of consistency with the NPPF.
14. The Government is committed to securing economic growth, with the planning system encouraging sustainable growth, as set out in paragraphs 18 and 19 of the NPPF.

Planning Policy Statement 10 'Planning for Sustainable Waste' (PPS10)

15. PPS10 is the only remaining PPS following the introduction of the NPPF. It identifies that 'positive planning' has an important role to play in delivering sustainable waste management by *inter alia* 'providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time' (paragraph 2). Moving waste management up the waste hierarchy remains a key objective of Government waste policy in order to reduce the environmental impact of waste and is therefore included as a key planning objective in PPS10.

Nottinghamshire and Nottingham Waste Local Plan (2002)

16. Current local waste policy is provided by the saved policies of the Nottinghamshire and Nottingham Waste Local Plan (2002). The following policies are considered to be relevant to this planning application.
17. Policy W6.3 (Other Technologies) of the Waste Local Plan states that:

“Proposals for pilot plants for new and emerging energy recovery technologies will be permitted provided they do not lead to any unacceptable environmental impact”

18. Policies W3.3 and W3.4 deal with visual impact of plant and buildings and appropriate landscape screening. Buildings should be located to limit impact on adjacent land and kept as low as practicably possible, with appropriate materials. Existing features of value for screening should be retained and enhanced, new planting proposals can be conditioned appropriately.
19. Policy W3.5 and W3.6 deal with protecting groundwater, surface water and floodplains from pollution.
20. W3.7 seeks to control odour from waste facilities and conditions which can be used, for example requiring the sheeting of HGV's, enclosure of waste reception areas or contingency measures. Policy W3.8, W3.10 and W.3.11 similarly seeks to prevent litter, dust and mud deposition respectively.
21. Policy W3.9 enables conditions to control the impact of noise relating to fixed and mobile plant and measures and restrictions to limit impact, particularly at sensitive locations.
22. Policy W3.14 states that planning permission for a waste management facility will not be granted where vehicle movements generated cannot be satisfactorily accommodated on the highway network or would cause unacceptable disturbance to local communities.
23. The energy plant would take in 30,000 tpa of waste material and 3,000 tpa of residual material including scrap metal would leave the site. This would equate to 10-12 HGV movements per day. This would be out of a total of 1732 vehicle movements of all types, estimated to arise across all elements of the scheme. Figures relating to the energy facility are more certain than the estimates relating to the wider manufacturing and office elements.
24. Policies W3.22 and W3.23 seek to protect biodiversity and nature conservation. W3.22 states that development which would result in harm or destruction of species/habitat of county importance will only be permitted where the need for the development outweighs the conservation interests. W3.23 Waste management proposals, either individually or in combination with other proposals which are likely to affect nature conservation sites will only be permitted where the reasons/need outweigh nature considerations. The level of nature value being commensurate with the type of designation.

Draft Nottinghamshire and Nottingham Waste Core Strategy (2012)

25. The draft Waste Core Strategy is sufficiently advanced (at examination stage) to be considered a material consideration in the determination of this planning application.

26. The Waste Core Strategy as submitted for examination (with modifications) will, when adopted replace many of the saved local plan policies including W6.3, but those relating to the environment will continue to be saved for the immediate future. Due weight can be afforded to the proposed policies in line with the NPPF paragraph 216.
27. The vision of the Core Strategy is to move towards local communities and businesses taking responsibility for their waste, locally, sustainably and responsibly, seeing waste as a resource. Over time less waste should be produced and recycling should aim to exceed national recycling targets. Disposal is the last resort. Facilities should be appropriately scaled to serve local areas. The environment should be protected and enhanced.
28. Selected Strategic Objectives seek to Strengthen the economy (SO1), Care for the Environment (SO2) and encourage the view of waste as a resource (including promoting the use of combined heat and power to offset fossil fuel use) (SO4- Energy and climate).
29. Policy WCS2 (Future waste management provision) states:
- “The Waste Core Strategy will aim to provide sufficient waste management capacity for its needs; to manage a broadly equivalent amount of waste to that produced within Nottinghamshire and Nottingham. Future waste management proposals should accord with our aim to achieve 70% recycling or composting of all waste by 2025. Proposals will therefore be assessed as follows:*
- a) priority will be given to the development of new or extended waste recycling, composting and anaerobic digestion facilities;*
- b) new or extended energy recovery facilities will be permitted only where it can be shown that this would divert waste that would otherwise need to be disposed of and the heat and/or power generated can be used locally or fed into the national grid;*
- c) new or extended disposal capacity will be permitted only where it can be shown that this is necessary to manage residual waste that cannot economically be recycled or recovered”*
30. The policy enacts the key waste hierarchy into local policy in order to progress the ambitious 70% recycling/composting rate. The proposed development falls under class b as energy recovery, thus evidence needs to be provided that the waste feedstock is genuinely being diverted from disposal and conversely not being diverted from recycling. Heat and electricity can be generated to either power on-site plant or buildings and surplus electricity can be exported.
31. Policy WCS8 (New and emerging technologies) states that:
- “Waste management facilities making use of new or emerging technologies will be supported where this will lead to the more efficient and sustainable management of waste”.*

32. This policy allows for new technologies in waste management, especially where such proposals would further the waste hierarchy.
33. Policy WCS3 (Broad locations for waste treatment facilities) directs larger scale facilities towards the main built-up areas of the County. The site on the edge of Bulwell could be considered appropriate for larger facilities.
34. Under Policy WCS6 (General Site Criteria), gasification and pyrolysis facilities are suitable on employment land and derelict/previously developed land, subject to there being no unacceptable environmental impacts. The proposed site is allocated by the City Council for industry and (in future) energy generation and in principle can be considered suitable for the proposed use.
35. Policy WCS10 (Sustainable Transport) states that alternatives to road transport should be maximised, otherwise proposals should make best use of the existing transport network and minimise distances travelled in waste operations.
36. The site does not have alternative means to road transport, but is situated on an existing industrial estate with main road access. In-coming waste material would be sourced locally, generally within a 30 mile radius, with some originating from UK wide sources.
37. Policy WCS12 (Protecting and enhancing our environment) seeks to ensure that waste facilities would not create unacceptable environmental impacts including on the quality of life of the local community either directly or cumulatively proposals should enhance the local environment through improvements to landscape, habitat or community facilities.
38. Policy WCS13 seeks to ensure facilities minimise impacts on climate change and are adaptable to such changes. Policy WCSSD mirrors the NPPF's presumption in favour of sustainable development.
39. Policy WCS14 seeks high standards of design and landscaping.

Nottingham City Local Plan (2005) and emerging Aligned Core Strategy (2012)

40. Both the adopted and emerging Nottingham Local Plan and Aligned Core Strategy contain policies of relevance to the determination of this planning application, it is considered that as Nottingham City Council are the determining authority in this case, the policies do not need to be repeated.

Strategic Planning Issues

Issues for the County Council

41. Nottinghamshire County Council is a Waste Planning authority and as such, as identified above, has a Joint Waste Local Plan and an emerging Joint Waste Core Strategy, with Nottingham City Council. However, Nottingham City are the determining authority for this application and as such will determine the planning

application in accordance with national planning policy and the adopted Nottinghamshire and Nottingham Waste Local Plan (2002) and the emerging Nottinghamshire and Nottingham Core Strategy (2012).

42. The proposal is considered to be in line with both existing and emerging local planning policies in terms of both its location and enabling waste to be managed further up the waste hierarchy. The proposal is also considered to offer wider sustainability benefits in terms of providing a source of local, low carbon energy, offsetting the need for fossil fuel use.

Landscape and Visual Impacts

43. The new complex of buildings will extend the industrial park northwards and the County Council does not object to the principle of siting this industrial development within this area, however the application should include a Landscape and Visual Impact Assessment. This will ensure that all landscape and visual impacts are examined and mitigation is provided, where possible, through comprehensive landscape design proposals.
44. In addition, a cumulative landscape impact assessment should be carried out by the applicant. This would pick up the proposed mixed use development which lies to the south west of Hucknall that has been submitted to Ashfield District Council, (Planning application ref – V2013/0123).
45. Detailed landscape and visual impact comments are contained at Appendix 2.

Biodiversity

46. Nottingham City Council's own ecologist will provide detailed comments on the proposed development. However, it should be noted that the proposed development site lies within 200m of the county boundary, and as such it would be expected that consideration should be given to any potential indirect impacts which might arise on ecological sites within Ashfield (particularly in relation to emissions), including the two adjacent Site of Important Nature Conservation (SINCs) (Hucknall Airfield SINC 5/918 and Blenheim Lane Grassland 5/2116).

Highways

47. The site lies wholly within Nottingham City, and therefore, it is for the City Council as local highway authority to consider on-site highway and transport requirements and the impact of the development on the local highway network in the vicinity of the site.
48. The conclusion is that the traffic impact will be small and can be mitigated by minor adjustments to the traffic signal timings that the County Council undertake occasionally. On this basis, there are no objections on highway grounds to the proposed development.
49. The planning application submission is supported by a Travel Plan. It is recommended that the City Council as Local Planning Authority consider securing

the provisions within the Plan once approved by Section 106 Agreement including the need to appoint a Travel Plan Coordinator and for there to be regular Travel Plan monitoring and review. This should include the recording of Travel Plan data on a national database for comparative purposes when undertaking reviews such as the TRICS database in accordance with the Standard Assessment Methodology (SAM) or similar method to be approved.

50. Detailed Highways comments are contained in Appendix 3.

Overall Conclusions

51. The proposal is considered to be in line with both existing and emerging local planning policies in terms of both its location and enabling waste to be managed further up the waste hierarchy. The proposal is also considered to offer wider sustainability benefits in terms of providing a source of local, low carbon energy, offsetting the need for fossil fuel use. The proposed development will recover energy from waste that would otherwise be landfilled and therefore moves waste up the hierarchy in accordance with PPS10.

52. Additional information is required before the Landscape and Reclamation Team will be able to provide a considered response to the planning application.

53. It should be noted that the proposed development site lies within 200m of the county boundary, and as such it would be expected that consideration should be given to any potential indirect impacts which might arise on ecological sensitive areas within Ashfield (particularly in relation to emissions).

54. There are no objections on highway grounds to the proposed development.

Other Options Considered

55. This report considers all of the relevant issues in relation to the above planning applications which have led to the recommendations, as set out below. Alternative options considered could have been to express no or full support for the application.

Reason/s for Recommendation/s

56. The proposal is considered to be in line with both existing and emerging local planning policies in terms of both its location and enabling waste to be managed further up the waste hierarchy

57. On the grounds of impacts on the highway network Nottinghamshire County Council does not raise any objections to this application.

58. Additional work is required in relation to the impact of the proposal on the landscape.

Statutory and Policy Implications

59. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

60. There are no direct financial implications.

Implications for Sustainability and the Environment

61. There are no direct implications for Sustainability and the Environment.

RECOMMENDATION/S

- 1) That Nottingham City Council be advised that the principle of development on the Blenheim site, is supported as the proposal is considered to be in line with both existing and emerging local planning policies in terms of both its location and enabling waste to be managed further up the waste hierarchy
- 2) The County Council has no significant concerns over the impact of the proposal on the highway network of the County
- 3) If Nottingham City Council is minded to grant planning permission for the proposal, the issues raised above in terms of visual and landscape impacts should be satisfactorily addressed.

Jayne Francis-Ward

Corporate Director, Policy, Planning and Corporate Services

For any enquiries about this report please contact: Nina Wilson, Principal Planning Officer, Planning Policy Team, ext 73793

Constitutional Comments (SHB.22.05.13)

62. Committee have power to determine the Recommendation.

Financial Comments (SEM 22/05/13)

63. There are no specific financial implications arising directly from this report.

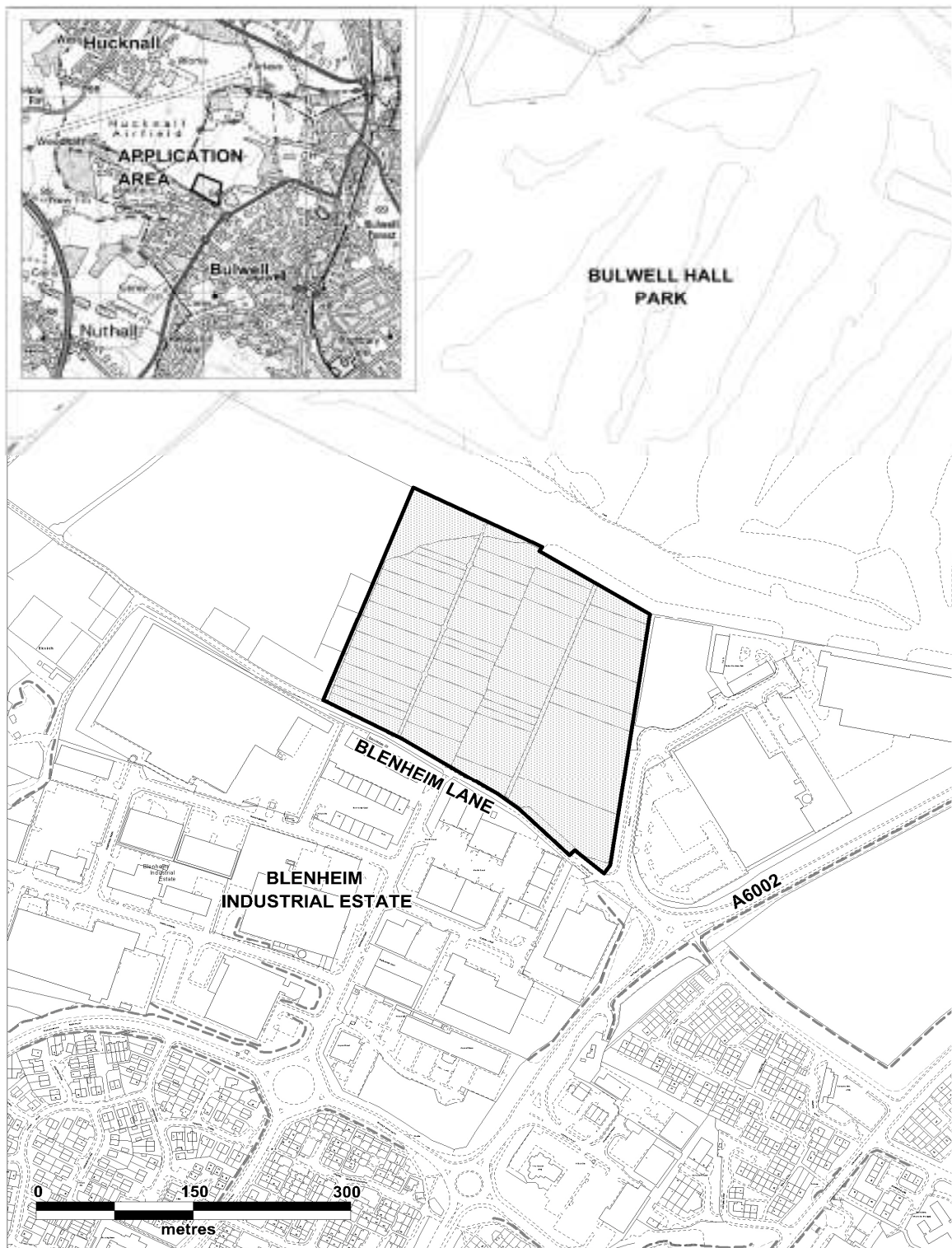
Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

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Appendix 1 – Site Location Plan



Proposed manufacturing, research and development facility, with energy generation demonstration facility and associated offices.
Blenheim Gardens Allotments, Blenheim Lane, Bulwell, Nottinghamshire.

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Appendix 2 – Detailed Landscape and Visual Impact Comments

Proposal: Construction of a manufacturing research and development facility with a small scale energy generation demonstration facility and associated offices.

Location: Lane to the north of Blenheim Lane, Blenheim Gardens, Bulwell, Nottingham

Applicant: Chinook Sciences

Thank you for asking the Landscape and Reclamation Team to comment on the above proposals.

The following documents and drawings have been assessed in order to provide these comments:-

Documents:

- Environmental (Chinook Sciences) March 2013
- Design and Access Statement (Chinook Sciences) March 2013
- Non- technical summary (Chinook Sciences) March 2013
- Appendix C Photomontages, Viewpoint locations for photomontages

Drawings:

- SE-12-A01 Rev D Site Plan
- SE-12-A02 Rev D Main Buildings and External Equipment. (Sheets 1- 6)
- SE-12-A03 Rev B Location Plan
- SE-12-A04 Rev B External lighting Plan

Site Location

The application area is located on the north-eastern side of Blenheim Lane, Bulwell, in Nottingham, approximately 8km to the north-east of Nottingham city centre (Grid reference SK530461). To the south of the site is Blenheim Lane Industrial Estate, to the west Blenheim Lane Allotments and to the north-east the golf course of Nottingham City Golf Club.

Two minor roads lie adjacent to the site, Blenheim Lane, a narrow road without footways, which serves the industrial estate and allotment site to the southern boundary and Firth Way accessing the industrial warehouses to the east.

Site description

The application area is a recently cleared and levelled allotment site surrounded by shallow soil bunds around the perimeter. Brick and building debris is scattered across the site. The site is secured by 2.4m high weld mesh security fencing with vehicular access via the mini roundabout from Firth Way. A mature mixed hedge approximately 8-10m high runs along the south western edge of the site made up of largely hawthorn,

privet, elder, ivy with a few established sycamore and ash trees. This hedge is wider at the southern corner approx. (8 -10m wide) than that to the western edge (3 - 4m wide).

To the south east of the site there are some patches of Japanese Knotweed (*Fallopia japonica*) which lie within the scrub vegetation along both Blenheim Lane and Firth Way. This is a highly invasive non-native plant species and will require continued treatment to eradicate it preferably prior to any site works.

Landscape and Visual Impact Assessment Methodology

There is insufficient information contained within Section 10 of the Environmental Statement *Visual Impact* (page 70) and accompanying photomontages to assess the range of potential impacts on landscape, landscape character and surrounding visual receptors. The Environmental Statement should include a more comprehensive Landscape and Visual Assessment for both the construction and operational phase of the project.

The methodology for the Landscape and Visual Impact Assessment should follow that as set out within the Landscape Institute and the Institute of Environmental Management and Assessment in “Guidelines for Landscape and Visual Assessment” – Second Edition, published 2002 (Note: this has now been superseded by the third edition published April 17th 2013)

The Development Proposals

The development involves the construction of seven buildings, the tallest of which is the *Rodecs* Processing building, situated along the northern boundary, whose ridge line is 28.5m high. The remaining manufacturing buildings are between 15m to 23.5m high with an office building 12.5m high. The tallest structure is the flue stack at 35m high. Apart from the construction of the buildings and internal roads, the development will also involve some external lighting and therefore have a night-time visual impact as well as the movement of vehicles in and around the site delivering waste materials.

Landscape Impact

The proposed landscape works are shown on the Landscape plan. Since the site has already been cleared of existing vegetation (hedges, scrub and uncultivated grassland) the further impact is related to ground works associated with the construction of the new buildings/road layout. The adjacent hedge to the south eastern boundary is not shown on the accompanying drawings but will provide some screening to on site activities. There will be some hedgerow loss from this boundary in order to create new vehicular access points along Firth Way.

The tree survey information, Appendix H, is not contained within the on line application information.

As described within the Environmental Statement, the hedgerow along Blenheim Lane adjacent to the south-western boundary is designated site SINC (Site of Importance for Nature Conservation) ref 5/2115 Blenheim Lane Hedgerows. Bulwell

Hall Park (SINC 1/123) lies to the adjacent to the north and includes the City Golf Course.

Impact on Landscape Character

The National, Regional and local character of the landscape should be described within the application. (Refer to Natural England's **Southern Magnesian Limestone character area (NCA 30)** and the Regional East Midlands Regional Landscape Character Assessment (2009).

On a county level the application area lies adjacent to the **Magnesian Limestone Character area** which encompasses the more open land to the north including allotments, Nottingham City Golf Course and Hucknall air field. This area is described within the Greater Nottingham Landscape Character Assessment and key actions are listed for the Policy Zone *ML018 River Leen Corridor* within this.

A more detailed site based landscape character assessment, which also takes into account the site's urban edge location and the surrounding existing land uses of the industrial park and warehouses should be described and the impact of the development assessed against this.

Visual Impact

Section 10, page 70 of the Environmental Statement outlines the montages and consultation exercise but does not assess or conclude on the overall the visual impact of the proposed development. Though this might be limited it should be still described and assessed to the standard visual impact assessment methodology. The significance of the visual impact to surrounding visual receptors should also be described in terms of magnitude of change and the sensitivity of the receptor.

The impact during the construction and operational period of the project should be assessed and the impact described (e.g. temporary/permanent, slight, moderate, substantial, adverse/beneficial impacts). This would help in the identification of appropriate landscape mitigation such as ground works/ design/ planting/ and siting of key structures. A preliminary ZTV, (Zone of theoretical visibility) is mentioned within the paragraph on Visual Impact but has not been shown on the submitted drawings. The study area for the development has not been defined.

Landscape Plan

The landscape plan should address the key impacts of the proposed development on the existing landscape, the character of the surrounding area and the visual receptors. Mitigation proposals required to reduce adverse impacts should also be shown here along with the overall written aims and objectives of the site design.

The landscape plan should be informed by the following:

1. A comprehensive Landscape and Visual Impact Assessment of the proposed development on the site and its surroundings, study area.

2. Existing landscape character assessments along with a site based character assessment.
3. Tree survey and topographical survey showing trees retained and protected or felled.
4. Ecological assessments and other surveys where relevant.

More detailed comments include:

- The existing hedge varies in width along Blenheim Lane which is not reflected in the drawing. The offsite hedge along Firth Way should be shown on the drawing as its root zone extends into the site and it provides a vegetated screen to the site along the eastern boundary.
- The proposed hedgerows along the boundaries with both the golf course and the allotment sites should be continuous and include more mature tree planting. (i.e. standard trees as well as transplants)
- A minimum standoff to the site boundary needs to be defined, as in places the proposed site development leaves little scope for planting. This is particularly where the proposed access road, rises into the tipping hall.
- Native tree and shrub species to the sites periphery should be selected from the **Magnesian Limestone Character area** species list. Species listed on the drawing are not all suitable for this area.
- Wildflower planting may not be appropriate for all of the internal narrow grassed areas which are shown within the site.

Summary

This site is located along the urban edge of Nottingham and it is adjacent to existing leisure and recreation sites, (Blenheim Lane allotments and a Nottingham City golf course). It lies on the edge of the built environment against a more open landscape between Nottingham and Hucknall. It is also potentially vulnerable to urban edge neglect/misuse.

The new complex of buildings will extend the industrial park northwards and whilst we do not object to the principle of siting this industrial development within this area, the application should include a Landscape and Visual Impact Assessment. This will ensure that all landscape and visual impacts are examined and mitigation is provided, where possible, through comprehensive landscape design proposals.

Additional Comments

My Memo dated 30th April 2013 highlighted that there was no Landscape and Visual Impact Assessment to accompany the above application. As referred to in this the assessment should be carried out to the standard methodology contained within the

Guidelines for Landscape and Visual Impact Assessment published by the Landscape Institute and the Institute of Environmental Management and Assessment, (second edition published in 2002/ 3rd edition 2013) As part of this a landscape and visual cumulative impact assessment should also be carried out to consider the impacts of the proposed development with other applications within the area that have the potential to cause landscape and visual impacts.

This cumulative impact assessment would pick up the proposed mixed use development which lies to the south west of Hucknall that has been submitted to Ashfield District Council, (Planning application ref – V2013/0123). As you are aware the Landscape and Reclamation Team were consulted on this application and responded with Memo 5th April (our ref HMJ/G403 Ashfield.) I note that this LVIA does not also include a cumulative impact for landscape and visual impacts which should be considered by the applicant.

Regards
Alison
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Work

Appendix 3 – Detailed Highways Comments

Highways Development Control and Transport Planning & Programme Development consultation response:

The site lies wholly within the City, and therefore, it is for the City Council as local highway authority to consider on-site highway and transport requirements and the impact of the development on the local highway network in the vicinity of the site. The nearest major junction on the Nottinghamshire core road network is Nuthall roundabout where the A6002 meets the A610. This junction has not been tested in the Transport Assessment submitted in support of the planning application to understand the likely traffic impact of the development. However, although it has not been possible to verify the likely vehicular trip generation associated with the development due to the proposals unusual nature, the trip generation assumptions made within the Transport Assessment appear reasonable. The County Council has therefore undertaken its own assessment of the roundabout using the figures provided in the Transport Assessment relative to the predicted background traffic in year 2022 in both AM and PM peaks.

The conclusion is that the traffic impact will be small and can be mitigated by minor adjustments to the traffic signal timings that the County Council undertake occasionally. On this basis, there are no objections on highway grounds to the proposed development.

The planning application submission is supported by a Travel Plan. It is recommend that the City Council as Local Planning Authority consider securing the provisions within the Plan once approved by Section 106 Agreement including the need to appoint a Travel Plan Coordinator and for there to be regular Travel Plan monitoring and review. This should include the recording of Travel Plan data on a national database for comparative purposes when undertaking reviews such as the TRICS database in accordance with the Standard Assessment Methodology (SAM) or similar method to be approved.