

Date: 05 January 2017
Our ref: 201534 / 205006
Your ref:



Farnsfield Neighbourhood Planning Steering Group
Farnsfield Village Centre
New Hill
Farnsfield
Newark
Nottinghamshire
NG22 8JN

Customer Services
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BY EMAIL ONLY

clerk@farnsfield-pc.uk
Matthew.tubb@nsdc.info

Dear Sirs,

Planning consultation: Pre-Submission Draft Farnsfield Neighbourhood Plan (201534); and SEA and HRA Screening Report (205006)

Thank you for your consultations on the above documents which were received by Natural England on 15th November 2016 and 5th January 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Draft Neighbourhood Plan

Natural England has reviewed the Farnsfield Neighbourhood Plan and would like to make the following comments:

We note that the Plan does not allocate sites for development and relies on the Newark and Sherwood Allocations & Development Management DPD, July 2013.

We support the Vision to accommodate sustainable growth that respects the character of the village and wider Parish.

We welcome the incorporation of a Landscape Characterisation section within the Plan to set out the landscape character of the Parish, and fully support your desire in policies FNP5, FNP7 and FNP8 to ensure that development conserves and enhances local landscape character, quality and distinctiveness.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. Farnsfield is divided between the

Trent and Belvoir Vales and Sherwood NCAs, although these are at a higher strategic level they could be referenced in the Plan. NCA information and copies of the profiles can be found [here](#)¹.

We support policy FNP9 to maximise opportunities for people to access the local countryside and the wider green infrastructure network, the local footpath network is helpfully shown on Figure 7.3 on page 21.

Your Neighbourhood Plan presents opportunities to protect and enhance locally valued landscapes. You may want to consider identifying particular distinctive local landscape features or characteristics such as ponds, woodland, hedges or walls and think about how any new development proposals can respect and enhance them. Your plan also offers exciting opportunities to enhance your local environment, for instance by identifying specific environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development.

Examples might include:

- Providing a new footpath or cycle route through a place to link to existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on a site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating bird or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife and reduce light pollution.
- Adding a green roof to new buildings.

Natural England believes that everyone should have access to good quality natural greenspace near to where they live, i.e. [Nature Nearby](#) Accessible Natural Greenspace Guidance (NE265) sets out more information on this. Greenspace provides a broad range of benefits to people and the quality of their lives, covering all the ecosystem services we depend on. This guidance is aimed at parks and greenspace practitioners and their partners, particularly decision makers, planners and managers of green space. It describes the amount, quality and visitor services of accessible natural green spaces that we believe everyone is entitled to, and provides advice on how they can be delivered.

You may want to consider enhancing your local area's greenspace, for example by:

- Setting out in specifically how you would like to implement elements of a wider Green Infrastructure Strategy in the wider community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)²).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in communal greenspace, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Additional information

The attached annex may be of use to you; it sets out sources of environmental information and

¹ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

Strategic Environmental Assessment Screening

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. We note that you have concluded that the Neighbourhood Plan does not require SEA. We note that the Plan does not allocate sites for development and seeks to accommodate sustainable growth that respects local character. We concur with that conclusion.

Habitats Regulations Assessment Screening

Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations.

We note the content of the HRA screening report to assess the possible effects of the plan on European protected sites. Whilst no designated European sites are located within the Parish, the Parish does lie within 8.8km of Birklands and Bilhaugh Special Area of Conservation (SAC). The Parish also lies within the buffer area of sites with potential for designation as a pSPA for the Sherwood Area for its' nightjar and woodlark habitat. In our Advice Note (2014), we advocated adopting this risk based approach to screening plans and projects within the Sherwood Area and welcome inclusion of the ppSPA. The screening report therefore screens in the appropriate sites. The Neighbourhood Plan would be in conformity with Newark and Sherwood District Council Core Strategy (2011) and Allocations and Development Management (2013) which have both been screened through this process. We therefore concur with the conclusion that no further Habitats Regulations Assessment is required for the Neighbourhood Plan, nor are measures required to be incorporated to avoid likely significant effects in order to comply with the Regulations.

I hope this information is helpful. For any queries relating to the specific advice in this letter only please contact Janet Belfield on 0208 026 1824. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Janet Belfield
Lead Adviser
Sustainable Development - East Midlands Area Team
Janet.Belfield@naturalengland.org.uk

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)³ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)⁴.

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)⁵. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁶ website and also from the [LandIS website](#)⁷, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁸ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁹ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes.

If you are proposing development within or close to a sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)¹⁰), such as Sites of Special Scientific Interest or Ancient woodland¹¹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

³ <http://magic.defra.gov.uk/>

⁴ <http://www.nbn-nfbr.org.uk/nfbr.php>

⁵ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁶ <http://magic.defra.gov.uk/>

⁷ <http://www.landis.org.uk/index.cfm>

⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

¹⁰ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹¹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹²) or protected species. To help you do this, Natural England has produced advice [here](#)¹³ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁴.

¹²<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹³ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹⁴ <http://publications.naturalengland.org.uk/publication/35012>



Trent Valley Internal Drainage Board

Water Management Consortium

Mr A. McGill, M.A., F.C.M.I.
Chief Executive

31 Castlegate, NEWARK,
Nottinghamshire, NG24 1BB.

Mr D.J. Sisson, B.Eng., C.Eng., MCIWEM
Engineer

Telephone: 01636 704371
E-mail: info@tvidb.co.uk

Please ask for: Miss Jacqueline Foy ✉ jacqueline.foy@lmdb.co.uk

Date: 4th January 2017

BY EMAIL: clerk@farnsfield-pc.uk

Dear Sir or Madam,

Consultation on the Pre Submission of the Farnsfield Neighbourhood Plan

The designated neighbourhood area of Farnsfield is mostly outside of the Trent Valley Internal Drainage Board (TVIDB) district, with 4 small sections in the south eastern section of the parish. Please see the plan enclosed. However, the district is mostly within the Board's catchment.

The Board recommends that any proposed development in the Parish of Farnsfield incorporates sustainable drainage systems (SUDS) where feasible. SUDS should be designed to mimic the pre development 'greenfield' surface water regime and must be agreed with the Lead Local Flood Authority.

Below is an overview regarding TVIDB's operations and responsibilities which may provide a useful background.

Overview of Trent Valley Internal Drainage Board

Trent Valley Internal Drainage Board (TVIDB) covers an area of low lying land from the west of Gainsborough, straddling the River Trent and its tributaries, down to the south of Nottingham, a total of 44,093ha. The Board maintains 778km of watercourse and operates 18 pumping stations to ensure that people are safe and the risk of flooding is greatly reduced. Responsibility for maintaining all other watercourses generally falls upon the riparian owner(s) unless it is a main river, which is the responsibility of the Environment Agency.

TVIDB has permissive powers under the Land Drainage Act 1991 to exercise general supervision over all matters relating to the drainage of land within the Board's district. TVIDB also has such other powers to perform such other duties as conferred or imposed on internal drainage boards by this act. The Board's Byelaws and the Land Drainage Act 1991 allow the Board to take action to ensure that the free flow of water is not restricted.

Board maintained watercourses are cleaned out annually and it is important that access is preserved for machinery to enable this work to be undertaken. The Board's Byelaws prevent the erection of any building, structure (whether temporary or permanent) or planting of trees/shrubs etc. within nine metres either side of a Board maintained watercourse.

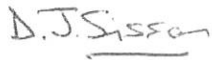
Consent will be required from the Board to undertake works such as:

- Works in, over, under or within nine metres of a Board maintained watercourse.
- Installation of a culvert, weir or other like obstruction within any watercourse.
- Any works that increase the flow of surface water or treated foul effluent to any watercourse within the Board's district.

In many areas TVIDB's catchment extends beyond the district boundary, therefore future development outside of the Board's boundary may require the Board's consent prior to increasing the flow or volume of water into the Board's district.

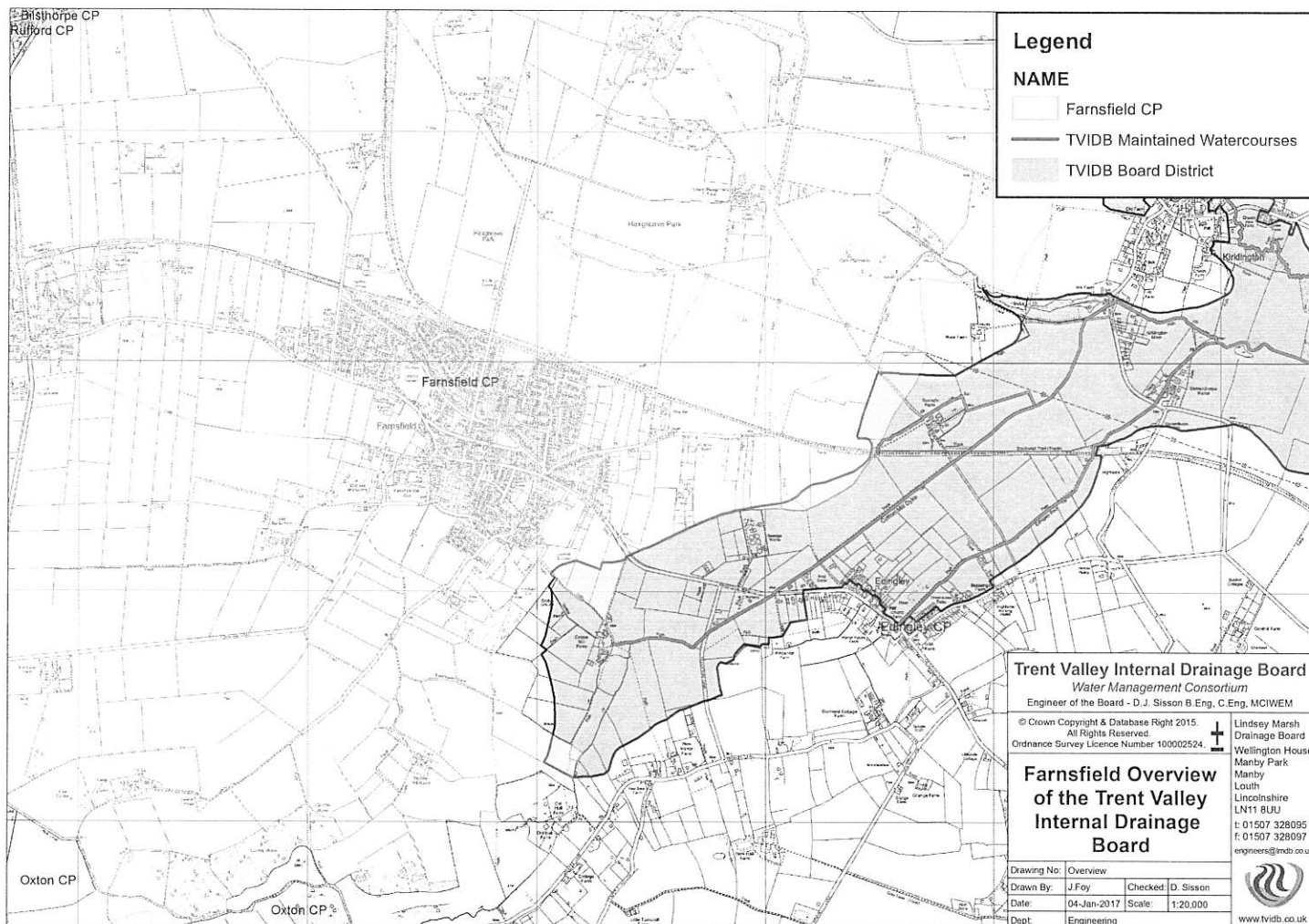
TVIDB also responds to planning development consultations whereby advice is provided regarding surface water drainage and potential impacts up on the TVIDB drainage network.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'D.J. Sisson', with a horizontal line drawn underneath the name.

David Sisson,
Engineer to the Board.

Enc.
Overview of TVIDB Area and Farnsfield



The Clerk
Farnsfield Village Centre
New Hill
Farnsfield
Newark
NG22 8JN

Our ref: LT/2009/109202/OR-
04/PO1-L01
Your ref: N/A
Date: 05 January 2017

Dear Sir/Madam

Farnsfield Neighbourhood Plan – Pre-submission consultation

Thank you for the opportunity to comment on the emerging Plan for Farnsfield.

The Environment Agency considers the Plan to be of low environmental risk and we have no detailed comments to make.

Overall the plan raises no concerns within our remit and we support delivery of the vision and objectives that are detailed within.

Yours sincerely

Mr Andrew Pitts
Planning Specialist - Sustainable Places - Part of the East Midlands Area
Direct dial 0115 8462612
Direct e-mail andrew.pitts@environment-agency.gov.uk

Our ref:
Your ref:

Planning Policy Team
Farnsfield Parish Council
via Email: planningpolicy@newark-sherwooddc.gov.uk

Jawid Iqbal
The Cube
199 Wharfside Street
Birmingham B1 1RN

Direct Line: 0300 470 3345

8th December 2016

Dear Sir/Madam

Consultation on the pre-submission draft Farnsfield Parish Neighbourhood Plan

Highways England welcomes the opportunity to comment on the pre-submission draft of the Farnsfield Neighbourhood Plan which covers the period 2016-2033. It is noted that the document provides a vision for the future of the Parish of Farnsfield.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Farnsfield Neighbourhood Plan, Highways England principal interest is safeguarding the operation of the A46 which routes approximately 11 miles east of the Neighbourhood Plan area.

Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Farnsfield is required to be in conformity with the emerging Newark and Sherwood Core Strategy and this is acknowledged within the document.

It is noted that a total of 196 dwellings are proposed to be delivered in Farnsfield over the Plan period. Given the distance of the Neighbourhood Plan area from the A46 and the small scale of growth set to come forward, it is not considered that the Neighbourhood Plan will have any significant impacts on the operation of the SRN.

Highways England has no further comments to provide, and trusts the above is useful in the progression of the Farnsfield Neighbourhood Plan.

Yours faithfully



Jawid Iqbal
Team Executive
Email: Jawid.Iqbal@highwaysengland.co.uk



Historic England

EAST MIDLANDS OFFICE

Mr Matthew Tubb
Newark and Sherwood District Council
Kelham Hall
Kelham
Nottinghamshire
NG23 5QX

Direct Dial: 01604 735460

Our ref: PL00056304

10 January 2017

Dear Mr Tubb

Neighbourhood Plan for Farnsfield

Thank you for consulting Historic England about your Neighbourhood Plan.

Your Neighbourhood Plan includes the Farnsfield Conservation Area and includes a number of designated heritage assets including Farnsfield Hall, Charnwood House, and the Church of St Michael. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.

The conservation officer at Newark and Sherwood District Council is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets. At this point we do not consider there is a need for Historic England to be involved in the development of the strategy for your area.

If you have not already done so, we would recommend that you speak to the staff at Nottinghamshire County Council, who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.

Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated



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Telephone 01604 735460
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

EAST MIDLANDS OFFICE

heritage assets including sites of archaeological interest to guide decisions.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-
<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Clive Fletcher

Principal Adviser, Historic Places

clive.fletcher@HistoricEngland.org.uk



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6 January 2017

Dear Sir / Madam

**Farnsfield Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in Newark and Sherwood Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
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Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Robert Deanwood
Consultant Town Planner

cc. Spencer Jefferies, National Grid



The Coal
Authority

Resolving the impacts of mining

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Clerk to the Parish Council
Farnsfield Neighbourhood Plan
BY EMAIL ONLY: clerk@farnsfield-pc.uk

8 December 2016

Dear Sir/Madam

Farnsfield Neighbourhood Plan – Pre-Submission

Thank you for the notification of the 15 November 2016 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield.

According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of a geological fissure west of the A614. This would be a constraint on potential development in this area, however it is unlikely that the Neighbourhood Plan were to look at allocating or promoting future development in this open countryside location. I note that the Neighbourhood Plan does not allocate any sites.

Therefore The Coal Authority has **no specific comments** to make on the Neighbourhood Plan.

In the spirit of ensuring efficiency of resources and proportionality given the location of mining legacy in the plan area, it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.

The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.

Yours faithfully

Mark Harrison

Mark Harrison *BA(Hons), DipTP, LLM, MInstLM, MRTPI*
Principal Manager

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E planningconsultation@coal.gov.uk