

Burnett, James

From: Curley, Jane
Sent: Tuesday, November 17, 2015 1:21 PM
To: Planning (SMDC)
Subject: FW: Moneystone Park - SMD/2014/0682

Categories: Blue Category

From: Massey, Steven
Sent: 13 November 2015 15:26
To: Curley, Jane
Subject: RE: Moneystone Park - SMD/2014/0682

Jane

The viewpoint location plan for additional viewpoint A1 at Hawksmoor Wood puts it in the right general location, although scale of viewpoint location dots probably represent 80 – 100 metre diameter so could be anywhere within a general vicinity!

However, the photomontages from viewpoint A1 seem to have been taken from a specific position where the view into Quarry 3 is blocked by foreground trees and this therefore isn't particularly helpful or conclusive in trying to assess potential/likely visual impact of the proposed lodges, and further quarry face excavations to create a ledge to site the lodges/access road on, at the western end of the northern face of Quarry 3.

When touring the area to assess any implications of recent forestry felling/clearance work in Key Wood and Carr Wood on the visibility or otherwise of the proposed leisure development, Arne and I found a location in Hawksmoor Wood which gave a clear unobstructed view across into this part of Quarry 3 – no doubt probably just a few metres to the right of where the additional viewpoint A1 photo has been taken from. Admittedly this was not precisely on the main footpath through Hawksmoor, but only a few metres away in a position to which visitors/walkers could easily and readily be drawn specifically to investigate the view across the valley.

The northern face of Quarry 3 is some 2.4km from the viewpoint A1 at Hawksmoor Wood, so there would inevitably be some degree of reduced visual impact due to distance, although this must be weighed against the visual impact of a concentration of lodges (and associated other visual influences, in particular illumination) as new structures in open countryside location in a high quality and sensitive landscape.

Sorry this is inconclusive, but it appears that the additional EIA/viewpoint information submitted by the applicant is also rather inconclusive due to their choice of precise photo position.

The masterplan suggests that there would be a strip of land adjacent to the site boundary around the south/west sides of the western-most projection of Quarry 3 which could accommodate some new planting between the boundary and the indicated lodges facing across the end of the quarry towards Whiston Eaves Lane. This strip shows as being approximately as wide as the lodges are long (so c.10 - 12m?) which could potentially be used for dense new tree/understorey planting, and as this is at a highpoint on the lip of the excavated quarry any planting here (to supplement existing boundary trees/hedgerow and off-site wooded areas) would provide be more effective screening more quickly than planting lower down the slopes/faces within the quarry – where it would also be more difficult to establish, growing essentially on excavated rock and pure mineral soils. Therefore tree planting on this edge strip would be a more realistic proposition than actually within the quarry between the lodges themselves.

My main rider to this element/opportunity of the masterplan is that what seems on plan to be a reasonable amount of space can appear almost non-existent on-site when the severity (slope & height) of the quarried slopes and rock faces can only really be appreciated. This in particular makes it difficult to envisage how the proposed single row of lodges and their access road can in practice be constructed along the northern face of Quarry 3. But in terms of

potential screening around the south and west sides of this end of Quarry 3 there does appear to be some, if limited, potential for new screen planting which could assist in mitigating for additional visual impact on longer range views.

Steve Massey

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From: Curley, Jane
Sent: 10 November 2015 12:38
To: Massey, Steven
Subject: FW: Moneystone Park - SMD/2014/0682

Hello Steve

This is the amended information showing the viewpoint that you and Arne had suggested from Hawksmoor wood. I am not sure that they have used the correct spot but does this allay your concerns at all regarding development on the north face of Quarry 3? In your earlier comments you express concern about the space available in the south west corner of Quarry 3 for additional planting. Do you think any tree planting would be possible around the lodges (they talk about trees in pits) or will be nature of the environment (rock face) make that impossible?

I am writing the report up now so could do with your early response. You should have received a formal consultation some time ago – maybe!

Jane

From: Chris Peacock [<mailto:Chris.Peacock@howplanning.com>]
Sent: 12 October 2015 15:08
To: Curley, Jane
Subject: Moneystone Park - SMD/2014/0682

Jane

Further to recent correspondence, please find attached a covering letter, a series of plans and an ES addendum in relation to the Moneystone Park planning application.

I trust that this meets your requirements for additional information but please do not hesitate to contact me should you require anything further.

Due to file size, I would be grateful if you could confirm receipt of this email.

Kind regards
Chris

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