

From: [Ben Haywood](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Fw: DOC/2025/0028 and NMA/2025/0009
Date: 27 May 2025 07:28:17

A close-up of a logo

Description automatically generated



From: Ian Podmore
Sent: Friday, May 23, 2025 4:03:45 PM
To: Jane Curley
Cc: Ben Haywood
Subject: DOC/2025/0028 and NMA/2025/0009

Jane,

I would very much appreciate if you could please post my 3 minute speech for both above applications onto the Council portal application register for future public record?

I would also like to publicly record the applicants remarkable assurances given yesterday which greatly influenced the Councillors unanimous approval decision and wonder in view of their great importance whether these can be conditionally included in your formal approval confirmation?
namely;

1. The requested move of the attenuation pond to the lower forward field was solely to facilitate principally, "a gravity fed draining system requiring little to no pumping"!!
2. that the pond would " more usually be empty rather than full"!!
3. In event of any emergency "the sunken excavated battery area would be immediately sealed off preventing any possibility of contaminants entering the attenuation pond and discharging into the watercourse"!!

3 Minute Speech given by Ian Podmore on Thursday 22/05/2025

This proposed enormous draining system alone is 'very material', still incomplete, likely to create pollution and noncompliant with environmental regulation. A front facing roadside location for this enormous sump would entirely occupy the length of this low-lying triangular field right alongside this 400yd stretch of Rownall Road running parallel to it and just 10 ft from my own residential property directly opposite on the other side of the public highway.

Granted in 2022 before the 2023 Fire and Rescue criteria introduction, and still

now in 2025, not yet built, it has no contingent safeguards for explosive fire, toxic acid contamination control, containment, and safe disposal of any mixed waterborne pollutants which could flow unrestricted into the watercourse. This low-lying field already seriously floods in winter rainstorms overflowing onto the road at the entrance of Rownall Hall Farm. The daily discharge rates needed to expel the vast amounts of rainwater collected over the whole of this sunken site together with any untreated toxic acid leakages and spillages could well require a near continuous pumping operation.

In this location, Fire and Rescue vehicles in any emergency, would have no alternative but to block the highway to gain access to this sump as it would not be possible from the single-entry site entrance road as would be possible if located in the upper field behind the existing obscuring tree line separating the two fields which would also provide dedicated secure access along the private entrance road, furthest away from the public highway and the closest highly impacted residents.

Since the landowner has now assigned delivery and operation responsibilities to an Israeli backed operator then, in recognition of the difficulties of maintaining regulatory compliance across international borders, we should make sure now, that this site is made completely safe whilst we still have local control, conforming to the 2023 Fire and Rescue Safety criteria!

Thank you. 22nd May 2025

Sincerely Mr Ian Podmore on behalf of Rownall/Bagnall Save the Green Belt Campaign.

Rownall Ridge, formerly Rownall Hall. ST9 0BT

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