

## Appendix 2 – Report of Consultation Responses

Organisation	Comment Received	Response / Action
<p>The Mining Remediation Authority (previously The Coal Authority)</p>	<p>Our records indicate that within the Gedling area there are recorded coal mining features present at surface and shallow depth including; mine entries, mine gas sites and reported surface hazards. These features may pose a potential risk to surface stability and public safety.</p> <p>Much of this mining legacy is located in the upper half of district, to the north of Arnold and Calverton. Due to the nature of much of the legacy, mine entries and fissures, it is sporadic and well spread. We are therefore disappointed that the Local List Requirements do not include a Coal Mining Risk Assessment for those relevant developments which fall in the Development High Risk Area (DHRA).</p> <p>Identifying the documents necessary to ensure a smooth validation and application process is important in ensuring an efficient decision making process. It would therefore be helpful for those development proposals which fall within the DHRA to be made aware of the information necessary to support relevant applications in those areas. It is requested</p>	<p>The requirement to submit a Coal Mining Risk Assessment for relevant development in High Risk Areas has been added to the Local Requirements List.</p> <p>Whilst there are Development High Risk Areas in the Borough it is unlikely that new build development will take place in these areas.</p>

	<p>that an additional requirement is included within the Local List for submission of a Coal Mining Risk Assessment.</p> <p>We would be pleased to discuss further if this would be helpful.</p>	
Sport England	<p>Sport England is a statutory consultee on planning applications affecting playing field land. We assess planning consultations against the five exceptions in our Playing Fields Policy (<a href="https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy">https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy</a>) which reflects the wording in paragraph 104 of the National Planning Policy Framework.</p> <p>Annex B of the Playing Fields Policy lists Sport England's information requirements for planning applications affecting playing fields. A copy of the information requirements set out in Annex B is attached. It is noted that the validation list includes requirements for open space assessments to be undertaken for applications where there would be a loss of open space, including playing fields. In respect of playing fields, Sport England would welcome the inclusion of reference to the information requirements set out in</p>	<p>Sport England's information requirements have been added when the applicant is required to submit an open space assessment with their application</p>

	Annex B of our Playing Fields Policy for all planning applications affecting playing fields	
Historic England	<p>We welcome the opportunity to comment on this document and have the following limited comments to raise:</p> <ul style="list-style-type: none"> <li>• Section 3 we welcome the reference to heritage assessment within this section; however, we consider that this is too restrictive, and additional detail is required about what heritage evidence base is required to accompany planning applications. It should be clear that this relates to all heritage assets, designated or non-designated and that it is the significance of the heritage asset that needs to be considered to ensure that harm can be avoided or mitigated.</li> <li>•Section 4 we welcome the reference to heritage assessment within this section; however, we consider that this is too restrictive, and additional detail is required about what heritage evidence base is required to accompany planning applications. It should be clear that this relates to all heritage assets, designated or non-designated and that it is the significance of the heritage asset that</li> </ul>	The text has been slightly amended in each Section referred to by Historic England and further clarity has been added to the section 'Information required for each Local Requirement'

	<p>needs to be considered to ensure that harm can be avoided or mitigated.</p> <ul style="list-style-type: none"> <li>• We welcome Section 5 and the reference to Listed Buildings and specific requirements for these heritage assets when seeking Listed Building Consent. We would recommend that there is more detail included within the criteria list and what should be incorporated into a Heritage Impact Assessment. The criteria should also ensure that there is a reference to a need to consider the harm to the significance of heritage assets and whether this can be avoided or overcome with appropriate mitigation measures.</li> <li>• Section 10 references demolition in a Conservation Area and we agree that it will require Heritage Impact Assessment. There should be additional detail included within the criteria to set out what should be incorporated into a Heritage Impact Assessment, including what type of evidence base documents the application should refer to such as Conservation Area Appraisals and Management Plans.</li> </ul>	
Environment Agency	No comments to make	
Natural England	No comments to make	

Severn Trent Water	No comments to make	
Landowner / Developer	<p>As important as it could be, I can't warm to commenting on 64 pages!</p> <p>I'm aware that it's Council's Decision to front load Applications which creates unnecessary delay and cost in some cases but I'll have to take my chances and also hope that it doesn't have meaningful harm to would be Applicant's aspirations.</p> <p>By way of example I've had several councils asking for before and after drawings of a change of use (only) on shops. After months of wrangling they haven't been required. In the meantime the prospective tenant walked.....</p>	<p>Local Requirements Lists are encouraged by National Planning Policy as they ensure that the relevant information is submitted with the application to reduce delays in the process.</p> <p>The Local List provides comprehensive guidance in respect of planning application information requirements but is unable to cover every possible development scenario.</p> <p>Officers of Gedling Borough Council will not ask for information to support a planning application.</p>