

From: John Wainwright <John.Wainwright@northyorks.gov.uk>
Sent: 30 June 2025 13:12
To: Planning Control <Planning.Control@northyorks.gov.uk>
Cc: Amy Taylor
Subject: NY/2025/0030/ENV Burniston Mine - Landscape re-consultation

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT FOR Construction of a temporary wellsite for the appraisal of gas, including drilling operation, proppant squeeze and flow testing operation and site restoration AT Land East of the Mill Yard, Burniston Mill, Coastal Road, Burniston, Scarborough, YO13 0DB

Thank you for forwarding the Applicant's further comment and clarification of the points we previously raised in our Landscape consultation response dated 29 May 2025. The contents are generally noted thank you.

We would agree that where likely Moderate Adverse landscape and visual effects have been identified these are likely to be for the construction and operational period of the development, and until the development has been restored. Whether this is 'significant' or not in EIA terms seems to have been determined by the Applicant using professional judgement based on the development being short duration, temporary and reversible upon the completion of the works and returning the Site to agriculture.

The Applicant acknowledges that major development within the Heritage Coast is unlikely to be appropriate and suggests that the planning balance will need to take this into account.

The Applicant agrees that the effects would be greatest in the winter months when the lighting fixtures will be viewed for longer periods of time.

The Applicant has stated that consideration of reasonable alternatives is covered in chapter 5 of the ES. While the Applicant may be confident that the chosen site location is suitable for the proposed development, no further explanation is provided on why the development cannot be located outside the Heritage Coast, thereby minimising adverse effects.

As a first priority we would expect the proposed scheme to prevent adverse impacts through avoidance, then to use robust mitigation measures where avoidance is not practical in accordance with NYCC MWJP Policy D02: Local amenity and cumulative impacts.

The Applicant has clarified where it may be possible to use a recessive colour to help reduce visibility. The heights of buildings and equipment have been listed in the enclosed Table 1.

The Applicant has clarified that the proposed scheme has allowed to strip and store topsoil, but that subsoil will be accommodated within the cut and fill balance (to be designed).

Regards John Wainwright

John Wainwright

Principal Landscape Architect

Planning Service

Community Development

North Yorkshire Council

County Hall

Racecourse Lane

Northallerton

DL7 8AD

Telephone: (01609 532115)

Email: john.wainwright@northyorks.gov.uk

Web: www.northyorks.gov.uk

