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Inquiry Manager
Ray Wind Farm Public Inquiry
Persona Associates
West Point
Springfield Road
Horsham
West Sussex
RH12 2PD

Our ref: NA/2007/100634/01-L03
Date: 03 December 2007

Dear Sir

**PROPOSED 60MW WINDFARM GENERATING STATION AT RAY ESTATE
CORNHILLS FARM COTTAGES (1), KIRKWHELPINGTON, NEWCASTLE UPON
TYNE.**

The Environment Agency has received additional information direct from AMEC with regard to our concerns with certain sections of proposed road crossings over designated BAP Blanket Bog habitats. Based on the information provided, we wish to formally confirm that if planning permission is granted we recommend the following **CONDITIONS**:

CONDITION: Prior to Commencement of Development, a scheme for the access road crossings of blanket bog between turbines 1 and 2, turbines 2 and 3 and turbines 17 and 18, shall be submitted to and approved in writing by the Planning Authority in consultation with the Environment Agency.

REASON: To ensure water can percolate through the road to prevent the fragmentation and any detrimental impact to BAP Blanket Bog.

If possible, any such crossing shall be in the form of a floating road. In the event that a floating road cannot be used as a result of the weakness of the ground a rock-filled road will be used with cross-drains to ensure that water can percolate across the line of the road. The cross drains shall be small pipes, for example 150mm diameter at 10m centres, any such drains to have their ends just buried in the peat and have no collecting pits at either end.

For the access road crossing between turbine 17 and 18, the stream shall be culverted and the headwall of the culvert shall be constructed using rock-filled gabions and not concrete, in any event any such culverting to be submitted to and approved by the Planning Authority in consultation with the Environment Agency.

Any proposal to culvert a watercourse will require the prior written consent from the Environment Agency under the terms of the Water Resources Act 1991, or the Land Drainage Act 1991.

Groundwater & Contaminated Land

We also wish to reiterate our position regarding private water supplies:

The additional information does not address pollution prevention measures or risks to groundwater from the development.

The information provided within the Ray Windfarm Environmental Statement has highlighted that there are numerous private drinking water supplies sourced from groundwater in the vicinity of the proposed development. These private water supplies are sourced from a mixture of springs and boreholes and their presence means that the groundwater is highly sensitive with respect to groundwater pollution. Therefore the site must have a very comprehensive pollution prevention plan.

All drinking water supplies that are sourced from groundwater are entitled to have a zone 1 groundwater source protection zone delineated around them. In practice the Environment Agency does not delineate this zone for every private drinking water supply as we do not hold any information about them. However the zone 1 is defined by a 50-day travel time to the source and as a minimum of 50m radius from the source. Therefore the applicant must take this 50m groundwater source protection zone into account in the site design and layout.

The Environment Agency recommends that if planning permission is granted the following planning **CONDITIONS** be imposed:

CONDITION: No development approved by any subsequent planning permission shall be commenced until the detailed design of the Control Building is submitted to and approved in writing by the LPA.

REASON: To prevent pollution of groundwater.

The Environmental Statement identified that during the operational phase of the site it would be necessary to incorporate pollution prevention measures into the design of the control building to mitigate the potential impact of accidental spillage's/leaks of potential pollutants to groundwater. To date the design of the control building has not been submitted.

CONDITION: No development approved by any subsequent planning permission shall be commenced until the detailed Site Construction and Environmental Management Plan is submitted to and approved in writing by the LPA.

REASON: To prevent pollution of groundwater.

Please do not hesitate to contact me if you wish to discuss any of the issues raised.

Yours faithfully

Richard Laughton

Planning Officer

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cc Amec Wind Energy