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SENT BY EMAIL

Our Ref: SCO.87/Cauldon Complex 28 August 2020

Dear Mr Jessup,

SCO.85/501 MW: Request for EIA Scoping Opinion in connection with proposals to allow for extensions to the Cauldon shale quarry, working of the 'spine' landform between Cauldon Low and Cauldon limestone quarries, and the overall consolidation of the many extant permissions across the site into one consolidating planning permission at 'Cauldon Complex', Cauldon.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Regulation 15 - Scoping Opinion

I refer to your email received on 25 June 2020 sent on behalf of Aggregate Industries Limited in connection with the above proposals and the request for a "scoping opinion" in accordance with the above regulations.

When asked, the County Council is required in accordance with Regulation 15, to give an opinion in writing about the scope and content of an Environmental Statement (ES) to accompany the planning application. Therefore, in accordance with the powers contained in the 'Scheme of Delegation to Officers', this letter and the accompanying report represents Staffordshire County Council's "scoping opinion".

I trust this information will be of assistance to you.

Yours sincerely

David Bray

Principal Planning Officer

Please note that a copy of this letter and the document referred to herein should be retained and will be published on the internet via the County Council's on-line Applications Register.

Staffordshire County Council

Staffordshire County Council's EIA Scoping Opinion report in connection with proposals for ROMP application at Cauldon Complex.

Date: 28 August 2020



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Background

The 'Cauldon Complex' has operated for in excess of 75 years and consists of 'Cauldon Low Quarry' (112 M); 'Cauldon Shale Quarry (111M) and Cauldon Cement Works' (111 MW).

Mineral extraction at 'Cauldon Low Quarry' is permitted until 21 February 2042 under three 'Schemes of Conditions' dated 10 April 1997 (ref. IDO/SM/3 and IDO/SM/8), and dated 27 March 2002 (ref. SM.EA/2). "Permitted Development rights" have not been withdrawn or restricted at the quarry.

Extraction at 'Cauldon Shale Quarry/Cauldon Cement Works' is also permitted until 21 February 2042 under a number of permissions including two 'Schemes of Conditions' dated 21 December 1998 (ref. IDO/SM/6) and 17 October 1996 (ref. IDO/SM/9).

The periodic review of the two mining sites under the requirements of Schedule 14 of the Environment Act 1995 has been postponed until 31 December 2021 (ref. SM.19/04/112 M and SM.19/05/111 MW).

Prior approvals for permitted development have been granted at Cauldon Low Quarry for the asphalt plant in 2002 (ref. 4085/SM/15 dated 21 March 2002); and in 2020 for a concrete pad and block making process (ref. SM.20/01/112 M dated 28 July 2020).

The prospective application site shown on the Location Plan (dwg no AI-044-M.D.001) includes an area allocated for shale extraction in the Minerals Local Plan for Staffordshire (2015 – 2030) (see 'Planning Policy Context' and Appendix 1 below).

Summary of Proposals

This scoping opinion has been prepared in response to the 'Scoping Report' prepared by Heaton Planning on behalf of Aggregate Industries UK Ltd.

This scoping opinion relates to proposals to allow for the extension of Cauldon shale quarry, working of stone between Cauldon Low and Cauldon limestone quarries, and the consolidation of extant permissions within the Cauldon Complex. The associated cement plant would continue to operate under separate permissions.

The Scoping Report states that site contains an estimated 206 million tonnes of unworked limestone resources and 5.6 million tonnes of unworked shale resources (2.2 million tonnes of permitted shale reserves).

The proposals involve the following elements:

- extension to the Cauldon shale quarry;
- working of the 'spine' landform between Cauldon Low and Cauldon limestone quarries;
- the consolidation of the extant permissions for the winning and working of limestone [details of the extant permissions should be included in the ES];
- increasing the combined production of the site from its current rate of approximately 2.1 million tonnes limestone per annum to 3.0 million tonnes of limestone per annum

(1 million tonnes per annum used in cement production at the adjacent factory);

- The proposed extension to the shale quarry could yield up to 3.4 million tonnes of shale reserves;
- The Scoping Report provides details of the mineral extraction within 5 phases and this is also shown on plans accompanying the Scoping Report:

    - Phase 1: 18 million tonnes of limestone (c. present – 2028)
    - Phase 2: 20 million tonnes of limestone (c.2028 – 2034)
    - Phase 3: 18 million tonnes of limestone (c.2034 – 2040)
    - Phase 4: 54 million tonnes of limestone (c.2040 – 2058) *
    - Phase 5: 96 million tonnes of limestone (c.2058 – 2090) *

- A Concept Restoration scheme has been submitted, providing indicative restoration proposals for the site, to be supplemented by more detailed and better-informed information as mineral extraction within the site progresses.

* The Scoping Report states that the timescales for Phases 4 (2040 – 2058) and 5 (2058 – 2090) are 'significant and have been designed to retain a degree of flexibility' and that further Periodic Reviews would take place prior to the commencement of Phase 4.

As indicated in the Background Section, the cessation date for mineral extraction at the limestone quarries is 21 February 2042 (refer to Condition 2 of permissions IDO/SM/3; IDO/SM/8; and SM.EA/2, and also condition 1 of permissions IDO/SM/6 and IDO/SM/9) and an application would need to be submitted to allow mineral extraction to continue after this date.

The submitted scoping report indicates that the potential effects on the environment that could result from the proposed development are:

- Landscape and Visual effects;
- Ecology and Nature Conservation effects;
- Noise effects;
- Air Quality and Dust effects;
- Impact on the Water Environment;
- Effects of Traffic;
- Archaeology/Cultural Heritage effects; and
- Impact on Soils and Agricultural land.

Other considerations to be addressed include:

- Need and Economics
- Cumulative Impacts
- Alternatives
- Community Engagement

The following internal and external consultees were contacted in order to seek their views on the scope of the ES (a tick (✓) indicates were a response has been received).

Internal consultees:

- Environmental Advice Team ✓

- Flood Risk Management Team ✓
- Highways Development Control ✓
- Noise Engineer ✓
- Planning Regulation Team

External Consultees:

- Staffordshire Moorlands District Council (Planning)
- Staffordshire Moorlands District Council (Environmental Health)
- East Staffordshire Borough Council (Planning)
- East Staffordshire Borough Council (Environmental Health)
- Peak District National Park
- Cotton Parish Council
- Farley Parish Council
- Waterhouses Parish Council
- Wootton Parish Council
- Environment Agency ✓
- Historic England ✓
- Natural England ✓
- Health and Safety Executive ✓ - no adverse comments
- Staffordshire Wildlife Trust
- Ramblers Association
- Western Power Distribution ✓

County Councillor(s)

- Cllr G. Heath
- Cllr M. Worthington
- Cllr P. Atkins (adjacent County Councillor)

Observations

Staffordshire County Council welcomes this opportunity to comment on the scope of the Environmental Statement (ES). Each topic should include an assessment of the baseline conditions, predicted direct and indirect impacts, mitigation measures (where necessary), residual impacts and conclusions in accordance with the guidance in Schedule 4 to the 2017 EIA Regulations and in Planning Practice Guidance – Preparing an Environmental Statement. The relevant topics will include those mentioned in Planning Practice Guidance - Assessing environmental impacts from mineral extraction

The following comments are made regarding the proposed topics and content of the ES and incorporate a brief summary of the consultee comments where relevant. *

[* Note: The consultee comments, where relevant, have been published on-line to accompany this Scoping Opinion report and should be taken into account when preparing the Environmental Statement. Where relevant we will notify you of any additional comments received and publish them on-line. The additional comments should also be considered when preparing the planning application and Environmental Statement.]

Introduction

You are advised to incorporate an introduction section to the ES which should provide an overview of the submission and ES. It should outline the submission package and its structure and introduce the site and its surroundings, the applicant, the proposed development and rationale. The ES should include a description of the site and its surroundings and details of the planning history of the site. This section should also include a section which describes the various elements of the proposed development including the extent and duration of the operations and the restoration works. This section should also explain where copies of the ES can be obtained and the cost of copies which may be purchased as this is a requirement of the 2017 EIA regulations (Regulations 23 and 24) *.

[* Note the Government has introduced temporary publicity arrangements due to Covid-19]

Operational details

A section relating to operations should describe the development proposals. A clear description of the existing and proposed operations is required, including the operating hours (for all activities taking place on the site), working practices, and the measures to protect the environment and amenity of local residents and nearby users of land/ property.

The accompanying plans should include details of the existing operations (including mineral extraction areas, accesses to the public highway, conveyor routes to the cement plant, areas used for the disposal of quarry waste; and the locations of ancillary plant) and details of the areas already subject to restoration and aftercare.

Planning Policy Context

A specific section (or a separate Planning Statement) should describe the planning history (i.e. the current planning permissions and other current proposals) together with an explanation of how the proposals have been developed having regard to the relevant planning policies and government guidance which will be used to determine the planning application. Particular regard should be given to the policies and guidance listed in Appendix 1. In addition, consideration should be given to the recommendations of the Cauldon Low Study which was produced in 1998.

Potential Environmental Effects

Landscape and Visual Effects

Natural England (NE) provided advice about the scope of the EIA, including advice on landscape character as follows:

- The development site is within 2000m of the Peak District National Park. Therefore, consideration should be given to the direct and indirect effects upon this designated landscape and the effect upon its purpose for designation as well as the content of the relevant management plan for Peak District National Park

- Details of local landscape character areas should be mapped at a scale appropriate to the development site as well as any relevant management plans or strategies pertaining to the area. The ES should include assessments of visual effects on the surrounding area and landscape together with any physical effects of the development, such as changes in topography.

- The EIA should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies.

- The Guidelines for Landscape and Visual Impact Assessment (3rd edition), produced by the Landscape Institute and the Institute of Environmental Assessment and Management in 2013 should be used

- Natural England encourages all new development to consider the character and distinctiveness of the area, with the siting and design of the proposed development reflecting local design characteristics and, wherever possible, using local materials. The ES should detail the measures to be taken to ensure any buildings will be of a high standard, as well as detail of layout alternatives together with justification of the selected option in terms of landscape impact and benefit.

- The importance of assessing the cumulative effect of the development with other relevant existing or proposed developments in the area.

- Heritage landscapes and whether there is land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest. An up-to-date list is available on the HM Revenue & Customs website.

The **County Council's Environmental Advice Team** (EAT) provided advice about the scope of the EIA, including advice on landscape character as follows:

- The site is located within an area designated as a Special Landscape Area in the Staffordshire Moorlands Local Plan. The setting of the site allows views to distant skylines. However, quarrying has been a feature of this area from the 17th century onwards, with the immediate area of the site heavily influenced by large-scale mineral operations.

- Limestone and shale extraction across the site has taken place for many decades, with early planning permissions for mineral extraction issued as Interim Development Orders (IDOs) in the years following the Second World War.

- EAT confirm there are no formal landscape designations on the site. However, the site does contain designated assets of ecological, geological and heritage value including Cauldon Railway Cutting SSSI, Caldon Dales SSSI, Caldon Low SSSI, Rue Hill SSSI, Milk Hill tumulus Scheduled Ancient Monument, as well as Listed Buildings at Orchard Farm, Shaw's Farm and the Church Farmhouse and Cauldon village. In addition, the SSSI Impact Risk Zones of off-site SSSIs encroach into the site area. The site operations must also consider the potential for impact on the setting and enjoyment of the Peak District National Park.

- The Scoping Report describes five major future working phases at the Cauldon Low quarries spanning an anticipated 68 years of excavations and restoration in total.

- EAT consider it would be valuable to do a full Landscape and Visual Impact Assessment (LVIA) for the existing baseline conditions with key viewpoints agreed with the County Council, the Peak District National Park Authority and Staffordshire Moorlands District Council. A digitally generated Zone of Theoretical visibility map

should be provided in the ES to verify the key viewpoints. Thereafter, it would be reasonable to use the agreed key viewpoints as fixed-point photography stations for future planned work stages.

- The extent and impact of the large-scale quarrying justifies a separate full LVIA for each and every phase, and on a five or six year cycle to match the anticipated 6 year working stages. The incremental changes and impacts could thus be monitored over time.

- Fixed point photography from the agreed stations on an annual basis would assist in monitoring the effectiveness of landscape mitigation measures and should be included in review reports to the Mineral Planning Authority on an agreed cycle maximum of three years.

- EAT have produced a plan (see Appendix 2) showing an initial rapid field survey undertaken to identify the range of key viewpoints. The list is not exhaustive and views from the west were not assessed at the time of the field survey.

- There is an opportunity for the Cauldon Low quarry complex to become an exemplar of limestone quarry restoration and to demonstrate best practice in mitigation and restoration of landscape and habitats.

Historic England (HE) see comments in the 'Effects on archaeology and cultural heritage' section.

Tree Protection

The **County Council's Environmental Advice Team** (EAT) commented that most of the trees on site appear to be self-set scrub, there are mature trees within the area proposed for the shale quarry extension and mature trees within areas proposed for limestone extraction to the south. Trees should be considered as important landscape features and as habitat in their own right, particularly veteran trees and near veterans.

Ecology and nature conservation effects

Natural England (NE) provided generic advice about the scope of the EIA, including advice on ecology as follows:

- The potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/ enhancement should be included within the assessment. Guidelines for Ecological Impact Assessment (EcIA) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM);

- The National Planning Policy Framework (section 15 paragraphs 174 to 177) sets out guidance on how to take account of biodiversity interests in planning decisions. The ES should have regard to the requirements or paragraph 175 of the NPPF;

- The ES should thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI).

- The development site is adjacent the following designated nature conservation site(s): Rue Hill SSSI; Cauldon Dales SSSI; Hamps and Manifold Valleys SSSI, Swineholes Wood and Black Heath SSSI, Peak District Dales SAC. The ES should include a full assessment of the direct and indirect effects of the development on the features of special interest within these sites and should identify such mitigation measures as may be required in order to avoid, minimise or reduce any adverse significant effects. Further information on the SSSI and its special interest features can be found on the 'MAGIC' website and the European site conservation objectives are available on the NE website.

- The ES should consider any impacts upon local wildlife and geological sites. Local Sites are identified by the local wildlife trust, geo-conservation group or a local forum established for the purposes of identifying and selecting local sites. They are of county importance for wildlife or geodiversity. The Environmental Statement should therefore include an assessment of the likely impacts on the wildlife and geodiversity interests of such sites. The assessment should include proposals for mitigation of any impacts and if appropriate, compensation measures. Contact the Staffordshire Wildlife Trust, geo-conservation group or local sites body in this area for further information.

- The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law but advises on the procedures and legislation relevant to such species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

- The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists (suitably qualified and where necessary, licensed) at appropriate times of the year for relevant species; and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Natural England has adopted standing advice for protected species which includes links to guidance on survey and mitigation.

- The ES should thoroughly assess the impact of the proposals on habitats and/ or species listed in the UK Biodiversity Action Plan (BAP).

- Natural England advises that a habitat survey (equivalent to Phase 2) is carried out on the site, in order to identify any important habitats present. Ornithological, botanical and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present. The Environmental Statement should include details of:

    - Any historical data for the site affected by the proposal (e.g. from previous surveys);

    - Additional surveys carried out as part of this proposal;

    - The habitats and species present;

- The status of these habitats and species (e.g. whether priority species or habitat);
- The direct and indirect effects of the development upon those habitats and species;
- Full details of any mitigation or compensation that might be required.

- The development should seek if possible, to avoid adverse impact on sensitive areas for wildlife within the site, and if possible, provide opportunities for overall wildlife gain.

- The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of priority habitat for the area under consideration. NE recommends that you seek further information from the appropriate bodies (which may include the local records centre, Staffordshire Wildlife Trust, local geo-conservation group or other recording society and a local landscape characterisation document).

The **County Council's Environmental Advice Team** (EAT) commented that Section 5.3 of the Scoping Report covers ecology and nature conservation.

More detailed comments from the EAT included:

- Paragraph 5.3.1 of the Scoping Report refers to SSSIs; the report will also need to consider existing Local Wildlife Sites (LWS)(also referred to as Sites of County Biological Importance) and Biodiversity Alert Sites (BAS)and consider whether any habitats not yet designated meet criteria for SSSI, LWS or BAS.

- The ES should reference and bring up to date the following:
  - Cauldon Limestone Quarry Habitat Management Plan March 2015
  - Annual grassland trials monitoring reports
  - Caldon Low Quarry Rue Hill SSSI Translocation Strategy October 2011
  - Caldon Low Quarry Rue Hill SSSI Translocation Progress Reports
  - Management Plan for the Broomyshaw (east of) Site of Biological Importance

- Paragraph 5.3.4 of the Scoping Report refers to additional survey work. Species-rich grassland should be surveyed to National Vegetation Classification standard.

- Paragraph 5.3.4 of the Scoping Report refers to proposed mitigation. The ES should rather work through the mitigation hierarchy, detailing how impacts have been avoided before considering mitigation and finally, compensation as a last resort.

- Paragraph 5.3.6 of the Scoping Report states: *All hedgerow margins would be reinstated at the earliest possible opportunity in accordance with best practice restoration techniques* Hedgerow translocation should also be considered as this will provide improved continuity.

- Paragraph 5.3.7 of the Scoping Report states 'Heatons welcome the opportunity to discuss the scope and extent of specific species surveys to be carried out as soon as possible'. EAT agree and confirmed this would be welcomed. A data search from

Staffordshire Ecological Record should inform this discussion.

- Great Crested Newt should probably be considered at least in the shale quarry; the applicant may wish to explore alternative licencing possibilities in the four Natural England policies, particularly policy 3:
  - **Policy 1:** Greater flexibility when excluding and relocating EPS from development sites
  - **Policy 2:** Greater flexibility in the location of newly created habitats that compensate for habitats that will be lost
  - **Policy 3:** Allowing EPS to have access to temporary habitats that will be developed at a later date
  - **Policy 4:** Appropriate and relevant surveys where the impacts of development can be confidently predicted.

- EAT have also indicated that District Level Licencing Scheme (DLL) is expected to become operational in parts of Staffordshire from 2021 However, this is not expected in Staffordshire Moorlands until 2022 at the earliest, however the delayed timescale might not be a concern with quarry timings.

Effects of transport and access

The **County Council's Highways Development Control Team** commented that a Transport Assessment should be prepared in accordance with best practice and guidance. Transport Assessment should consider:

- Existing and proposed trips;
- Trip distribution onto the network;
- Assessment of nearby junctions and the effect of the proposal, including accident records;
- Operation of existing site accesses (noted that no alterations are proposed) including accident records; and,
- Traffic counts will need to be taken outside of covid-19 restrictions.

Consideration should be given to County Council's guidance concerning Transport Assessments; Section 9 of the Planning Practice Framework (Promoting Sustainable Travel) and the Travel Plans, Transport Assessments and Statements section of the Planning Practice Guidance.

In addition, the Transport section of the ES should include an assessment/ study of alternative transport methods (i.e. the re-use of the disused railway) for the aggregate extracted from the site (see ref. para 2.6 and Policy 4.1 (e) of the Staffordshire and Stoke on Trent Minerals Local Plan; Policy T2 of the Staffordshire Moorlands District Council Core Strategy and Policy T2 of the Staffordshire Moorlands District Council emerging Local Plan).

Noise and vibration effects

The **County Council's Noise Engineer** has commented in general terms, that the noise assessment will need to be carried out to identify the potential impact on nearby noise

sensitive receptors taking into account guidance, advice and good practice provided in the National Planning Policy Framework (section 15 updated February 2019) and Planning Practice Guidance (Noise) and that the assessment will need to:

- Identify noise sensitive receptors;
- Undertake monitoring to establish noise baseline;
- Determine appropriate noise criteria/limits;
- Predict noise levels at noise sensitive receptors;
- Assess the predicted noise levels against noise criteria/limits; and,
- Identify any mitigation requirements.

More detailed comments from the Noise Engineer include:

> The applicant has submitted a Request for Scoping Opinion Report dated June 2020 which includes a noise chapter. This has highlighted that the extensions to the quarry will bring mineral extraction closer to residential properties to the north and north-east of the site and a commitment to assessing the potential for noise impacts on these new sensitive receptors has been given. There is also a commitment to carry out noise survey work at all sensitive receptors and to review historical monitoring in order to establish baseline conditions. The impacts of the introduction of further mineral operations in the new areas will then be considered and their acceptability determined in accordance with accepted standards.
>
> There is also a commitment to reducing the use of noise-generating activities wherever possible and for specific mitigation measures to be considered where necessary. The measures identified in the report are broadly acceptable but should be viewed in conjunction with the general measures detailed above.

The County Council's Noise Engineer recommends that as specific locations for monitoring at the residential properties to the north and north-east of the site have not been identified, these locations will need to be agreed in advance, with the County Council (Mineral Planning Authority / Environmental Noise Engineer) and the Environmental Protection Officers from Staffordshire Moorlands District Council, East Staffordshire Borough Council and the Peak District National Park.

The ES should also include an assessment of blast vibration, the prediction of vibration levels at sensitive receptors; the times of blasting events, notification of the blasting, monitoring of the blasting and submission of the results of the monitoring. [refer to Conditions 30 to 34 permission IDO/SM/3; conditions 24 to 27 of permission IDO/SM/8; and also conditions 18 to 21 of permissions IDO/SM/6 and IDO/SM/9].

The Environmental Health Teams at Staffordshire Moorlands District Council; East Staffordshire Borough Council and Peak District National Park have not responded to the consultation. It is therefore advised that you contact them to discuss and agree the noise/ vibration assessment associated with the existing and proposed development.

Air quality and dust effects

Staffordshire Moorlands District Council (Environmental Health) has not responded to the consultation. It is therefore advised that you contact the Borough Council direct to discuss and agree the dust and air quality assessment and the modelling of the potential

impact on air quality of emissions arising from the proposed operations and traffic associated with the existing and proposed development.

Natural England (NE) refer to the England Biodiversity Strategy and the priority action to reduce air pollution impacts on biodiversity. NE comment that the assessment should take account of the risks of air pollution on biodiversity and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/ designated sites can be found on the Air Pollution Information System. Further information on air pollution modelling and assessment can be found on the Environment Agency website.

Effects on archaeology and cultural heritage

Historic England (HE) commented that quarry working at the Cauldon Complex negatively impacts upon a number of heritage assets. The expansion of the works – both in line with existing consents and new areas of working and processing - would exacerbate those impacts as the quarry develops over more parts of this historic landscape. The loss of and change to this landscape and the impacts (direct physical and to setting) are likely to result in a serious level of harm to the significance of several heritage assets, both designated and non-designated.

The ES would need to provide a detailed understanding and assessment of all these impacts – existing, proposed and cumulative – including the significance of the heritage assets and historic environment being affected, and the level of benefit, loss or harm to that significance. As the application proposes consolidating extant permissions, HE recommend the ES work includes an appropriate re-assessment of these existing permissions (many of which are historic) in line with current planning policy and legislative contexts, and the most up-to-date standards and guidance.

More detailed comments from HE included:

The proposals would impact upon the settings of a number of designated heritage assets around the site, as well as physically impacting the historic environment within the site itself.

HE in line with the National Planning Policy Framework (NPPF) (section 16) would expect the ES to contain a thorough assessment of the likely effects. This should identify and describe the significance of any heritage assets affected, including the contribution made by their setting, with a level of detail proportionate to the assets' importance and sufficient to understand the impact of the proposal on their significance.

The assessment of all heritage assets should use appropriate expertise and the relevant standards, guidance and advice, including:

- Advice Note 13: Mineral Extraction and Archaeology;
- Advice Note 12: Statements of Heritage Significance; and,
- Good Practice in Planning: 3: The Setting of Heritage Assets Historic Environment (Second Edition) (GPA3 - Setting and Views).

It is important that the study area is extensive enough, and the analysis of sufficient detail, to enable a full understanding of all direct and indirect impacts of the proposals.

It is important that an appropriate level of review is undertaken to ensure the areas covered by the extant permissions are re-assessed to reflect new knowledge and understanding of

the historic environment, current legislation and planning policy, and the most-up-to-date standards and guidance, as noted above. An assessment of the existing site's impacts is important, and it is imperative that the cumulative impact from extant permissions and other nearby quarrying sites is also fully considered and assessed.

HE draws your attention to the potential for the quarrying operations to affect the setting of a number of designated heritage assets. The most direct would be the scheduled Bowl barrow on Milk Hill, which could also be physically impacted by the works. Clarity is needed as to the extent of future works here and the treatment of this scheduled monument and its setting. There are a number of further barrow within this wider landscape which also are likely be impacted, including the scheduled bowl barrows at Lamber Low, Stonesteads, Ribden Low, Dale Abbey Farm (190 metres north and 220 metres north) and potentially on Weaver Hills. There is a substantial amount of non-designated archaeological and other heritage assets within this landscape, including prehistoric and ritual monuments, medieval and post-medieval landscapes, and early industrial features and landscapes which would need to be assessed.

There are numerous grade II listed buildings within and around the application sites and Calton Conservation Area lies a short distance to the northeast. One particular area to be considered is the apparent encircling of the village of Cauldon – which contains several grade II listed buildings – and the loss of its historic landscape setting. Consultation with the conservation advisors at Staffordshire Moorlands District Council is recommended.

HE has stated that the list above is not exhaustive and an appropriate level of scoping using Zone of Theoretical Visibility (ZTV, *and* other means, will required. This will need to be evidenced within the ES.

ZTVs will be useful, but it is important that the assessments are not just restricted to visual considerations. Any assessment would need to consider the surroundings in which the heritage assets are situated and give due consideration to the wider way the historic environment is experienced as one travels through and around this landscape – historically, presently and in the future.

An assessment of setting should look at the context of the assets and character of the historic landscape, the way they are approached and traversed, and factors such as light, noise, dust, vibrations etc. It is important that that the ES assesses the impact (beneficial and negative) of any proposed and existing restoration schemes upon the historic landscape character and settings of the nearby heritage assets.

Cumulative Impact (both of operation and restoration phases) should be considered and the assessment should also take account of potential indirect effects (such as construction, services, maintenance, associated traffic) upon perceptions, understanding and appreciation of the heritage assets, as well as potential indirect physical impacts.

HE would expect the ES to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest. These can make an important contribution to the character and local distinctiveness of an area and its sense of place. The local planning authority's specialist conservation and archaeological advisors are best placed to advise on local historic environment issues and priorities, the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets. HE would strongly recommend consultation with the Conservation Officer at Staffordshire Moorlands District Council, the County Archaeologist at Staffordshire County Council, and the Cultural Heritage team at the

Peak District National Park Authority. Further advice can also be sought from Historic England's Regional Science Advisor.

Quarrying and mineral extraction can remove or damage archaeology by direct physical impact or by changes to hydrology and burial conditions. Waterlogged organic deposits can be present in river palaeochannels and whilst waterlogging can provide exceptional preservation of archaeological evidence, these deposits are very sensitive to changes in hydrology and ground conditions. Once dewatered, buried organic materials decay very quickly. Pumping fresh water into these deposits can also cause damage as the oxygen in the fresh water can damage waterlogged archaeology.

The assessment should consider the impacts of direct physical harm and of hydrological changes both within and beyond the boundaries of the quarry workings. Particular attention should be given to areas of sensitivity, such as the historic river valleys around Milk Hill and to the northwest of Cauldon, where there is a potential for alluvial deposits over the target mineral.

HE has indicated that the understanding of these types of deposits and earlier remains such as Palaeolithic material in Pleistocene sediments or sand and gravel mineral bodies has greatly increased since many of these original permissions were granted. The assessment should follow HE guidance: Preserving Archaeological Remains; Deposit Modelling and Archaeology, and Geoarchaeology and new guidance 'Curating the Palaeolithic' (forthcoming)

The ES should include a thorough study of existing geotechnical data to produce a deposit model (with the caveat that where geotechnical works were not observed by an archaeologist the data may not be suitably informative). Modelling the sub-surface topography in this way will enable one to begin to characterise key deposits and identify areas of differing geoarchaeological and archaeological potential. It would help highlight areas which have the potential to contain waterlogged deposits, or buried peats, which have the potential to contain large amounts of well-preserved archaeological material. Understanding this potential at this stage may influence the overall design of the schemes in a way which avoids direct and indirect impacts on these heritage assets. The data can be used as a guide for directing further geoarchaeological and archaeological works and can help inform the selection of appropriate methodologies in subsequent stages (i.e. it can help ensure the selection of the most appropriate geophysical technique).

There are likely to be strong concerns with many areas where future (and current) quarry working, processing and restoration will negatively impact upon designated heritage and other important elements of the historic environment. It is essential that a detailed, thorough and up-to-date assessment of significance and impact is included within the ES. It is only with that information that the Council and others can fully assesses these proposals, identify and understand the level of benefit, loss or harm to significance, and appropriately judge and weigh these proposals in line with current planning policy, legislation, standards and guidance.

The **County Council's Environmental Advice Team** (EAT) has reviewed the proposal in light of the information held by the Staffordshire Historic Environment Record (HER) and agree that 'Archaeology and Cultural Heritage' should be a specific consideration of the ES.

More detailed comments from EAT included:

- The recommendation to 'scope in' Archaeology and Cultural Heritage (which should include archaeology, the historic built environment, and historic landscape character) is due to the potential for the scheme to directly and indirectly impact (i.e. setting) upon designated heritage assets (i.e. Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields), including the Scheduled bowl barrow on Milk Hill, which is located within the red line boundary of the proposed scheme, and upon known undesignated heritage assets as identified on the HER. A review of the broader HER also indicates a degree of archaeological potential in the area.

- Given the proximity of the site to a number of listed buildings and the Calton Conservation Area, it is recommended that, if not already done so, the Staffordshire Moorlands Conservation Officer is consulted.

- The Archaeology and Cultural Heritage section of the ES should be underpinned by a historic environment desk-based assessment (HEDBA), as identified in the relevant Chartered Institute for Archaeologists Standard and Guidance and should make use of the information held by the HER.

- The assessment should be undertaken in line with Historic England 'Advice Note 13 Mineral Extraction and Archaeology. 'Mineral Extraction and Archaeology', and the assessment of the impact on the setting of identified heritage assets should be carried out in accordance with the guidance included in Historic England's Good Practice in Planning: 3: The Setting of Heritage Assets Historic Environment (Second Edition).

- The historic environment considerations should be cross referenced with other relevant disciplines considered in the ES such as the Landscape and Visual Impact Assessment (see Historic England's response). The ES should also include a 'detailed, thorough and up-to-date assessment of significance and impact.

- EAT support Historic England's recommended approach in terms of the assessment of the impacts of direct physical harm and of hydrological changes, as are their recommendations in terms of the approach required in assessing Palaeolithic and geoarchaeological potential, and utilising existing geotechnical data to produce a deposit model to inform the location, nature, and scope of further archaeological and geoarchaeological works. EAT welcomes the Scoping Report recognises that such works are likely to be required in due course and recommendations with regards to a suggested approach to these should be proposed in the ES and the assessment should also be utilised to inform the further development of restoration proposals for the site.

Impact on water environment

The **Environment Agency (EA)** have reviewed the request for a Scoping Opinion and have commented as follows:

- Groundwater & Contamination
    - The EA notes that deepening operations within proposed Phases 1 to 3 will take place (albeit to above the current anticipated maximum water level, but with separate trial deepening to 215m AOD) and that future workings within

Phases 4 and 5 might be as deep as 215m AOD. The EA would need to know what the current seasonal groundwater levels are and how these compare to the proposed working depths.

- If any future dewatering is required, this will need to be assessed and approved separately in this sensitive area, where the limestone bedrock is classed as a Principal aquifer. The river Hamps flows just to the north of the quarry complex and many SSSIs and the Peak District National Park are in close vicinity. It is not guaranteed that dewatering will be allowed if planning permission is granted.

- The applicant will need consent to treat and discharge any extracted quarry waters subsequently, carefully demonstrating they will not pollute and/ or affect local water levels in the process.

- The EA welcomes the proposals in Section 5.6 outlining the technical hydrological & hydrogeological considerations/ assessment that will accompany the planning application and its associated Environmental Statement.

- The applicant will need to consider any likely direct and indirect impacts upon the water environment of the current and proposed extraction and subsequent restoration. The proposed development will be acceptable if the applicant has considered a scheme to treat and remove suspended solids from surface water run-off to protect the local watercourse.

- The information submitted in support of the application (and proposed monitoring programme) should show that the existing mineral extraction and water management techniques can continue to be employed to facilitate the recovery of minerals, to a maximum depth approximating to that already achieved at the site without recourse to significant off-site dewatering and with all appropriate environmental management systems in place too.

- Flood Risk

  - The EA welcomes the level detail and supporting documents proposed in Paragraph 3.4 1.

  - The EA advises that if consolidation of surrounding sites are incorporated into this planning application, a Flood Risk Assessment (FRA) will need to be undertaken as the site lies within Flood Zone 3 according to our Flood Map for Planning (Rivers and Sea). Paragraph 5.6.1 states that this will be addressed as part of the application which is welcomed.

  - Where relevant, consideration should be given to incorporating flood storage areas as part of the restoration plan with the management of out of bank flows during extreme flood events and should be considered prior to the formal submission of the restoration plan.

  - The EA require that the operations have a stand-off of at least 10 metres from the watercourse to reduce the impact of flood water entering any operational areas and potentially causing structural failures both within the site and along the watercourses. The permanent retention of a continuous

unobstructed area is an essential requirement for the preservation of the water course corridor, wildlife habitat, flood flow conveyance and future watercourse maintenance or improvement

- All operations will need to be undertaken without causing increased flood risk to third parties and would need to be demonstrated in the FRA. As part of this, the EA recommend that the applicant undertakes a review of any local flood schemes, and impact they may have on the proposal and visa versa.

- If the proposals lie within the flood plain, the EA recommend that management operations include:

    1. An appropriate method of management of de-watering during periods of flood risk, in order to reduce the risk of the watercourse, causing erosion when it comes out of bank and subsequently breaking through into the quarry void.

    2. An appropriate method of flood warning and evacuation to ensure the safe use of the development in extreme circumstances.

- Abstraction Licence

The EA have also advised that depending on the source of water and volumes required, an abstraction licence may be required from them. A licence must be in place before abstraction takes place. It can take up to 4 months from receipt of a valid application for a licence to be issued. There is no guarantee that a licence could be granted as it is dependent upon water resource availability. Any licence issued could contain conditions requiring abstraction to cease at times of lower flows.

As of 1 January 2018, dewatering works may also require an abstraction licence. Only emergency dewatering and small-scale temporary dewatering will be exempt from this requirement. Information on how to apply for licences is available on our website at www.gov.uk.

The **County Council's Flood Risk Management Team (FRMT)** have reviewed the 'Request for scoping opinion' document and Section 5.6 (Impact on the Water Environment) states that hydrological, hydrogeological and flood risk assessments will be carried out in support of the planning application (paragraph 5.6.1). .

The FRMT confirms that the proposal to undertake these assessments satisfies their scoping requirements at this stage.

Effects on public rights of way

Natural England encourages proposals to incorporate measures to help encourage people to access the countryside for quiet enjoyment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways are to be encouraged. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

NE recommends that the ES considers potential impacts on access land, public open land, rights of way and coastal access routes in the vicinity of the development and that consideration should also be given to any potential impacts on any National Trail. The National Trails website provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Natural England also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

The **County Council's Environmental Advice Team** (EAT) confirmed that the proposal would affect public rights of way (Public Footpaths Nos 69, 71, 89, 82, 85, 83, 86, 80, 152, 150, 151, 140 Waterhouses Parish and Nos 18, 21, 20 and 75 Cotton Parish).

More detailed comments from the EAT included:

- The application documents recognise the existence of Public Footpaths which run through the proposed application site (these are not named specifically) and it appears that the development proposals will directly impact a number of these public rights of way and there is an intention to divert some of these footpaths.

- The applicant should understand the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public paths. For further information the applicant should be advised to read section 7 of DEFRA's Rights of Way Circular (1/09).

- If the footpaths do need diverting as part of these proposals, the applicant would need to apply to the County Council under section 257 of the Town and Country Planning Act 1990 to divert the footpaths to allow the development to commence.

- Users of the path network should still be able to exercise their public rights safely and paths should be reinstated if any damage to the surface occurs as a result of the proposed development.

- The footpath must be kept in a state of repair such that it can always be used safely.

- Heavy vehicular use can cause rights of way to become unsuitable for use and in some instances dangerous.

- The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.

Effects on soil resources and land use

Natural England comments included:

- Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 170 and 171 of the NPPF (section 15). NE also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource, also in line with paragraph 170 of the NPPF.

- It is important that the soil resources are protected and used sustainably. The following issues should therefore be considered in detail as part of the ES:

    1. The degree to which soils would be disturbed/ harmed as part of this development and whether any 'best and most versatile' agricultural land would be affected.

       If required, an agricultural land classification and soil survey of the land should be undertaken, normally at a detailed level (e.g. one auger boring per hectare supported by pits dug in each main soil type), to confirm the soil physical characteristics of the full depth of soil resource i.e. 1.2 metres.

       For further information on the availability of existing agricultural land classification (ALC) information see the MAGIC website www.magic.gov.uk . Natural England Technical Information Note 049 -Agricultural Land Classification: protecting the best and most versatile agricultural land also contains useful explanatory information.

    2. Proposals for handling different types of topsoil and subsoil and the storage of soils and their management whilst in store.

       Reference could usefully be made to MAFF's Good Practice Guide for Handling Soils which comprises separate sections, describing the typical choice of machinery and method of their use for handling soils at various phases. The techniques described by Sheets 1-4 are recommended for the successful reinstatement of higher quality soils.

    3. The method of assessing whether soils are in a suitably dry condition to be handled (i.e. dry and friable), and the avoidance of soil handling, trafficking and cultivation during the wetter winter period.

    4. A description of the proposed depths and soil types of the restored soil profiles; normally to an overall depth of 1.2 m over an evenly graded overburden layer.

    5. The effects on land drainage, agricultural access and water supplies, including other agricultural land in the vicinity.

    6. The impacts of the development on farm structure and viability, and on other established rural land use and interests, both during the site working period and following its reclamation.

    7. A detailed Restoration Plan illustrating the restored landform and the proposed afteruses, together with details of surface features, water bodies and the availability of outfalls to accommodate future drainage requirements.

Further relevant guidance is also contained in the Defra Guidance for Successful Restoration of Mineral and Waste Sites.

Other Matters

Mineral Development Statement

In accordance with the validation requirements described in our 'A to Z Guide to Planning Applications' all mineral applications should be accompanied by a Mineral Development Statement (MDS) (see 'M' for 'Mineral Development Statement'). In this case, however, most if not all of the matters normally addressed in a MDS may be addressed in the ES. If that is not the case, then a MDS should accompany the planning application.

Land stability

A statement should be included either in the ES or the MDS to provide assurance that the restored and proposed restored slopes are/ would be stable. Consideration should be given to the Land stability and the 'Quarry-slope stability' sections of the Planning Practice Guidance.

Operating hours

Details of the operating hours for all the activities covered by the extant permissions for the site and include justification of the hours should be included either in the ES or the MDS.

Utilities

Western Power Distribution (WPD) Electricity / WPD Surf Telecom did provide information about their apparatus located in the vicinity of the proposal. Contact WPD via their Western Power Distribution website for more details and to discuss the proposed development.

Environmental Permitting Regulations (EPR)

The EA has advised that the proposed activities may require a variation or new Environmental Permit from us under the Environmental Permitting (England and Wales) Regulations 2016. Any pollution prevention measures in relation to the proposed activity will be enforced via this permit.

The applicant should be aware that there is no guarantee that a permit will be granted. We therefore ask the applicant / developer to contact the Environment Agency on 03708506506 for a pre-application discussion. The applicant should contact them regarding the need, and applying, for an Environmental Permit can be found on our website: https://www.gov.uk/topic/environmental- management/environmental-permits

The EA have also advised that 'parallel tracking' of the Planning and Environmental Permit applications offers the best option for ensuring that all issues can be identified and resolved, where possible, at the earliest possible stages. This will avoid the potential need for amendments to the planning application post-permission. The EA therefore advises joint discussions with the applicant, planning authority and EA, as well as parallel tracking of the planning and permit applications. Where a developer decides not to parallel track

their planning and environmental permit applications, it should be noted that the EA will not be able to offer detailed advice or comments on permitting issues impacting upon planning.

Section 106 Legal Agreement

The latest Section 106 Legal Agreement was signed on 18 March 2014 relating to a revised working scheme ref. IDO/SM/9/111 MW D3.

The ES should include consideration to the consolidation of the permissions (agreement to not implement the extant permissions/ approvals); arrange liaison committee meetings; comply with traffic routes; extend the aftercare period; secure a restoration guarantee bond; or transfer the land at the end of a specified period.

Additional topics

Carbon Management and Climate Change

The implications of Carbon Management and Climate Change should be considered either as individual topics, jointly, or as part of the appraisal of the other topics. The ES should therefore address energy consumption and carbon emissions from the existing and proposed operations and any potential to mitigate the impacts of climate change e.g. measures to reduce carbon emissions through transportation.

Natural England refer to the England Biodiversity Strategy and the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" (NPPF Paras 170 and 174), which should be demonstrated through the ES.

Potential benefits to local environmental initiatives and priorities

The ES should consider contributions of the proposal to local environmental initiatives and priorities, particularly given proximity to SBI's and SSSIs.

Alternatives and Need

Explain alternative options considered in developing the proposals and the main reasons for the choices made.

Cumulative Impacts

The potential cumulative impacts with any existing or approved development including the adjacent cement works should be considered in accordance with Paragraph 024 of the Planning Practice Guidance and Policy 4.1 (p) of the Staffordshire and Stoke on Trent Minerals Local Plan.

You suggest that the development falls within Schedule 2 Part 2 (a) of the 2017 EIA Regulations. It is considered that the proposed development is deemed to fall in to Schedule 2 Part 13 (a) of the 2017 EIA Regulations. It is, therefore, important to ensure that the combined effects of traffic and mineral operations as a whole are considered, not just the assessment of effects resulting from the proposed extensions.

Natural England recommend that full consideration of the implications of the whole scheme including supporting infrastructure should be included in the ES. The ES should include an impact assessment to identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment, (subject to available information):

- existing completed projects;
- approved but uncompleted projects;
- ongoing activities;
- plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Conclusions

The conclusions for each topic should summarise and grade the significance of the impacts and provide an assessment of the proposed mitigation in order to assess the overall net costs or benefits of the proposals.

A Non-Technical Summary

The EIA regulations require the ES to be accompanied by a non-technical summary which will enable non-experts to understand its findings.

Design and Access Statement (DAS)

It is not necessary to provide a DAS to accompany a planning application for mineral or waste development.

Concluding remarks

This is an EIA development as it falls under Schedule 1 Part 24 to the 2017 EIA Regulations and is a change to an EIA development listed in Schedule 1.

In accordance with the 2017 EIA Regulations (Regulation 18) the Environmental Statement must be based on the most recent scoping opinion and be prepared by competent experts. The applicant must ensure that the ES is accompanied by a statement outlining the relevant expertise, or qualifications of such experts, sufficient to demonstrate the completeness and quality of the ES (refer to Planning Practice Guidance relating to "Preparing an Environmental Statement" – "Who is responsible for preparing the Environmental Statement?".

The key topics/environmental issues to be assessed as part of the EIA must therefore include those mentioned in your scoping report and mentioned here, including the additional

topics. The topics largely reflect those referred to in Planning Practice Guidance - Assessing environmental impacts from mineral extraction.

The latest government guidance should be followed when preparing the Environmental Statement. This can be found on the Government website, in particular the guidance in Schedule 4 to the 2017 EIA Regulations and in Planning Practice Guidance – Preparing an Environmental Statement. The Government has also introduced temporary publicity arrangements due to Covid-19.

Having regard to the validation requirements in our 'A to Z Guide to Planning Applications' you are also advised to consider the following, either as part of the ES or as separate supporting statements:

1. Economic Statement

2. Statement of Community Involvement

3. Planning Statement

4. Minerals Development Statement

5. Planning obligations

6. Sustainability Statement.

Finally, I wish to remind you that we offer a pre-application advice service and our 'A to Z Guide to Planning Applications contains a wider range of information related to the topics referred to above. The Guide also includes advice on submitting a valid application (for example 'E' for 'Electronic Applications', 'M' for Mineral Development Statement, 'P' for Plans, Photographs and Drawings and 'V' for Validation).

Appendix 1 The relevant development plan policies and proposals, and the other material planning considerations:

Staffordshire and Stoke on Trent Minerals Local Plan (2015 - 2030) (adopted 16 February 2017). A partial review of the Minerals Local Plan for Staffordshire, completed in February 2019, to check conformity with the revised National Planning Policy Framework concluded that the policies in the Minerals Local Plan continue to conform with the revised NPPF and therefore continue to carry weight in the determination of planning applications for mineral development.

- Strategic Objective 1 – the provision of minerals to support sustainable economic development
- Strategic Objective 2 – acceptable locations for mineral sites
- Strategic Objective 3 – operating to high environmental standards
- Strategic Objective 4 – restoration that enhances local amenity and the environment
- Policy 2: Provision for Industrial Minerals used in the manufacture of cement
  - Policy 2.2 (c) – New House Farm (Inset Map 12) *
- Policy 4: Minimising the impact of mineral development
- Policy 6: Restoration of Mineral Sites

* See Appendices to the Minerals Local Plan - Inset Map 12 – New House Farm and the accompanying development considerations.

Staffordshire Moorlands District Council Core Strategy (adopted March 2014)

- Policy SS1 - Development Principles
- Policy SS1a - Presumption in Favour of Sustainable Development
- Policy SD4 - Pollution and Flood Risk
- Policy DC1 - Design Considerations
- Policy DC2 - The Historic Environment
- Policy DC3 - Landscape and Settlement Setting
- Policy C3 - Green Infrastructure
- Policy NE1 - Biodiversity and Geological Resources
- Policy T1 - Development and Sustainable Transport
- Policy T2 - Other Sustainable Transport Measures

Staffordshire Moorlands District Council emerging Local Plan

- Policy SS1 - Development Principles
- Policy 1a - Presumption in Favour of Sustainable Development
- Policy SD4 - Pollution and Water Quality
- Policy SD5 – Flood Risk
- Policy DC1 - Design Considerations
- Policy DC2 - The Historic Environment
- Policy DC3 - Landscape and Settlement Setting
- Policy C3 - Green Infrastructure
- Policy NE1 - Biodiversity and Geological Resources
- Policy NE 2 - Trees, Woodland and Hedgerows
- Policy T1 - Development and Sustainable Transport
- Policy T2 - Other Sustainable Transport Measures

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Planning for Landscape Change. Staffordshire County Council Supplementary planning guidance.

National Planning Policy Framework (updated February 2019):

- Section 1: Introduction
- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12 Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change;
- Section 15: Conserving and enhancing the natural environment;
- Section 16: Conserving and enhancing the historic environment
- Section 17: Facilitating the sustainable use of minerals

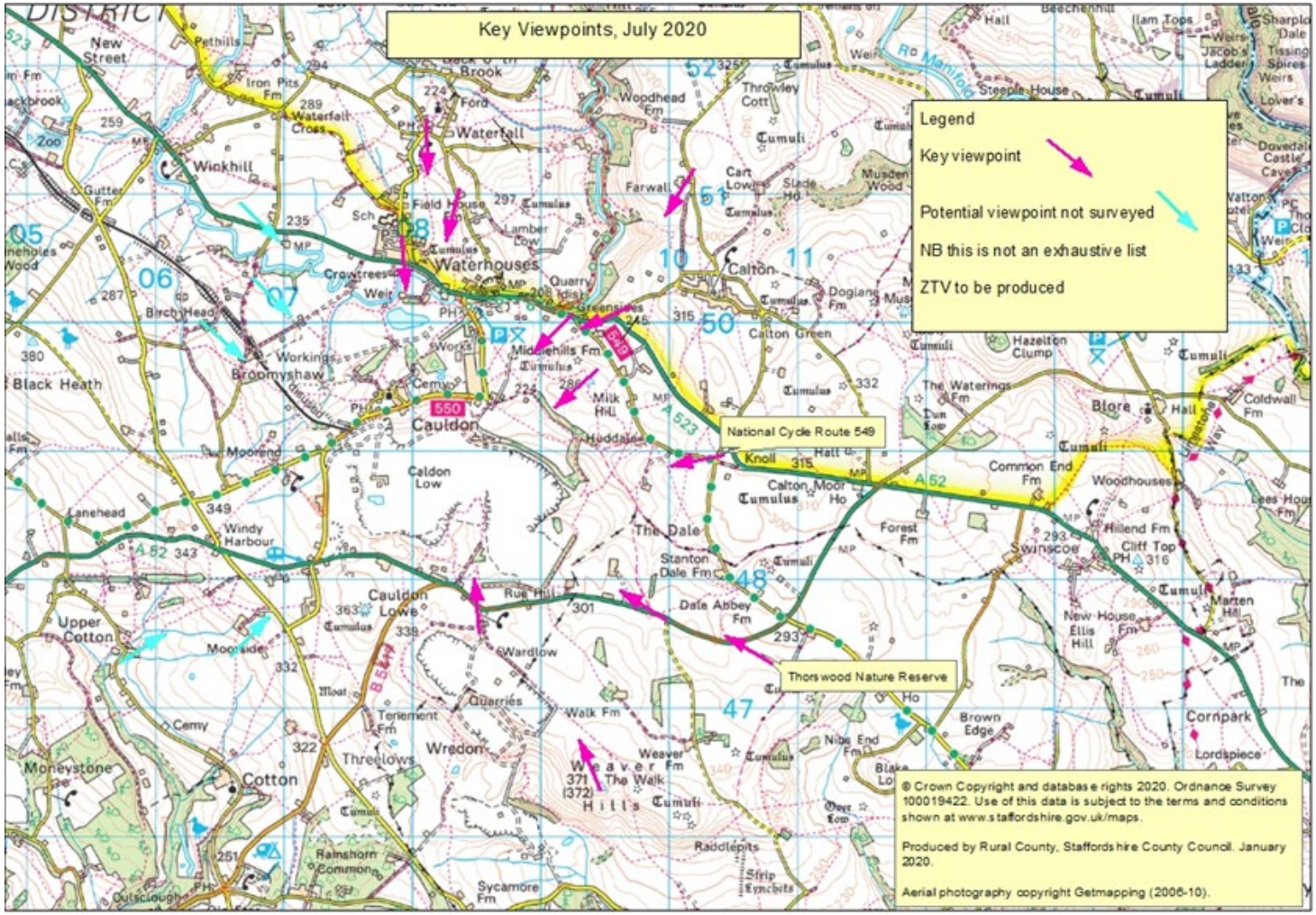
Planning Practice Guidance

- Conserving and enhancing the historic environment
- Design: process and tools
- Environmental Impact Assessment
- Flood risk and coastal change
- Land stability
- Light pollution
- Minerals
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Return to Background section of the report

Return to Policy Context section of the report.

Appendix 2 Environmental Advice Team Key Viewpoints plan



Return to Landscape and Visual Effects section of the report.