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## Addendum to Non-Technical Summary of Environmental Statement.

Anzio Camp, Buxton Road, Blackshaw Moor,  
Leek, Staffordshire ST13 8TL

Planning Application for:  
Extra care housing, Holiday Park, Live/work  
units, Social building and ancillary facilities  
building.

For Enhanced Developments Limited.

Our Ref: 9651 Addendum to NTS ES.  
LPA ref: SMD/2014/0683  
Date: June 2015



**tylerparkes** drawing on experience. planning for approval.

Telephone: 0121 744 5511 Address: Tyler Parkes, 66 Stratford Road, Shirley, Solihull, West Midlands B90 3LP E-mail: [info@tyler-parkes.co.uk](mailto:info@tyler-parkes.co.uk)  
Website: [www.tyler-parkes.co.uk](http://www.tyler-parkes.co.uk) The Tyler-Parkes Partnership Ltd Registered in England No. 4102717

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| Document approved by | G Collins                  |
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# 1. Introduction

This document takes the form of an addendum to the earlier Non-Technical Summary of the Environmental Statement submitted to accompany planning application SMD/2014/683.

## Background

- 1.1. A planning application for the redevelopment of the former army training site at Anzio Camp, Buxton Road, Blackshaw Moor, Leek, Staffordshire ('the site') was submitted in October 2014 to Staffordshire Moorlands District Council (SMDC). The applicant is Enhanced Developments Limited.
- 1.2. The proposal is for the redevelopment of the site to provide extra care housing, a holiday park, live/work units, social building and ancillary facilities building ('the proposed development').
- 1.3. The planning application (LPA ref SMD/2014/683.) ('the application') which was submitted in October 2014 included an Environmental Statement (ES), and a Non-Technical Summary (N-TS) of the findings of the ES. The ES of 2014 itself contained a number of environmental assessments that were previously undertaken as part of earlier planning applications, but remained relevant to the proposed development.
- 1.4. Following further consideration of the application by officers of SMDC and the making of consultation comments by various statutory and non-statutory consultees, the application is to be amended.
- 1.5. The amendments include changes to the proposed Masterplan to incorporate minor changes to the layout of the site in the area of the live/work units, the introduction of an extended acoustic bund along part of the northern site boundary and the provision of an acoustic fence to the rear of some of the extra care housing cottages to the north western of the site.
- 1.6. The changes to the proposed development have necessitated a further consideration of the development's environmental impact. The environmental assessments that have been revised are;
  - Landscape and Visual Impact,
  - Noise, and
  - Ecology.

- 1.7. All other assessments appearing in the previous N-TS are unchanged, these being;
- Alternative Sites assessment,
  - Highways and Transportation,
  - Archaeology and Cultural Heritage,
  - Flood Risk and Drainage,
  - Land Quality, and
  - Air Quality.
- 1.8. This addendum to the N-TS contains only a summary of the changed environmental assessments. For this reason, this revision to the non-technical summary should be read in conjunction with the previous document submitted October 2014.

## **2. The Environmental Impact Assessment (EIA)**

- 2.1. Since the submission in October 2014 of the planning application there has been one amendment to the Environmental Impact Assessment (EIA) Regulations (SI 2015 no.660). These Regulations raise and amend the thresholds at which certain types of development projects will need to be screened in order to determine whether an EIA is required.
- 2.2. These changes do not impact upon how the proposed revised development is assessed under the Regulations.

## **3. Description of amendments to the proposed development**

- 3.1. Since the submission of the application in October 2014 the applicant has clarified and corrected a drafting error in relation to its site ownership boundary. The revised site location plan (drawing no. 3262/ED/14/0001/Rev C) (prepared by Corporate Architecture) is provided at Figure 1 of this document. These minor changes to the original site location plan have no bearing upon the environmental impact of the proposed development.

- 3.2. An extended acoustic bund (approximately 165m in length) is now proposed along part of the northern site boundary (extending west from the original bund).
- 3.3. An acoustic fence to the rear of extra care housing cottages nos. D1 – D8 is now proposed to the north western boundary.
- 3.4. The reconfiguration of the live/work units' car park arrangements reducing the number proposed.
- 3.5. The Proposed Site Masterplan (drawing no. 3262/SM/14/1000/P4) has been amended to reflect these changes. The plan is provided at Figure 2 within this document.
- 3.6. The amendments to the proposed development are also shown in the various updated plans forming the application package. These include amendments to the landscape design proposals in relation to the acoustic bund extension and soft landscape schemes for the various sections of the site.

## 4. Planning Policy Context

- 4.1. The applicable Development Plan for the application site comprises the following documents:
  - The Adopted Core Strategy Development Plan Document for Staffordshire Moorlands (Adopted March 2014),
  - The saved policies of The Minerals Local Plan 1994-2006 (Adopted December 1999), and
  - Staffordshire and Stoke-on-Trent Joint Waste Core Strategy 2010 – 2026 (Adopted March 2013).
- 4.2. Anzio Camp is identified as a 'Major Regeneration Opportunity' site and is considered to be suitable for employment, extra care housing and tourist accommodation in the adopted Core Strategy Development Plan Document (Policy SS6c - Other Rural Areas Area Strategy).
- 4.3. Neither the Joint Waste Core Strategy, nor the Minerals Plan contain any site-specific proposals for the site or its surroundings.
- 4.4. The policy context against which the application is to be judged is not changed by the amendments to the proposed development.

## 5. Assessment of Environmental Effects

### Alternative Sites

- 5.1. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### Highways and Transportation

- 5.2. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### Landscape and Visual Impact

- 5.3. An updated LVIA statement has been provided by Landscape Matters which supersedes the report submitted in October 2014. The updated assessment includes consideration of the original proposed development and the additional landscaping elements proposed.
- 5.4. The original 130m long bund is to be retained as well as extended by a further 165m westwards, down the hillside. This will be constructed with site-won material (avoiding the need to import material) in a similar fashion to the original bund and landscaped to the same standard with native trees, shrubs, and wildflowers.
- 5.5. The design varies slightly in one section (96m long), adjacent to the long stay leisure car park ('X' on the Masterplan), where there is insufficient space available to provide a 1 in 3 slope gradient. In its place will be a vertical timber crib wall topped with timber fencing (for health & safety as well as acoustic reasons) which will be extensively planted up with climbers (Boston Ivy and native ivy).
- 5.6. As Viewpoint 4 indicates (and this is the only viewpoint that is likely to be impacted upon) during the summer months the dense shelterbelt that runs along the north-west boundary of the site will effectively screen the proposed bund extension from view completely. During the winter, in the early years post-construction, the meadow covered bund should be largely inconspicuous, with possibly just the outline of the bund evident in places through the filigree of shelterbelt tree trunks and branches. Once the tree and shrub planting has established then the bund should recede further from view such that the likely long term impact should be negligible.
- 5.7. The report notes the proposed scheme would retain as much of the key boundary vegetation as possible, and demolish the maintenance.

- 5.8. By carefully noting the relevant attributes of the local landscape character and incorporating them into the design of the proposed scheme (through retention, management, and enhancement) the resulting landscape will develop into one that complements its setting.
- 5.9. Through the provision of appropriately designed care blocks and cottages, DDA compliant pedestrian access routes, and a stimulating external environment the new residents would be able to maximize the use and enjoyment of the site without the scheme being visually prominent from the surrounding landscape.
- 5.10. The combination of carrying out advance planting works together with select standard trees will make a positive immediate visual impact which will then be enhanced with additional extensive planting towards the end of the construction phase.

### **Ecology**

- 5.11. The potential impact upon ecology on the site and vicinity of the proposed landscape bund has been considered by a Senior Field Ecologist from SLR Consulting Limited. It is concluded that there are no significant ecological issues in respect of the bund's extension. The grassland in that area while being of local interest is not currently designated as a SBI.
- 5.12. As a precaution or to mitigate for the loss of habitat is recommended before construction work a walkover of the area affected to ensure there are no badger setts.
- 5.13. The bund itself will, once planted with trees be a very good corridor for foraging bats between the woodland and land to the west of the road.
- 5.14. In addition, it is suggest some form of site management plan to improve the grassland retained on site and the nearby SBI which is suffering from lack of management.

### **Archaeology and Cultural Heritage**

- 5.15. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### **Flood Risk and Drainage**

- 5.16. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### **Land Quality**

- 5.17. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### **Air Quality**

- 5.18. This section is not updated as the amendment to the proposed development has no bearing on this topic.

### **Noise**

- 5.19. A further noise assessment has been undertaken by Sharps Redmore (Acoustic Consultants). The resulting addendum report is to inform on the remaining noise issues arising from the proposed development at the site. It is to be read in conjunction with the report originally submitted in October 2014 as part of the application package.
- 5.20. The report considers comments raised by the Planning Inspector in the appeal decision (APP/B3438/A13/2199515) concerning noise arising from the activities of adjacent land-users, namely the shooting centre. The approach to noise assessment and proposed mitigation measures have been discussed with Staffordshire Moorland District Council's Environmental Health Officer with whom there has been extensive and positive cooperation.
- 5.21. The assessment demonstrates through further SoundPLAN modelling that noise levels on the site will not give rise to significant impacts on future occupiers. Models have been produced to demonstrate the effectiveness of on-site mitigation in the form of bunding to the northern and north-eastern boundary of the proposal, as well as localised 2 metre acoustic fencing to 8 properties to the north western boundary as identified, and noise mitigation incorporated into the design of the extra care cottages themselves.
- 5.22. The noise levels at the site will provide compliance with guideline values for WHO Guidelines for Community Noise and BS 8233:2014. The required levels will be achieved for external and internal noise environments.
- 5.23. It is concluded that the proposed development with the revised mitigation in the form of on-site bunding and localised screening will satisfy NPPF requirements in that the development will provide residential accommodation that will avoid noise from giving rise to significant adverse impact. The proposed works will be achieved this through the use of

suitably worded planning conditions providing the mitigation and minimising adverse effects. This will enable residential occupation without any impact on the health and quality of life for future residents through noise, in accordance with the policy aims of the NPPF, NPSE, WHO guidelines, BS 8233:2014 and local aims.

## 6. Summary

- 6.1. The proposals for the redevelopment of the Anzio Camp site near Leek, Staffordshire have been the subject of an Environmental Impact Assessment carried out having regard to with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the '1999 EIA Regulations'). The relevant updated assessments undertaken in 2014 have had regard to the more recent 2011 EIA regulations. The changes to the EIA regulations introduced in 2015 have no bearing on the updated assessments.
- 6.2. Specialist technical assessments have been undertaken for each of a number of key environmental topic areas.
- 6.3. The changes to the proposed development have been subject to further assessments in respect of; noise, landscape and visual impact, and ecology.
- 6.4. Where potential adverse effects from the proposed development have been identified that cannot be eliminated by the design process, a range of mitigation measures have been highlighted to either eliminate such effects or reduce them to as low as practicably possible.





Figure 2: Proposed Site Masterplan (drawing no. 3262/SM/14/1000/P4).