

SMD/2016/0378 OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR THE ERECTION OF A HIGH QUALITY LEISURE DEVELOPMENT COMPRISING HOLIDAY LODGES; A NEW CENTRAL HUB BUILDING; (PROVIDING SWIMMING POOL, RESTAURANT, BOWLING ALLEY, SPA, GYM, INFORMAL SCREEN/CINEMA ROOM, CHILDREN'S SOFT PLAY AREA, CAFÉ, SHOP AND SPORTS HALL); CAFÉ; VISITOR CENTRE WITH FARM SHOP; ADMINISTRATION BUILDING; MAINTENANCE BUILDING; ARCHERY CENTRE; WATER SPORTS CENTRE; EQUIPPED PLAY AREAS; MULTI-SPORTS AREA; ROPE WALKS, CAR PARKING; AND MANAGED FOOTPATHS AND CYCLEWAYS AND BRIDLEWAYS SET IN ATTRACTIVE LANDSCAPING AND ECOLOGICAL ENHANCEMENTS AT MONEYSTONE QUARRY, WHISTON EAVES LANE, WHISTON for LAVER LEISURE (OAKAMoor) LIMITED.

Parish: Kingsley
Case Officer: Mrs Jane Curley

Registration: 17/06/2016
Grid Reference: E404555/ N345692

THE APPLICATION

This is an outline planning application with all matters reserved for future consideration apart from the means of access to the site. Access into the site will be via the existing main quarry entrance on Whiston Eaves Lane. The application is a resubmission of a similar application which was refused in November 2015 under reference SMD/2014/0682. It seeks to address Members concerns. The proposal is to create a new leisure development with ancillary facilities. The development proposes the following elements:

- Holiday lodge/chalets
- A hub building including an indoor swimming pool, restaurant, bowling alley, a spa, a gymnasium, a cinema room, a cafe, a children's play area, a shop, reception area and a sports hall
- A second café by the lake
- A visitor centre with farm shop
- An administration building
- A Maintenance building
- An archery centre
- Equipped play area
- Multi sport area
- A water sports centre
- car parking for staff and visitors
- creation of footpaths, cycleways and bridleways

In accordance with the Environmental Impact Regulations 2011, the application is EIA development and is accompanied by an Environmental Statement which evaluates the potential environmental effects associated with the development. It covers the following topics

Socio economic

Landscape and Visual Assessment

Ecology

Archaeology and Heritage

Ground Conditions

Drainage and Flood Risk

Transport and Access

Air Quality

Noise and Vibration
Waste

The application also includes Supporting planning statement, Design and Access statement, Feasibility Study, Sustainability Statement, Tunnel Stability report, Statement of Community Involvement and Energy Strategy, an overall Illustrative Masterplan which shows 250 lodges on the site, an indicative schedule of accommodation, Parameters plan setting out broad development areas and height limits across the development areas, footpath connection plans, character areas plan, illustrative site sections, illustrative detail plans of the various areas and illustrative proposed landscaping.

Members are strongly advised, given the very extensive documentation submitted with this application that they peruse these documents ahead of the Committee meeting.

The main changes between this application and the previous submission, SMD/2014/0682 are as follows:-

1. The Parameter Plan now identifies within the Multi Activity Hub Area various zones within which buildings will be sited and gives maximum heights for these buildings. Reference to buildings within this area having a height of up to 12m has been removed. The zone for the Main hub building and Visitor centre refers to a maximum height for buildings of up to 6m above finished floor level (FFL).
2. The area in which the Main hub building and visitor centre can be located has been reduced (see Parameters Plan)
3. Additional landscaping is shown illustratively within the Hub area (see Illustrative Landscape Detailed Plan - The Hub)
4. The 14 lodges proposed at Black Plantation and the proposed vehicular access from Blackley Lane have been removed. Whilst both the land at Black Plantation and Blakeley Lane remain within the site edged red, Black Plantation is shown as "Existing Woodland to be Retained" on the Parameter Plan;
5. The total number of lodges for which planning permission is sought as part of this application re-submission remains at up to 250 lodges. The 14 lodges removed from Black Plantation have been re-distributed within Quarry 2, The Upper Lakes (see Parameter Plan and the Illustrative Detail Plan – Upper Lakes)
6. A "no right turn" vehicular access arrangement is proposed onto Eaves Lane. The revised vehicular access design is shown on the Eaves Lane Access Plan
7. A Tunnel Stability Report is provided
8. Further detail has been provided to clarify the alignment of the proposed footpaths, cycleways and bridleways at the site. This detail is provided on the Detailed Footpath Connection Plans and the Overall Footpath Connection Plan.

During the processing of this application the following amended plans were received
a)Parameters Plan (Drawing PL1088.M110 rev 6) – requested by Officers to remove the ambiguity from the heights in the key. All maximum heights are now shown relative to finished floor level

b) Illustrative Landscape Detail Plan – The Hub (PL1088.M115 Rev 3) – to indicate and describe an additional area of planting to the eastern side of the power lines comprising an 8m wide tree belt in response to the Conservation Officers comments.

c) Illustrative Detail plan – The Hub (Drawing No PL 1088.M101-04 Rev 4) – to indicate the ‘gap’ in planting created by the power lines and additional planting as described above.

SITE LOCATION / DESCRIPTION

The application site extends to approx. 52 hectares and forms part of a former sand extraction quarry located in the open countryside between the villages of Oakamoor and Whiston. All mineral extraction in the quarry has now ceased. The former quarry machinery, plant and structures have been largely removed and the land cleared and levelled with the exception of a range of buildings which are retained by Sibelco Ltd as research and development laboratories. These will remain and do not form part of the application. Access to these buildings will be from the main access. There is an Restoration scheme in place for the site, approved by the County in 2014.

The site is located in a rural area dominated and bound on all sides by pastoral agriculture fields and woodland. The site is broadly tiered with Quarry 2 to the north of Eaves lane at the highest level (including Black Plantation which is the most elevated part of the site) with Quarries 1 and 3 and the main processing area at a lower level to the south of the road. From here land then falls steeply southwards to the River Churnet and the eastern spur of the Churnet Valley Railway through established woodland.

A tunnel underneath Whiston Eaves Lane links the northern and southern parts of the site. To the northwest of Black Plantation is a narrow lane that links into Blakely Lane. This has become overgrown and for most of its length would currently prevent vehicular access to the site.

The nearest properties to the application site are Crow Trees Farm and Cotton Farm on Eaves Lane, both of which sit adjacent to the site, Little Eaves Farm which lies to the south west but shares access with the site and those in the hamlet of Moneystone. The villages of Oakamoor and Whiston are respectively about 1 and 1.5 kilometres from the application site.

There is a network of public footpaths (PROW's) surrounding the site, one of which runs through the site following the main access road and then heading in a south westerly direction towards Little Eaves Farm. The site also lies close to one of the Staffordshire Moorlands Walks, Route 11.

Little Eaves farmhouse and barn are both Grade II Listed building. A former Listed farm complex, known as Whiston Eaves Farm (farmhouse and stable block) stood on Whiston Eaves Lane close to the site entrance. However Whiston Eaves Farm and stable block were both dismantled (with consent) some years ago. Part of the Whiston Eaves Farm was rebuilt in Whiston. The stable block is stored in the quarry and has a permission to reconstruct on Ross Road. This is discussed further in the report.

The applicants have described the rationale behind the design of the scheme in the Design and Access Statement and in their Planning Statement. The proposals have been separated into a number of different character areas as follows. Key points that are set out in the applicant's DAS include the following:-

Character Area One: The Hub

This area will be located at the heart of the site at the end of the access road in Quarry 1. It will be the primary destination point where visitors first arrive and register at the site. It will contain the administrative centre and principal attractions including the archery centre, visitor centre, café, car and coach parks and play and sports areas. The hub building will be up to 6m in height. Potential construction materials are likely to reflect the rural context of the site and could include a mix of stone, agricultural metal cladding and timber. The various buildings within this area will utilise a common architectural language to establish unity across the site. The use of green roofs to increase the environmental and ecological performance of the buildings could also be incorporated. These are details that would be clarified in more depth at the reserved matters stage.

Character Area Two: Quarry 1 Lodges

The two existing water features within Quarry 1 will be retained and managed for their visual and biodiversity interests. The westernmost pond is located to the north of the hub area and its bank sides will largely be kept clear of development. There will be a circular walkway around the pond and its margins will be planted and managed as a wildlife habitat. The pond further to the east will have groups of lodges located closer to the waterside. Most of the lodges in this area will be set close to the base of the former quarry rock faces along the northern and western edges. This part of the site proposes a mix of single and two storey lodges, the latter where significant screening is available. A matrix of habitat types are proposed across this area including reeds and marginal planting around the ponds, retention of areas of immature woodland scrub and grassland as well as the central hedge that follows the central access road. The existing native scrub woodland to the bases of the rock faces will also be retained.

Character Area Three: Quarry 2 Lodges

Quarry 2 lies to the north of Whiston Eaves Lane and will be accessed via the existing tunnel linking Quarries 1 and 2. The tunnel will provide both pedestrian and vehicular access from the administration and leisure hub to the proposed lodges located within Quarry 2. The majority of the southern part of the Quarry 2 site is not included within the development site and remains subject to the Approved Restoration Plan. There is a pathway proposed through part of the excluded area which is shown potentially as a timber board walk. Lodges are indicated at the base of the embankment to be single storey. Elsewhere lodges are shown to use the sloping topography by forming a series of terraces. Lodges are shown set within grassland environment. New woodland will form a visual buffer to the Solar farm to the east. This zone also includes the area known as 'Black Plantation', which is the highest part of the entire site. Black Plantation contains a copse of mature coniferous trees which forms part of a wider woodland and is to be retained.

Character Area 4: Quarry 3 Lake and Lodges

The area is the westernmost part of the development site and comprises the largest of the water bodies. The lake feature is proposed to be the centre for water sports and a jetty, beach and boathouse/water sports/cafe building are shown on the indicative plan. The lakesides are amongst the steepest features in the entire site and a line of lodges is shown along the northern and western edges of the lake. These will require engineering 'cut and fill' operations to create level platforms upon which they will sit. Some of the lodges will project outwards over the edge of the bank requiring supporting stilts. To the rear of the lodges a new 3.5m-6m wide access track will be created running around the lake on the northern, eastern and western side. The engineering required will create a new rock face feature below the existing landscaped bund that runs along the northern boundary fronting Whiston Eaves

Lane. The lodges will be set at a level approximately 10m below that of the lane. Within Quarry 3 the Parameters Plan indicates single storey lodges with two storey restricted to two small areas on the west and eastern edges. A new footpath is proposed around the waters edge to form a circular walk around the lake.

The southern side of the lake is more exposed to views from the northwest and contains an area of maturing woodland at the top of the bank. The illustrative plan shows two clusters of lodges. Additional tree planting will extend the woodland edge to provide a green buffer to the new lodges. Three additional rows of lodges are shown lower down the bank sides close to the water's edge in the western and eastern ends of the lake.

Character Area 5: Areas of retained landscaping

Within areas noted on the Parameters plan the recreational value of these areas is to be realised whilst also ensuring that the viability of the woodlands is retained and managed to ensure longevity and to protect habitat value. Potential uses include walking, cycling, rope walks and adventure play. The applicant says that this would entail minimal impact on the landscape as a result of sensitive location of pathways and facilities and utilising 'no dig' construction methods.

PLANNING HISTORY

SMD/2014/0682 - Outline with all matters reserved except access for the erection of a leisure development of up to 250 lodges. Refused. Four reasons for refusal were given as follows:-

1. Notwithstanding the fact that this site is identified in the Churnet Valley Masterplan as an Opportunity Site for a high quality leisure venue with a maximum of 250 lodges , the Masterplan is clear in the Concept Statement for the Moneystone Quarry Opportunity Site at paragraph 7.6.5 that development needs to be of a scale which does not undermine the tranquillity and character of this sensitive part of the Churnet Valley. Policy DC 3 of the Adopted Core Strategy Development Plan Document requires the Council to protect and, where possible, enhance the local landscape. Policy SS7 refers specifically to development within the Churnet Valley and, whilst it provides support for visitor accommodation and the provision of new tourist attractions and facilities, it requires them to be both compatible with the area and to be of a scale and nature which conserves and enhances the landscape. It further confirms that consideration of landscape protection will be paramount in all development proposals. It is considered that within the area identified as Multi Activity Hub area on the submitted Parameters Plan the intensity of activity, the extent of built development (see indicative Schedule of Accommodation) and height of buildings (up to 12m in parts) would result in a development that was visually intrusive, particularly from the public footpath which runs directly to the west of this part of the site and in wider views from Eaves Lane to the north and from public footpaths to the west and east. It would fail to respond to and respect this small scale landscape which the Churnet Valley Landscape Character Assessment confirms to be particularly sensitive to change. Similarly the area identified as Black Plantation occupies an elevated location, visually and physically isolated from the remainder of the proposed development . In this location and notwithstanding the submitted Woodland Approach Notes setting out a proposed phasing approach to development within this woodland, it is considered that there is potential for development to be readily visible near the skyline in near and more distant views to the south. As such the proposal is in conflict with Polices DC3 and SS7 of the Adopted Core Strategy Development Plan Document , the Adopted Churnet Valley Masterplan SPD and the National Planning Policy Framework which seeks to protect and enhance valued landscapes.

2. The traffic generated from the proposed leisure development comprising up to 250 holiday lodges together with traffic generated from day visitors to the proposed leisure facilities would result in a significant increase in the amount of traffic accessing the surrounding rural road network and particularly Eaves Lane/ Carr Bank to the east of the site access which would

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provide a direct route from the development to Alton Towers and Farley Lane which links Oakamoor and Farley. It is considered that the increase in traffic would lead to unacceptable congestion on these narrow country roads. Carr Bank, for example is largely single track with limited passing places and a steep gradient as the road enters the village of Oakamoor. Although there is an offer to agree a signage scheme, an intention to run a shuttle bus to Alton Towers as part of a Travel Plan to be secured by way of planning obligation and improve the A52/Whiston Eaves junction, these measures would not prevent guests using the aforementioned rural routes. Furthermore guests from Black Plantation will be heavily reliant upon the car to access all facilities within the Hub area via the wider rural highway network given that it is physically detached and remote from the main venue with no pedestrian connectivity provided due to the change in levels in this area. It is for these reasons that it is considered that traffic from the proposal will not be satisfactorily accommodated on the highway network and that the proposal fails to provide and /or encourage satisfactorily the use of sustainable travel modes contrary to Policy T1 of the Adopted Core Strategy Development Plan Document.

3. The proposed development will have an adverse impact on the setting of Little Eaves Farm, a Grade II Listed building which lies to the west of the site. There will be direct views from this heritage asset to the south/south east into the Multi Activity Hub Area owing to gaps in existing planting. Although it may be possible to provide landscaping within this area to filter views, the exact siting of the buildings, their form, mass and design is unknown. The existence of overhead power lines crossing into the site will compromise the ability to provide effective screening and in any event planting will take many years to establish. In the wider landscape there would be views of the heritage asset particularly from Whiston Eaves Lane, from the public footpath which runs through the site and from the site itself. In these views the asset would be read in conjunction with the proposed development which would erode the agricultural hinterland in which the asset is experienced. The close proximity of the asset to the central Multi Activity Hub Area would also result in loss of tranquillity and seclusion, elements which also make a positive contribution to the significance of the asset. Considerable weight has been given to the harm that would be caused to the heritage asset as required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when carrying out that exercise. The harm is judged to be less than substantial in terms of paragraph 134 of the National Planning Policy Framework but it is not considered that the public benefits arising from the proposal outweigh the harm. As such there is conflict with Policy DC 2 of the Adopted Core Strategy Development Plan Document which seeks to safeguard and where possible enhance the historic environment.

4. Overall, the benefits of this leisure scheme when considered together would not be sufficient in this case to significantly and demonstrably outweigh the harm identified above contrary to Policies DC2, DC3, SS7 and T1 of the Adopted Core Strategy Development Plan Document; the Adopted Churnet Valley Masterplan SPD and the NPPF (National Planning Policy Framework)

On 5th September 2013 the Council issued its screening opinion on an Environmental Impact Assessment (EIA) in connection with this proposed development. The Council concluded that given the scale and nature of the development an EIA was required.

CONSULTATIONS

Kingsley Parish Council: Object to the application

- The size and scope (250 lodges) of the proposed development is totally out of keeping with the mid Churnet Valley area which comprises relatively small local villages.

- The rural lanes providing access to the site are wholly inadequate to cater for the anticipated volume of vehicular traffic which would be generated by visitors and staff.
- The proposed arrangements for traffic entering and leaving the site would place an intolerable burden upon the residents of Whiston in general and Whiston Eaves Lane in particular.
- Notwithstanding the traffic management arrangements proposed at the junction of Whiston Eaves Lane and the A 52, Kingsley Parish Council still considers a serious road safety risk would ensue in consideration of the likely volume of traffic which would use this junction.

Oakamoor Parish Council (OPC): Strongly oppose without reservation:

1. Traffic - is a major concern for the parishioners of Oakamoor and in the view of OPC, for good reasons:

- **Safety of Drivers:** Access to, and egress from, Moneystone Quarry is via a narrow lane, and from the Oakamoor Village, negotiation of a 1 in 5 hill (one of the steepest in the country) and blind bends is necessary. The road was clearly not designed to accommodate more than light use. The large increase in vehicle numbers and the change of *dynamic* of the type of driver, the majority of drivers being unfamiliar with the route who will be challenged with negotiating the existing road width, the steep incline, and the acute bends, (exacerbated in severe winter weather, when the road can remain ungritted and snow un cleared for days), will seriously compromise the safety for vehicle occupants. Additionally, the proximity of the site to Alton Towers which may have informed the applicant's decision to progress the development in this location will generate further traffic on Carr Bank.

Whilst the applicant is endeavouring to address this issue through planning application SMD/2016/0388 , in reality, the signage proposed within this application, will serve only to exacerbate the danger, as drivers wishing to take the shortest route to their destination south / east from the site will in reality, (if the signage is not ignored), turn left, and subsequently perform three point turn manoeuvres on Whiston Eaves Lane to gain access to Carr Bank, and Farley Road (already an RTA hotspot) creating a new hazard. OPC are unaware of any provision for road widening, straightening or levelling, and therefore believe that as a result of the above, the development continues to pose unacceptable dangers to motorists using this stretch of road.

- **Safety of Cyclists and Pedestrians:** The terrain of the Churnet Valley and particularly the Oakamoor area attracts high (and growing) numbers of both visiting and local cyclists and walkers. Given the aforementioned access road features, OPC believe that the proposal will seriously compromise the safety of these groups.

- **Safety of Horse Riders:** We understand that the site neither contains, nor connects with any bridleways. Riders would therefore be forced to utilise the same public highways i.e. Whiston Eaves Lane and Carr Bank. Again, given the features of this road, OPC believe that this will create significant dangers to persons on horseback.

- **Traffic impact on parishioner's quality of life:** With the continuing exponential growth of Alton Towers, Whiston Eaves Lane / Carr Bank is being increasingly used by visitors (who typically are unfamiliar with the terrain) and workers (who are often racing against the clock) as a rat run to this attraction. This is creating justified anxiety for parishioners who reside on this road. The development of another large attraction, to which access / egress can only be via Whiston Eaves Lane / Carr Bank will obviously increase numbers of vehicles being driven by those unfamiliar with the challenging road conditions both during construction and on completion of the

development. This will only further diminish the quality of life for the occupants of dwellings sited on these roads.

2. Conformance to the Churnet Valley Masterplan Principles:

● *Principle 1: 'Ensure that communities are at the heart of the Churnet Valley'*

OPC held an open day for Parishioners to better understand the application. A questionnaire prepared by the Parish Council was completed by 90% of attendees. Of those who completed the questionnaire, 90% were NOT in favour of the development. If SMDC are to truly conform to the principles of the Churnet Valley Masterplan, then the Parishioners overwhelming view; that the development is inappropriate, should carry sizable weight in the decision making process.

● *Principle 2: Respect, enhance and protect the positive aspects of the Churnet Valley :*

"by sustaining and enhancing the existing qualities and assets of the Churnet Valley which make the area unique"

"by ensuring that future development responds to and is sympathetic with the environmental, ecological and landscape limits and makes appropriate provision for the management of land and features for nature conservation and heritage and the enjoyment of areas of wildlife and geological interest"

"by ensuring the nature and scale of development is appropriate to its locality this

may mean limited or no development is appropriate for parts of the Valley".

○ The most positive aspects of the Churnet Valley are: its natural beauty, its tranquillity, its flora & fauna, its physical and geological assets, and its pretty small villages / settlements which intersperse the natural landscape. To sustain and enhance the natural assets obviously requires careful management of visitor numbers. The proposed development will in one fell swoop double the human habitation of the Southern end of the valley from (and including) Oakamoor to Whiston villages. This will, undoubtedly, dramatically reduce the tranquillity of the surrounding countryside, diminish its natural beauty and potentially negatively impact its flora and fauna. It neither responds to, nor is it sympathetic to the environmental, ecological or landscape limits of its surroundings.

○ As previously outlined, many of the roads in and around Moneystone and Oakamoor suffer from very high traffic levels as a result of Alton Towers. Carr Bank & Whiston Eaves Lane remain relatively peaceful, and as a result, form part of the quiet countryside which is seen as such a positive aspect by residents, and the very reason visitors are attracted to this area. It is the view of Oakamoor Parish Council, that the positive aspects of the Churnet Valley must be respected and protected, and that this development runs counter to the aims of this principle. Given that in the Churnet Valley, the "Family Fun" offer already (in terms of visitor numbers) completely overwhelms the "Countryside" segment, and that recorded in the CV Masterplan, the Countryside are considered to be the predominant target visitor group, it stands to reason, that no further development of this sector is appropriate for this part of the valley.

● *Principle 3: 'Support local enterprise and create local employment opportunities'*

○ Interpreting the CV Masterplan as it is intended, the proposed development is clearly not 'local enterprise'.

○ The unemployment rate in 2013.14 in the Staffordshire Moorlands was 4.1% , compared with a national average of 7.5%. The number of persons out of work in the Churnet ward in 2011 (latest available figures) was 24.

○ The type of jobs created will broadly mirror those at Alton Towers.

○ The 2012/13 Annual Monitoring Report identifies the need for higher skilled jobs in the Staffordshire Moorlands.

OPC believes that the real employment benefits for "local" people are negligible.

- *Principle 4: 'Improve accessibility and connectivity' : "by addressing traffic hotspots"*
As previously outlined in (1), Oakamoor is already suffering substantially increased levels of traffic due to the continuous expansion of Alton Towers. This development will undoubtedly create a "traffic hotspot" in Oakamoor, (as the proposal contained in SMD/2016/0388 will be largely ineffectual) for which the applicant is unable to proffer any truly workable solutions..

- *Principle 5: 'Deliver Quality & Sustainable Tourism'*

" by facilitating the development of the Churnet Valley as a visitor destination whilst respecting the environment"

"by promoting increased tourism and economic prosperity without causing harm to essential qualities of landscape, ecology, heritage and remoteness that the Churnet Valley is recognised for"

"by promoting a year round visitor offer and dispersing visitors to increase benefit to the local economy by focusing on quality rather than quantity"

"by giving preference to incremental improvements which support existing businesses"

OPC asserts that the proposed development is inconsistent with all of the above requirements of Principle 5.

3. Meeting the needs of the Tourism offer in the Churnet Valley

- The Churnet Valley Masterplan SPD (Sustainable Tourism and the Masterplan Principles section

5.1.18) highlights the importance of the visitor group

'Countrysiders' ' In summary, the focus of the Masterplan should be around attracting 'Countrysiders', with or without children, who best fit the offer and are most likely to be attracted by a rural destination, with a distinctive and quality offer.....

- The Churnet Valley Masterplan SPD (Glossary section

11.0.1) defines the term

'Countrysiders': Visitors primarily coming for a combination of experiences –activities, discovery / sightseeing, and rest and relaxation . Outdoor activities will be the predominant activity, but the natural environment / scenery will be a key underpinning appeal, [they] will however undertake a range of activities while staying in the area including heritage and natural history and will have a propensity to travel around / explore. They will be staying for an additional holiday / short break – typically in independent accommodation (B&B, self catering) – typical length of stay will be 2 to 3 nights or 6 to 7 nights. Demographically they will primarily be middleaged couples – travelling from a wide area. The Countrysiders are the main backbone of staying visitors to the Moorlands and most closely aligned with the visitor profile of the wider Peak District.

It is the view of OPC that the offer contained in this application, does not fulfill this criteria. Moreover and more disconcerting the development would have a negative impact on the numbers of 'Countrysiders' wishing to visit the area, due to the impact whether by traffic, site noise, or sheer numbers of people concentrated in the Southern end of the valley (saturation) on the 'rest and relaxation' of the targeted visitor group. If Countrysiders are seen in the Churnet Valley Masterplan as "the main backbone of staying visitors" then the impact of any development which potentially obstructs or negates achievement of this aim should be given very, very careful consideration.

4. Site:

- The NPPF clearly states that *"land that has been developed for minerals is not "Previously Developed Land"*, therefore, the Quarry is not a brownfield site, it is a 'previously worked greenfield site'.... and was worked for very specific reasons.

The quarry being located due to the presence of silica. No other large scale industry would have been granted permission to operate in this location. Similarly, now economically removable reserves of silica have been exhausted, we believe that

Moneystone Quarry should be viewed no differently than an unsullied countryside location.

- There remains an extant restoration plan which we understand is still not complete. It is the view of OPC, that before any site development proposal is considered by SMDC the restoration plan should be completed.

5. Conformance to the Adopted 'Staffordshire Moorlands Core Strategy':

The Churnet Valley is identified as an area for sustainable tourism and rural regeneration, and SS7 clearly outlines fundamental principles within this aim:

- *"Any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area and demonstrate strong sustainable development and environmental management principles. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximize opportunities for restoring, strengthening and enhancing distinctive landscape features."*

OPC assert that not only, does the proposed development does not support any of these principles, it is in fact contradictory to the underlying tenet contained within this statement.

- The Spatial Strategy for the Staffordshire Moorlands states: *" In the smaller villages there will be limited development only, principally for local housing needs and rural diversification, whilst the countryside areas outside market towns and villages, including hamlets and other small settlements, will be subject to strict control over development with an emphasis on meeting essential rural needs, promoting environmental enhancement including landscape and biodiversity, and on encouraging appropriate economic diversification and tourism. In order to facilitate development 'Infill Boundaries' will be defined for the smaller villages within which appropriate development would be allowed. Major developed areas in the countryside will also be identified where an appropriate range of uses would be permitted to support rural needs."*

Given that Oakamoor and Whiston are categorised as 'Small Villages' OPC would encourage SMDC to view the proposed development within the context of the above

6. NPPF Sustainability

- Staffordshire Moorlands Core Strategy SS7 states: *" Sustainable tourism is tourism which takes account of its current and future economic, social and environmental impacts, balancing the needs of visitors, the economy, the environment and host communities. Tourism development must not be at the expense of the special qualities of the Churnet Valley which draw so many people to the area. A very sensitive approach to the provision and expansion of facilities and accommodation will therefore be required to ensure that it is of an appropriate scale and design and compatible with the nature of the local area and enhances the heritage, landscape and ecology of the Churnet Valley"*

OPC believe that SMDC should be commended in recognising the special qualities of the Churnet Valley within the Core Strategy and CV Masterplan documents. The challenge now for SMDC regarding this planning application, is to support the rhetoric with appropriate complementary actions. OPC believe that the proposed development, would be best described as *" Of in appropriate scale and design and in compatible with the nature of the local area and diminishes the heritage, landscape and ecology of the Churnet Valley"*

- In reviewing the Operation of the National Planning Policy Framework, the Communities and Local Government Committee recently highlighted the following: [A recurring concern in our evidence was that greater emphasis was being given to the economic dimension of sustainable development than to the environmental and

social ones.] It is the view of OPC, that SMDC have tacitly supported the outline proposals created by the applicant from its inception, whilst maintaining an outward impression of a balanced, open minded, and impartial approach. OPC assert that SMDC have actually been influenced too heavily by the economic dimension, without due consideration being given to the environmental and social impact of such an outsized development. OPC request that SMDC review their approach to this application, with a greater emphasis on an equitable and consistent balance between the three facets of sustainable development as outlined in the NPPF. On completion of this we would postulate that the negative impact on the social and environmental facets would far outweigh the perceived economic benefits.

7. Development and Management Principles

The Churnet Valley Masterplan SPD 8.5 Economic Development states:

“New employment uses should preferably use existing rural buildings in locations which are well served from the main road network or be located in specific employment areas which are capable of serving businesses. Alternative uses for for existing employment areas will only be supported where the premises or site is unsuitable or unviable for continued employment use”.

It is the view of OPC that the proposed development does not meet any of the criteria set out in this principle

8. Summary

It is the view of Oakamoor Parish Council that the minor modifications (relocation of 14 of the proposed 250 lodges, some additional screening, ineffectual roadsignage, and a reduced ‘hub’ height) made to previous application SMD/2014/0682 do not give justification for any change to their fundamental opposition to this application. The proposed development continues to fail to fulfill so many of the fundamental principles contained within the Churnet Valley Masterplan SPD, the appropriate elements of the Core Strategy, and the NPPF.

Cotton Parish Council: Have no particular views on the application. Raise no objections provided that any outstanding highways issues are addressed.

Ipstones Parish Council: Object on traffic grounds. The rural roads including those that go through the Parish of Ipstones already suffer from Alton Towers traffic. This proposal will exacerbate the problem. Parishioners have had accidents as a result of speeding Alton Towers visitors. The roads in the Parish are steeply graded with bends. Strangers will not necessarily take the necessary precautions to drive safely and the Parish Council is concerned that the safety of holiday makers and residents will be jeopardised as a result.

Local Highway Authority: No objection subject to conditions relating to details of the precise layout, off-site junction improvements at Whiston Eaves Lane/A52, implementation of a Travel Plan, off-site traffic management incorporating directional signage, a scheme showing pedestrian and cycle connections and submission of a Construction Management Plan.

County Minerals Planning Authority (MPA): No objection subject to the following comments on mineral safeguarding , restoration and waste management.

Mineral safeguarding: Advise that the applicant has considered the extent of mineral working undertaken by previous landowners and the evidence provided in the ES to demonstrate ground conditions indicates the extent of mineral working and the disposal of mine wastes within the quarry. In the context of saved policy 5 of the adopted Minerals Local Plan and policy 3.2 of the emerging Plan, the ES indicates

that the proposal would not sterilise a mineral deposit of economic value within the application site.

The proposed development could constrain potential mineral development on adjoining land due to the need to safeguard the amenity of residents in the lodges proposed within the application area. In this case, consideration is given to the potential for the proposed development to sterilise silica sand deposits within an adjoining area of search allocated in the adopted Plan (refer to saved proposal 7) and also within a mineral safeguarding area in the emerging Minerals Local Plan.

An application to extract mineral within the area of search (22.4 hectares) as an extension to Moneystone Quarry was refused in 2007 on the grounds of unacceptable adverse impacts on local residents and Whiston village (ref: SM.06/10/122 M). Since the planning decision made in 2007, there has been no further interest in pursuing the development of the silica sand resources in the Whiston area. Remaining permitted reserves have been exhausted, the processing plant removed and there is no proposal to retain the area of search in the emerging Minerals Local Plan.

With the removal of the processing plant at Moneystone, a relevant issue is whether investment in new plant to process the remaining resource is likely given the extent of remaining resources.

The processing of silica sand from Carboniferous Millstone Grit deposits requires that an iron oxide coating of the sand grains is removed with hot acid leaching. Such processing requires high capital investment as well as on-going costs and as such would require a significant reserve to be available for working. In announcing the closure of Moneystone Quarry, the quarry operator stated that “without guaranteed, long term sand reserves it is impossible to commit the necessary funds to the quarry’s future”.

Furthermore, in response to comments made against the proposed extension of the quarry, the quarry operator stated that “should the identified mineral resource not be worked and the processing plant removed when the current consented reserve is worked out, it is extremely unlikely that the remaining mineral resource will ever be worked...”

Having regard to the national and local planning policies and these material considerations advise that it is reasonable to conclude that there is considerable doubt as to whether the resource is likely to be developed as industrial sand capable of meeting national markets in the foreseeable future. Therefore, the impact of the proposed development in terms of potentially constraining the winning and working of mineral resources on adjoining land is assessed of low significance. Furthermore, given the doubt about the prospect of working the mineral, it is reasonable to conclude that there is no need to safeguard land that could accommodate infrastructure necessary for the processing and transportation of the mineral resource.

Restoration and aftercare requirements of the former quarry: Advise that there is an approved restoration and aftercare scheme for the quarry (ref. SM.96/935/122 M D4 dated 13 March 2014). The County Council’s comments as the Minerals Planning Authority relate to the implications of the proposals on those parts of the quarry that remain outwith the application site. As previously stated in the County Council’s response to the scoping opinion, the approach of drawing a tight application site boundary around the proposal, excluding areas of the former quarry is a concern (ref. SCO.65/Moneystone Quarry dated 3 October 2014). It is important that the leisure development proposals are satisfactorily integrated with those parts of the site that remain subject to the requirements of the approved quarry restoration scheme.

County are keen to see those areas of the site that would remain subject to the approved restoration and aftercare scheme restored at the earliest opportunity and to high environmental standards (ref. the National Planning Policy Framework

(paragraph 144)). It is our opinion that the application may have implications for the land outwith the application site and if that is the case then they should form a part of the proposals being considered by yourselves.

In the event that planning permission is not granted or the planning permission is not implemented then the County Council would take appropriate measures to ensure that the approved restoration and aftercare scheme is completed.

Waste management: Advise that sufficient provision should be made for the management of wastes within the site and it will be necessary to ensure good design of waste management facilities to secure the integration of those facilities with the rest of the proposed development and local landscape.

Natural England: Considers that the application does not pose any likely or significant risk to those features of the natural environment including SSSI's and large populations of a protected species.

Policy Officer: The two key issues remain the same as the previous application, the principle of a tourism development in this location and the impact of the proposal on the landscape, heritage, biodiversity and local connectivity. Advises that the policy status remains unchanged from the previous application and the proposal accords with the Core Strategy and Churnet Valley Masterplan SPD in respect of the proposed uses on site and it is in a location where tourism and leisure development is supported. The key consideration remains the impact of this specific proposal on the heritage, landscape and biodiversity of the area and its connectivity with the surrounding area.

The site is located within the Churnet Valley area where there is in principle planning policy support for sustainable tourism development (Core Strategy Policy SS7) including short and long stay visitor accommodation and the provision of compatible new tourist attractions and facilities. Moneystone Quarry is also specifically identified in the Churnet Valley Masterplan SPD as a key opportunity site for new leisure development based around restoration of the quarry which includes a concept statement and concept plan identifying a maximum of 250 holiday lodges in total and the provision of supporting facilities. The Masterplan is an SPD and therefore a material planning consideration when considering planning applications in the Churnet Valley area. As the site is identified in the Churnet Valley Masterplan as a key opportunity site for leisure development it is not considered necessary to go through an impact assessment as required by para 26 of the NPPF nor a sequential approach with regards to site selection as required by Core Strategy Policy SD1. It is also considered that the proposal accords with policy E3 in terms of supporting the local economy and promoting the distinctive character and quality of the District and enhancing the role of Staffordshire Moorlands as a tourism and leisure destination.

The Churnet Valley Masterplan SPD identifies the Minerals Local Plan within the constraints in the Concept Statement for Moneystone Quarry Opportunity Site.

Core Strategy Policy SS7 requires that "Any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area and demonstrates strong sustainable development and management principles." It states that the consideration of landscape character will be paramount in all development proposals. Core Strategy Policy E3 also requires that the development is capable of offering, good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. These are all considered to be significant matters which need to be carefully assessed having regard to any proposed mitigation measures. Core Strategy Policy E3 requires that new build development away from any settlement, should be of a scale and design which can be easily assimilated into the local area in a sustainable manner and preference should be given to buildings of a non-

permanent nature. The proposal appears to generally accord with the guidance in the Churnet Valley Masterplan SPD which includes a development strategy, concept statement and concept plan for the site. Although it is recognised that this is an outline planning application with all matters reserved except access, there is concern over the issue of detail particularly regarding the intensity of use at the hub building including issues of scale, design, sustainability and how it is to be used and potential traffic impacts from day visitors.

Housing Strategy Officer: Previously advised, no objection.

Ecology Officer: No objection. Previously advised that he is broadly satisfied that good provision is made to integrate the broad aims of the approved quarry restoration plan into this proposal with compensation for where this is not possible by additional measures outside the site to be secured by condition.

Advises that the submitted information is based on surveys for the following : reptiles; amphibians; breeding birds; badger; otter; water vole, bats and white-clawed crayfish. The locations and significance of occurrence of these species and species groupings (if found) has been recorded, mapped and assessed. For example there were at the time of survey no badger setts within the site but there is evidence of badgers using parts of the site as foraging and living habitat. Certain trees (seven in total) have been identified as having potential to support bats. Four ponds within the site are found to hold medium sized Great Crested Newt populations and due to their proximity to one another these should be regarded as representing a single larger population. The site as a whole has significance as supporting habitat for a wide range of breeding birds including a Schedule 1 species (highest protection) red and amber listed species (a national index of population decline) and Biodiversity Action Plan Species. For this Outline stage it is considered that appropriate necessary safeguards can be obtained through the Construction Ecological Management Plan and the Habitat Management Plan, both to be required by way of conditions.

In the event of an approval, the wording of the conditions will be crucial to securing the successful continuation of the ecological requirements in the development.

Environment Agency; No objections, in principle, to the proposed development subject to contamination conditions and a series of informatives.

Trees and Woodlands Officer: Advises that the submitted Arboriculture Report, confirms that most tree groups and woodland areas are generally situated around the peripheries of the three excavated quarry pits. In view of this, there is unlikely to be significant direct adverse impact on existing trees arising from the proposed development. Notwithstanding he comments that this Report is not an Arboricultural Impact Assessment and nor could it reasonably be expected to be so in view of the outline-only nature of the application. However such an assessment must accompany any subsequent reserved matters/full application if outline planning permission is granted.

In terms of visual impact, confirms that he is reasonably happy with the visual impact issues relating to Quarry 1 and Quarry 2. Following concerns about the extent of loss of tree cover to the south of Quarry 3, the indicative layout of lodges now shows 2 distinct clusters of lodges along the track, separated by a stretch of retained young woodland abutting either side of the track. In addition, the north-westerly of these 2 clusters would be situated in what is presently an open area overlooking the lake beyond the existing young woodland, and the indicative layout shows space for the

establishment of additional woodland planting to provide an enclosed woodland character to this cluster and screen/filter potential view of it from across the lake. Advises that the production, approval and implementation of a fully detailed landscape and habitat management and development plan for the whole site should be a conditional requirement if planning permission is granted.

Severn Trent Water No objections subject to a condition requiring submission and approval of drainage details for the disposal of surface water and foul sewage.

Conservation Officer: Advises that Little Eaves farmhouse is a 2-storey 18th century building (with 19th century modifications) constructed in coursed and dressed sandstone under a tiled roof. The main aspect of the farmhouse is south-east, facing into the farmyard, with public views limited by farm buildings and mature trees. The rear elevation looks north-west out across the farm lane to open pasture, although high hedges on the lane limit its visibility. The barn is similarly detailed to the farmhouse and is a small, single storey building. The farmhouse and barn sit within an orchard setting beyond which are further agricultural buildings of mixed age. Both buildings are included on the statutory list (Grade II) – the barn was added in 1967 and the farmhouse in 1986. For the purpose of this assessment, the farmhouse and barn will be treated as one and referred to as Little Eaves Farm.

Associated with the farmstead is a barn immediately facing the farm track (on the far side). This is a prominent and attractive historic structure of similar date to the farmhouse and could be classed as a curtilage structure to the farmhouse and therefore covered by the Listing.

Considers that the scheme as a whole will still represent 'less than substantial harm' to the setting of the Listed Buildings and under the 1990 Act considerable weight must be given to the preservation of the Listed Building and their setting, even where the harm is slight. However, in assessing the acceptability of the harm one has to be aware of the fact that the Listed farmstead will retain its immediate, open agricultural setting and more distant, rural views. Also mindful that the Listed Buildings were Listed when the quarry was in operation.

With regard to increased traffic disturbance in Oakamoor which has recently been designated as a Conservation Area advises that she is aware that the proposed scheme indicates a left only turn upon exiting the site to minimise through-traffic passing through Oakamoor and assumes that County Highways has commented on any highway risks proposed to Oakamoor Conservation Area.

Conservation Liaison Panel No objection subject to confirmation that planting can mask/filter views of the central Hub area.

Historic England: Recommend that the application be determined in accordance with national and local policy guidance and on the basis of the Councils specialist conservation advice

Environmental Health Officer: No objection subject to conditions to control noise, contamination, dust and lighting

Economic Development Officer Strongly supports the application. From an economic regeneration perspective, the above application represents a strong opportunity to create employment, supply chain opportunities and improve the economic wellbeing of the District. The development is closely aligned to the adopted Churnet Valley Master plan including "deliver(ing) quality and sustainable tourism" through the provision of:

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- increasing overnight stays - which will lead to greater support to wider economy- through the conversion of day to staying visitors;
- Extend the season of visitors to Staffordshire Moorlands
- Improve accommodation offer in terms of range of accommodation on offer

Advises that the Destination Staffordshire Tourism Review, Strategy and Action Plan 2015-2018 evidences that in Staffordshire and Stoke-on-Trent LEP area there are 16, 500 bed spaces, contrasted with 39,000 in Derbyshire and 23,000 in Shropshire & Telford. The study concludes "There is still a lack of accommodation and limited range of choice and quality in some locations. Theme park hotels have high occupancy levels but elsewhere the levels are average and a continued focus on increasing bed nights is urged."

This application will help deliver an increased supply of bed spaces in keeping with the tourism strategy, and as the location is close to both a major theme park and the Peak District National Park, it represents a clear opportunity to increase supply in an area which will attract visitors and enable the area to benefit from increased tourism spend. Furthermore Staffordshire Tourism Review, Strategy and Action Plan 2015-18 and recent STRAM reports (2014/15) all show that less than 12% of visitors to both the Moorlands and Staffordshire actually stay overnight. The latest figures show that there were 5.084m visitors to the Moorlands in 2015 numbers of which only 0.594m were staying visitors. Whilst this represents a growing trend (an increase from 7% in 2009 to 11.7%) there is very significant potential customer base and we would not have any concerns about any displacement issues in relation to existing accommodation providers as the market can support both. In addition there is likely to be no/minimal displacement as:

- in part, it will be a different audience from those attracted to B&B accommodation providers or those wanting a 'farm' experience
- it will encourage longer stays in the area (3/4 nights or 7 night stays)

In addition, the majority of the accommodation in SMDC is either a 'hotel/B&B' type (serviced) with other 'bed spaces' predominately made up from seasonal 'camping'. There is thus an overall lack of quality self-catering accommodation, which is seen as a growth market as people will stay longer in pre-booked self catering accommodation compared to hotels/B&B and yet have a similar daily spend pattern. Self catering visitors are not as effected by poor weather as campers.

The Visit Peak District destination report 2015, identified a number of weaknesses in the tourism offer in the wider Peak District which included:

- High Level weakness: Easily accessible for those with impairments (e.g. those with mobility, visual or hearing impairments)
- Low level weakness: Variety of accommodation to choose from that suits my needs; Accommodation that offers value for money; Opportunities to eat/drink local food and produce; Wide range of attractions and things to do

This application, will help address these weaknesses of the area; including addressing the high level weakness through the provision of accommodation for people with disabilities.

Staffordshire Moorlands District Council has adopted an Employment and Skills Charter which asks developers who will be creating more than twenty jobs to explore steps that they will take to enable opportunities for local people and local businesses to be maximised. The applicants have signed a Employment and Skills charter. Based on this, the EDO would very strongly support this application as not only do the proposals fully co-ordinate with the Churnet valley master plan objectives of

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increasing overnight stays, but the additional benefits to the local economy look to be substantial. The developers have agreed in particular to have committed to

- maximising supply chain opportunities both during the construction and once completed through the establishment of 'job/trade fairs' and 'meet the buyer' events and have set a target of 40% of goods and services on site to be provided by local firms;
- host pre-recruitment training for new positions in partnership with Jobcentre Plus which would guarantee job interviews for long term unemployed Staffordshire Moorlands residents who completed the training and are not looking to appoint any employees on less than 12 hour contracts;
- Work to maximise job opportunities for people with disabilities including learning disabilities and facilitate apprentice opportunities and graduate placements
- provide work experience placements for local schools including placements for young people with learning disabilities
- work with SMDC to provide a range of fixed information panels to encourage off-site visits to local town centres and other attractions as well as provide tourist information to help stimulate benefits to the wider economy and showcase local food and products in retail and on-site catering provision

Finally advises that Staffordshire Moorlands District Council is in the process of developing a transparent and comparable measurement tool for measuring the economic benefit of any development including any income that would come directly to the Council in terms of increased business rates, council tax income or new homes bonus as well as savings to the exchequer from job growth. While this tool is still currently underdevelopment, the size of the development and number of jobs generated means that there is this is likely to be significant if this application were supported.

Woodland Trust

Object due to loss and damage to Frame Wood

REPRESENTATIONS

Three Site Notices have been displayed around the site and the application advertised in the local press. 381 neighbours notified by letter.

Total number of letters of support received: 16

Total number of letters of objection received: 89

Total number of letters raising comments which are neither in support or object:3

Matters raised in the representations in support:

- It will be good for the local economy, bring prosperity to the area and offer much needed employment opportunities for local people.
- Most of the objectors concerns are centred around the access via Whiston Eaves Lane, these people seem to have forgotten that 44 tonne articulated vehicles were using the road until the quarry shut. This development would create far less traffic than the quarry produced and the nature of the vehicles would be far lighter.
- Site needs developing before it turns into rough scrubland.
- The new comers in the village are mostly old people who don't want to see any change.

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- The area has a large number of young people who would benefit from year round employment directly and the local businesses which would supply the site would also provide secondary employment
- This site has for many years provided jobs for local people of working age and should be allowed to continue to do so. To turn the site over to nature with public access or not would be a missed opportunity. The site can be developed in this way in conjunction with a thriving tourist business
- The steep rise in construction and industrial traffic associated with the quarry was compensated by the knowledge of not only employment but also a symbiotic relationship with locals as they kept the roads clear in winter using their own man power and equipment, they contributed towards the community and surely this relationship could be encouraged to bring the village back to a beautiful vibrant community rather than the tatty and unloved look it has now.
- The proposals will enhance a beautiful area which cannot be allowed to grow wild as many parts are a danger to the public and an eyesore.
- The development would help bring a well shielded but disused part of the valley back to life.
- Let's use this opportunity to make something fantastic in its place for our future generations. The objection from the local community is purely down to hesitance to change.
- The revised application seems to have addressed everyone's needs .
- Rejection of this proposal would be simply stupid.
- The increased traffic in the area will surely be no worse that when Churnet Valley was at the height of its industrial past? The added traffic is a small price to pay for such a fantastic facility.
- This development will really put Staffordshire moorlands on the tourist map which will be advantageous in every way for both the area and it's residents, house prices will rise in the surrounding area as well as the reputation of the area.
- This development would bring in more money to support local attractions, pubs, attractions such as the railway stations, Alton towers, local village organisational events.
- There are enough potential visitors to fill the holiday units without affecting the surrounding villages businesses.
- The current state of the area is depressing and gloomy, this project would enhance the appearance far better than what we look at today.
- Development would be beneficial as there are no areas for mountain Biking.
- Development will assist in regenerating towns like Cheadle by increasing visitors to the area this is an opportunity that should be taken in the interests of the Staffordshire Moorlands as the pros out way the negatives.

Matters raised in the representations against:

Other

- The number of lodges remains the same in total and their effect will be exactly the same as for the previous application (SMD/2014/0682) which the council justly and rightly refused.
- Unlike the previous application insufficient time has been given by the Council for people to make representations.
- The 250,000 visitors per annum planned for the development represent a scale of journeys denied as acceptable by the CS. In addition 100 of the lodges would be for sale so we can expect many of them to be acquired by people likely to be in

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residence for most, if not all of the year, this represents a “village” created by default which appears nowhere in the CS or the CVMP.

- Judgement of application must be made in relation to the quarry having been fully restored to pasture not the post exploitation condition existing at the time of the application.
- The community favour little or no development.
- The applicant has tinkered with a limited number of issues which do not change the fundamental issues of road safety and the completely inappropriate scale of the development.
- Additional changes proposed provide benefits but do little to address the underlying reasons why the previous application was refused.
- Contrary to original agreement that the quarry should be restored.
- Unfair to keep submitting slightly modified plans in an attempt to confuse or wear down local opposition.
- The applicants have demonstrated an intention to cram a greater density of buildings and visitor numbers onto a smaller acreage of the site
- Application should be considered on the principle of "cumulative impacts".
- The extensive use of timber represents a significant and real fire hazard.
- Application contains no current and up to date EIA which takes into account the proposed changes to the refused application or the natural changes to the landscape since the submission of the previous scheme in 2014.
- Health and safety issues in respect of lodges next to deep water.
- Expansion of lodges to a much greater number is certain.
- Application is a waste of time for Council and Planning Inspector given that an appeal has been lodged against the previous refusal.
- SMDC should take into account hundreds of objections which were received against the previous application.
- This application would take away the only amenities local residents have left.
- No assessment of the cumulative effects of the development in Quarry 1 & 3 as now proposed.
- Impending closure of Ipstones and Hanley's Fire Stations will increase call out response times with increased risks to life and property.
- Current application has not addressed planning impacts identified by local communities and does not therefore have their backing. Approval would therefore be contrary to House of Commons Written Statement HCWS dated 15th June 2015.
- People have paid a premium for houses in this location and don't want to be sandwiched between two theme parks
- Definition of brownfield land in NPPF specifically excludes land that has been developed for minerals extraction.
- The quarry would have closed for the night whereas the holiday camp and its traffic will continue until the small hours of the morning.
- Support for project is not strong with responses on SMDC's website equating to just 2.5% of all representations received.

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- Proposal will ultimately fail as a business and will become home to yet another large ruin open to vandalism and misuse such as Cotton College
- Feasibility study and majority of documents put forward in support of application are out of date. Recent changes in circumstances necessitate that certain arguments put forward for the scheme should be reviewed.
- Residents concerns have not been properly addressed.
- Feasibility study by Christie & Co was never submitted as part of the previous application. As it is now specifically quoted in the new application it should be made available. The extract in the previous application has not been supplied with the current application and contains inaccuracies. The application should be withdrawn until such time as their documents have been made available to the public for their comments.
- Right of way for Little Eaves Farm through the quarry would be restricted.
- Number of lodge dwellers would greatly outnumber local residents.
- Approval of the application signals that important conditions that local residents would have expected to be enforced and complied with can simply be disregarded later.
- Only building on the site should be a visitor centre.
- The place should be a place for quiet enjoyment of the area.
- SMDC should be liaising with SCC regarding a country park at Moneystone not encouraging over development.

Policy

- The application contravenes policies DC3, T1, DC2 & SS7 of the Adopted Core Strategy Development Plan Document, the Adopted Churnet Valley Masterplan SPD which set in place measures to avoid excessive development as well as policies in the National Planning Policy Framework which seeks to protect and enhance valued landscapes.
- Policy SS7 requires development to bring enhancements. This development fails in this objective.

Environmental Harm

- The environmental harm in this application is as great and the same as that in SMD/2014/0682 and therefore is overriding and significantly outweighs the benefits when assessed against the policies in the NPPF taken as a whole.
- The proposed development would adversely affect the tranquillity of the area.

Impact on listed building

- Location of the hub building has not sufficiently addressed the impact upon the listed building.
- The proposal would have an adverse effect on Little Eaves Farm which is a Grade II listed building .

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- Additional planting would do little to mitigate views of the development from Little Eaves Farm due to topography of site and fact that areas have to remain open for power lines.

Landscape Impact

- If approved it would be the largest blot on the landscape ever granted permission for development in the area.
- The development is an assault on nature and a perversion of the landscape.
- Proposal would adversely affect the heritage and beauty of the Churnet Valley.
- The submitted visual impact assessment underestimates the visual impact of the proposed development.
- Designation of Churnet Valley as an Area of Natural Beauty would be jeopardized.
- Visually intrusive for residents in surrounding villages and users of public footpaths
- Unacceptable incongruous development in an area of high environmental and ecological sensitivity.
- Impact on environment will spread well beyond Moneystone itself and help to mar if not destroy that which most people come to enjoy in the Staffordshire Moorlands.
- Will erode the agricultural landscape.
- Change the peaceful nature of the valley forever.

Economy

- The current type of tourism, which feeds the local economy, would suffer were the development to go ahead.
- Any profits generated would be returned to the parent company as opposed to the local area. Own contractors would do work, visitors encouraged to remain on site and employment opportunities limited to poorly paid, seasonal and zero hours contracts.
- Will be harmful to small businesses and local area with no benefit.
- Applicant dependent on Alton Towers to bolster their financial position.

Size and Scale

- The size and scale of the proposed development is at odds with the low impact development described in the outline strategy. The sloping nature of the site means that many if not all of the lodges will be considerably higher. The height of the hub building is completely out of keeping with the valley landscape.
- Size of the proposed development is inappropriate for a landscape characterised by small villages.
- Proposal represents a massive intrusion and threat to the Churnet Valley. Scheme is larger than any of the nearby villages.
- Intrusive scale will intrude upon the open nature of the landscape

Traffic/Highways

- The volume of traffic generated would overwhelm the local roads giving rise to danger, congestion, noise and pollution in this rural area. Local residents will be obstructed in the going about of their daily business, as is already the case at Alton

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- Independent traffic reports have used the wrong criteria for the consideration of the junction of Whiston Eaves Lane with the A52
- The cumulative impact of traffic generated by all the proposals and current developments in the area should be considered . The expansions at Alton Towers and the developments at Froghall will all add vehicle movements to the same road.
- Visitors likely to ignore new direction signs and will follow satellite navigation systems instead.
- The idea that the railway in the valley will be developed to reduce road use is sheer fantasy.
- Site is in an unsustainable location which is not served by public transport
- Local access to the site is poor and dangerous. Vehicular movements are significantly constrained by local road width, condition, design (e.g. blind corners), and the opportunity for high vehicular speed (i.e. derestricted limits). The local highways simply cannot sustain any significant increase in traffic volumes without a profound increase in road safety dangers.
- Oakamoor will become a rat run for visitors returning from Alton Towers and aside from the dangers (particularly to the parents and children who use The Valley School, which intersects with Carr Bank at School Drive) the quality of life for a large number of Oakamoor residents will be enormously diminished.
- The proposal will impose a higher level of CO2 emissions in the surrounding area which is already higher than the national average.
- The tunnel which links the two sites is narrow and unstable and incapable of carrying emergency vehicles. Access to the site including the junction is very narrow and incapable of taking increased traffic. Road already burdened by Alton Towers traffic.
- Junction very narrow and not capable of taking traffic.
- Proposal to alter junction with A52 same as that previously refused.
- Studies of Carr Bank and Farley Road have shown inadequate width for 2 way traffic for many areas along their depth and numerous bad bends and steep gradients.
- School buses are banned from using Carr Bank.
- Transport assessment obviously underestimates the volume of proposed traffic.
- Use of public transport unsustainable and unlikely.
- Reduction in local bus services has already increased traffic on the road network,
- Alternative access road Blakely Lane is also inadequate with narrow width with bends that have poor visibility.
- Health and safety issue regarding response times of emergency vehicles and response times.
- Pedestrian safety will be endangered.
- Idea of a ghost island crazy.
- Congestion
- The parking along the road across from the post office in Oakamoor will be unavailable to the community. Is the little hump back bridge in Oakamoor capable of carrying 750-1200 cars per day.

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- The latest minutes of the Alton Towers Resort Transport Liaison Group Meeting confirmed that there is little to no appetite on the part of Alton Towers to run a shuttle bus service between the two sites.
- Whole scheme is still based upon too many cars.
- Car sharing schemes in rural area are particularly difficult to set up and maintain.
- Travel Plan and entire application is flawed.
- HGV's using quarry are slow moving. Application now proposes fast mowing cars between two theme parks on some of the narrowest lanes in the Staffordshire Moorlands.
- In the evening when residents return to work the highway goes down into single track width within 200m opposite the old Sneyd Arms PH which will be the main access point to the quarry site.
- An independent traffic study is needed.
- Visibility at the junction in heart of Oakamoor village by the Lord Nelson pub and village hall where School Drive, Churnet Road and Carr Bank meet is poor especially when accessing Starwood Terrace .
- School drive is very busy with cars and pedestrians.
- Oakamoor is a traditional village with narrow or no pavements
- Unfamiliarity of drivers reduces highway safety.
- Highway officer at last meeting produced a substandard performance which failed to impress.
- What assurance has SMDC got from Alton Towers that enables Laver to assert that it has agreed to a shuttle bus system that will accommodate large number of visitors from Moneystone who wish to get to Alton Towers.
- Statistically lanes like the ones serving the site are the most dangerous nationally in terms of fatalities and road accidents.
- Submitted travel plan shows a complete lack of understanding of the area with its steep gradients and unlit roads.

Need

- All activities and accommodation proposed already exist in local area.
- Largest theme park in Europe (Alton Towers) which has just had a further phase of accommodation approved is located only 3 miles away. There is no requirement for similar development so close.
- There are many small and independent camp site which means that there are already plenty of places for people to stay.
- Other large wooden lodge focused holiday developments are proposed locally including the former Birchall open cast coal mine near Chesterfield and 44 lodges at Delamere Forest, Cheshire as well as Centre Parks and a newly established Peak Resort within 30 miles.
- The feasibility study and the economics contained within is flawed.

Other impacts

- Increase in litter
- Noise, light and air pollution will ruin what remains of one of the most tranquil and beautiful valleys in the country.
- Statement that any archaeological evidence within former quarry workings have been destroyed by quarry workings is incorrect.

Ecological

- The range and quantity of wildlife will be compromised by the proposed development and its associated traffic from visitors, staff and services.
- Lack of up to date evidence on the likely environmental impacts of the revised proposals. Similarly the application contains no updated report on the ecological issues or flora or fauna.
- Quarry 2 and Black plantation connected by a tunnel which will give rise to potential for serious environmental and ecological harm.
- The application has increased the density of development within quarries 1 and 3 and therefore made worse the actual and perceived damage to the ecological and environmental impacts.
- Annual migratory toads mating on the road outside Moneystone quarry are regularly squashed.
- Environmental harm is as great in this application as that previously refused.

Conservation Area

- Quarry is now a pathway linking the newly appointed Conservation Area of Oakamoor with the rest of the Churnet Valley. It's ridiculous to have key qualities SMDC wish to protect and regulate in order to maintain the special character of this village disturbed by large volumes of passing traffic

Impact on Ancient Woodland

- Frame Wood is a rare wood that needs to be protected from damage of any sort. You cannot simply replace ancient woodland with new planting. Most ancient woodlands have emerged simply because of natural topography and ideal conditions they are not man made.
- Proposal is a further erosion of the landscape and a threat not an improvement to its unique historical landscape character.
- Disquieting to find that SMDC's Trees Officer has not ventured any views on the application or its predecessor. Also lack of comments from experts at SCC.
- Woodland Trust should be given opportunity to respond to HOW planning's challenge to their objections.
- To make any sort of leisure use of such a vulnerable area will not enhance it but severely degrade it.
- The idea set out in the woodland notes would cause natural uprooting of screening and drainage problems.

Matters raised neither in support or against.

- As the above applications are so interrelated they should be dealt with together, due to the major size of the proposed development overall.
- Concern that the date for representations to be considered does not adequately allow people time to consider the thousands of pages of documents accompanying the application which is being forced through. Suggest that a full highways study is implemented

PLANNING POLICIES

Core Strategy:

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS6c Other Rural Areas Strategy
- SS7 Churnet Valley Area Strategy
- SD1 Sustainable Use of Resources
- SD2 Renewable/Low Carbon Energy
- SD4 Pollution and Flood Risk
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- C3 Green Infrastructure.
- R1 Rural Diversification
- NE1 Biodiversity and Geological Resources

Churnet Valley Master Plan - Supplementary Planning Document

- Moneystone Quarry Opportunity Site: Paragraph 7.6.5
- Natural Environment: Paragraph 8.1
- Green Infrastructure: Paragraph 8.6

Staffordshire and Stoke-on-Trent Mineral Local Plan

Saved Policy 5: Development within Mineral Consultation Areas.

Staffordshire Minerals Local Plan (Emerging Document):

Policy 3 - Minerals Safeguarding Areas

National Planning Policy Framework (NPPF)

- Paragraphs 1 - 17
- Section 3 Supporting a prosperous rural economy
- Section 7 Requiring good design
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 11 Conserving and enhancing the natural environment
- Section 12 Conserving and enhancing the historic environment
- Section 13 Facilitating the sustainable use of minerals
- Paragraphs 186 - 219

National Planning Practice Guidance

Other Relevant Policy Documents

Staffordshire Moorlands Tourism Study 2011

Landscape and Settlement Character Assessment (2008)

The Staffordshire County Council Landscape Assessment: Planning for Landscape Change (2001)

Churnet Valley Transport Study (Atkins 2013)

OFFICER COMMENT

1. The main planning issues to be considered in respect of this development proposal are as follows:

- Principle of the proposed development;
- Traffic and access
- Landscape and visual impact
- Ecology
- Archaeology and built heritage;
- Flooding/flood risk
- Ground conditions/contamination/air quality
- Mineral safeguarding
- Waste Management
- Residential amenity
- Public rights of way

Principle of the Proposed Development

2. Planning law requires that this application be determined in accordance with the development plan, unless material circumstances indicate otherwise. The Development Plan consists of the adopted Staffordshire Moorlands Core Strategy. The Churnet Valley Master Plan (CVMP) a recently adopted Supplementary Planning Document and the National Planning Policy Framework (the Framework) are material considerations of significant weight in the determination of this application. The CVMP identifies the application site as a key opportunity site for new leisure development based around the restoration of the quarry. The Framework has running throughout it, the golden thread of the presumption in favour of sustainable growth and development. In terms of decision making, this means approving developments that accord with the Development Plan without delay and, where the Development Plan contains either no relevant policies or where those policies are out of date, granting planning permission unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or where specific policies in this Framework indicate development should be restricted. It is against this policy background that the application is considered and assessed below.

3. The application site is located within the Churnet Valley where Policy SS7 provides in principle support for sustainable tourism development including short and long stay visitor accommodation and the provision of compatible new tourist attractions and facilities. The adopted CVMP supplements this policy. It includes a Concept Statement for the Moneystone site and a Development Strategy (para 7.6.5).It specifically refers to the opportunity to develop the site for a high quality leisure venue to complement other recreational and leisure attractions and enhance the area provided it is of a scale that does not undermine the tranquillity and character of this sensitive part of the Churnet Valley and other businesses.

Appropriate uses are summarised in the CVMP are as follows:

- Holiday accommodation consisting of low impact holiday lodges in Zones 1 and 2 and limited development in Zones 4 and 5 with a maximum total of 250 lodges
- Outdoor recreation facilities including walking, cycling, horse riding and climbing
- The Hub building to be located within Zone 1
- The recreational lake to include non-motorised water based activities in Zone 3

The general development principles that apply to the site's development include:

- Ensuring that any future development accords with the overall strategic approach to development within the Churnet Valley
- Ensuring appropriate restoration of the quarry
- Adopting a comprehensive approach to development
- Delivering economic, social and environmental benefits for the area
- Restoration of the quarry unless a more beneficial alternative can be justified

4. Whilst the application concerns a greenfield site within open countryside and outside of a defined settlement boundary, the use for a leisure scheme promoted within the application is generally in accordance with the recently adopted CVMP which supplements Policy SS7 of the Core Strategy. Furthermore as the site is identified in the CVMP as a key opportunity site for leisure development, the Policy Officer has confirmed that it is not considered necessary to go through an impact assessment that would otherwise be required by para 26 of the NPPF nor a sequential approach with regards to site selection as would otherwise be required by Policy SD1. The Policy Officer further confirms that the proposal accords with the Core Strategy and CVMP in respect of the proposed uses on site and it is in a location where tourism and leisure development is supported. For these reasons the proposed use for a leisure development can be regarded as acceptable in principle.

5. Although in outline, the application is accompanied by an Indicative schedule of accommodation, a Parameter plan showing the broad extent and heights of development (including lodges, access and landscaping) and an illustrative Masterplan which shows how 250 lodges and other proposed buildings could be accommodated on the site. It is therefore necessary for Members to consider the quantum of development indicated in the application and on which the Environmental Statement and impact assessments has been based and to assess the compatibility of the proposal against the Development Plan policies as a whole, including the development principles of the CVMP to reach a view as to whether or not the proposal constitutes sustainable development that should be granted planning permission. These matters are now analysed under the various sub headings below.

Traffic and access

6. Approval of access is sought at this stage. The proposed site access would be from Whiston Eaves Lane, the main access into the former quarry. Chapter 13 of the ES considers Transport and Access. A full Transport Assessment (TA) is provided within Appendix 13 of the ES together with a Travel Plan.

7. In the previous application, Members raised significant concern about the amount of traffic that would be generated by the development and accessing the surrounding road network. Particular concern was raised with regard to Eaves Lane/ Carr Bank to the east of the site access which would provide a direct route from the development to Alton Towers and Farley Lane. It formed one of the reasons for refusal of that application. The applicants have sought to address this concern in this revised application by providing for a 'no right turn' out of the site. This would be achieved by

the introduction of a traffic island on the site access road which would physically prevent visitors and staff from turning right out of the site towards Carr Bank and Alton Towers. (see Drawing PB5196-0100A) These works are the subject of a separate planning application (SMD/2016/ 0388) which is considered elsewhere on the Agenda. Off-site improvements to the Whiston Eaves Lane/A52 junction are also proposed. Visibility at this junction is currently substandard. Works involve the provision of a ghost right turn facility into Whiston Eaves Lane when travelling from the west, increased visibility to the west and traffic calming measures. The works associated with the right turn and improved visibility are shown on drawing PB 1608-SK001C.

8. The TA notes that Whiston Eaves Lane is a single carriageway road with a typical width of 7m to 8m and is subject to a 30mph speed limit from the junction with the A52 for the first 300m through Whiston village to a point just south of the village hall. The remainder of Whiston Eaves Lane through to the Moneystone Quarry site is subject to the National speed limit.

9. Eaves Lane commences at the existing Moneystone Quarry site entrance and leads south to Oakamoor village via Carr Bank. The existing junction to the quarry is a wide simple priority layout. The TA notes that this has clearly been designed to accommodate the significant number of Heavy Goods Vehicles (HGVs) that have historically used this access. Carr Bank forms the continuation of Eaves Lane through to Oakamoor village. The TA notes it to be relatively steep in gradient (warning signs notify drivers of gradients of up to 1 in 5) and narrow in width at circa little more than 4.5m wide. The total width of highway land along this link varies it says, being up to circa 10m in width and is lined with trees/hedges. Eaves Lane and Carr Bank are subject to the National speed limit, with a weight restriction of 'no more than 7.5 tonnes except for access' applicable (i.e. heavy commercial vehicles are restricted from travelling through to Eaves Lane via this route). The last 200m of Carr Bank through Oakamoor is subject to a 30mph speed limit. The junction of Carr Bank with the A5417 in Oakamoor is a simple priority junction with adequate lateral visibility splays for the 30mph speed limit in force.

10. The TA identifies and considers two key junctions namely the A52/Whiston Eaves Lane (Whiston) and B5417/Carr Bank (Oakamoor). It considers the impact of traffic from the development on the highway network during construction and once the development is operational. It is based on an anticipated 3 year construction period, 2017-2019 with an opening date of 2020. The TA analyses existing traffic flows (Vol 1 section5). Existing baseline data is based on updated surveys carried out in May 2016 but increased by a factor of 1.5 to provide a robust assessment taking into account the increased traffic from Alton Towers during the summer months. During the processing of the application a Note to Staffordshire County Council from Royal Haskoning dated 19th August was received. This provides details of further traffic surveys commissioned in August 2016 by the applicant to establish if the weighting factor of 1.5 applied in the TA was sufficiently robust. The Note concludes that applying a factor of 1.5 to the May surveys did provide a robust assessment.

11. Background growth rates have been applied to the year of opening 2020 and 5 years hence 2025 and have factored in the Bolton Copperworks Opportunity site. The TA then applies traffic from the proposed development. In order to provide a robust assessment, using data from Christie and Co it combines the busiest forecast weekday flows for lodges, which occurs in May, with the busiest daily weekday flow for day visitors which is August. For weekends, peak flows are in August for all users. A 20% contingency is also applied. Using this worst case scenario and at the time the development becomes fully operational the TA predicts there would be 432 daily

two way flows on the busiest weekday and 812 daily two way flows for the busiest weekend (Table 12 of the TA). This is an increase from the 2014 TA and is said to be attributed to the increase in staff parking provision from 36 to 67 spaces.

12. The TA goes on to consider and assess the scale of this traffic impact on the most affected junction, the A52/Whiston Eaves Lane junction and the Carr Bank/ B5417. It predicts that the arms of the junction would experience the following scale of traffic impact in 2020.

Junction 1 A52/Whiston Eaves Lane

Whiston Eaves Lane 97% increase (High impact)

A52 West of Whiston Eaves Lane 11% increase (high impact)

A52 East of Whiston eaves Lane 6% increase (medium impact)

Junction 2 B5417/Carr Bank Junction

Carr Bank - 7% increase (medium impact)

B5417 West of Carr Bank - 0%. (negligible impact)

B5417 East of Carr Bank - 2% (negligible impact)

13. In summary and not surprisingly, the TA concludes that traffic is expected to increase on the local roads around the site. The percentage increases set out above are all noted in the TA to be from relatively low baseline traffic flows. These increases have been considered against a set of traffic capacity significance criteria in the TA. The operational capacity assessment (which includes consideration of driver delay) of both of these junctions using the significance criteria concludes that the application is expected to have low operational impact on these junctions. To help mitigate the impact of trips caused by the development a Travel Plan Framework (TPF) and Travel Plan (TP) accompany the TA and include a number of measures that will encourage travel by non car modes (staff car share, cycle storage, Alton Towers bus for example). With these measures, the residual impact is predicted to be Minor Adverse in respect of the impact on traffic flows and a Negligible impact on driver delay. In respect of pedestrian delay and amenity, pedestrian severance, accidents and safety the residual impact is predicted to range from negligible to minor beneficial. The TA notes that although the existing A52/Whiston Eaves Lane junction could cater for the additional traffic demand in capacity terms, highway works are proposed at the junction to accommodate a right turn facility and increase the visibility splay to the west. The highway works are aimed at improving the existing sub-standard layout in highway safety terms (para 7.5.4).

14. In terms of construction traffic, the TA estimates that during construction there will be 24 two way total vehicle traffic movements per day. To mitigate this impact a Construction Traffic Management Plan is offered which can be secured by condition to ensure best practice measures are adhered to throughout the construction phase of development. With this in place the ES expects a minor adverse residual impact. However this is relatively short term and no objection is raised. The issue of noise during construction is considered elsewhere in this report.

15. Many of the letters of representation received relate to highway concerns. These include concerns raised by Paul Mew Associates, Traffic Consultants acting on behalf the local action group, WAG. The Local Highway Authority has carefully considered the application and the TA. It accepts the conclusions reached and raises no objection to the application. It says that the TA has dealt in detail with the access to the site from the A52 as well as from the B5417 at Oakamoor. The LHA notes that all relevant details such as highway safety and impact on the surrounding highway network and sustainability have been considered and that a TPF is provided

which outlines proposals for traffic impact mitigation through the implementation of sustainable transport measures. The TA has updated traffic flow and forecast figures from the 2014 TA. The LHA advise that although no objection was raised to the previous application on highway grounds, this application has sort to introduce additional measures which may impact on the highway, including improvements to the existing site access to prohibit the right turn out of the site onto Eaves Lane and removal of Blakeley Lane to service part of the development. The vehicular traffic previously assigned to Blakeley Lane has now been assigned to Eaves lane. The LHA conclude by saying that the modelling in the TA of the access junctions and surrounding network shows that they will operate within their practical capacity. The existing access to the development from the A52 will be upgraded and different proposals for this improvement have been considered. It is also considered that transport mitigation measures can be secured through the TPF. It is for these reasons that the LHA raise no objection subject to conditions and a Section 106 Agreement to secure a contribution of £11 000 towards the monitoring of the Travel Plan and £5 000 in the event that a Traffic regulation Order is pursued for speed reduction on the A52.

16. It is concluded that with the mitigation measures proposed in the Travel Plan Framework and Travel Plan and with the highway works proposed at the site entrance and at the Whiston Eaves Lane/A52 junction and in the absence of any objection from the LHA, that the development can be satisfactorily accommodated on the local highway network. Measures to reduce reliance on the car and reduce the need to travel are included and for these reasons the proposal is considered to comply with Policy T1 of the Core Strategy and the NPPF particularly given that the residual cumulative impacts are not considered to be severe. It is because of this that the highway issues are deemed to be acceptable.

Landscape and Visual impact

17. In the previous application Members expressed concern about the landscape and visual impact of parts of the development focusing on two areas. Firstly the area identified as the Multi Activity Hub area on the submitted Parameters Plan and in particular the extent of development within this area and the height of the buildings which had been given to be up to 12m in part. Secondly to the area identified as Black Plantation which Members felt was visually and physically isolated from the remainder of the proposed development and that its elevated position would lead to adverse visual impact. This application has sought to address these concerns. In respect of the Multi Activity Hub Area, the area within which the hub buildings can be located has been defined and reduced in area and within this area buildings will be limited to a maximum of 6m in height. Additional landscaping is also included in the Multi Activity Hub area. The area identified as Black Plantation is now annotated as 'Existing woodland to be retained'. Development is no longer proposed here.

18. Introducing a leisure complex into a rural location such as this will inevitably have some impact on the character and appearance of the area, be that visual impact, landscape impact or impact on tranquillity. However as noted above the principle of a leisure venue has been established through the Masterplan. The analysis below is made against this in principle support.

19. The site lies outside of a settlement boundary and within the open countryside. In the Churnet Valley Landscape Assessment which was commissioned by the Council to inform the CVMP, the site lies within two landscape character types, Dissected Sandstone Cloughs and Valleys and Dissected sandstone Highland Fringe. Characteristics of these landscape types include deeply incised wooded valleys with narrow winding watercourse, narrow sunken lanes, deciduous woodland, stone

buildings, livestock farming dominating, fields bound by dry stone walls or hedges and wide and distant views. In both character types, the Opportunity site at Moneystone Quarry is noted to be generally well screened from view. However it comments that redevelopment proposals should take into account the sensitive nature of the small scale landscape in terms of its protection and that particular regard should be taken of woodland planting that may result in the infill of this small scale landscape and which can create an adverse impact on the landscape character. It further states that formal planting should be discouraged as out of character and hedgerows should be reinforced and managed and that lodges/static caravans in open and visible locations should be discouraged. It says that small scale landscapes such as this are particularly sensitive to change.

20. Policy DC 3 seeks to protect and, where possible, enhance the local landscape by resisting harmful development, supporting development which respects and enhances local landscape character and supporting opportunities to positively manage the landscape and use sustainable building techniques and sympathetic materials (similar reference in Policies E3 and SS6). Whilst Policy SS7 promotes sustainable tourism development in the Churnet Valley it is also clear that this must not be at the expense of landscape quality which it says will be paramount in all development proposals. The Framework similarly gives weight to the protection and enhancement of valued landscapes.

21. The application is accompanied by an assessment of landscape and visual impact (LIVIA) Chapter 8 of the ES, which considers the potential effects of the proposed development both in terms of character and appearance. A series of View points are assessed at Appendix 8.2.

22. The Churnet Valley Landscape Assessment specifically refers to the Moneystone site and describes the whole site are being largely screened from views outside of the site. It is certainly true that Quarries 1 and 2 are more contained benefitting as they do from the lowered ground levels of the former quarry and enclosed by steep cliff faces and embankments and existing mature tree cover. Quarry 1 for example sits approximately 20m below Eaves Lane. The applicant's visual assessment shows that from the East (Viewpoints 1 and 2 Crowtrees public footpath /Staffordshire Moorlands walk) and in summer months views of the development would largely be screened by intervening woodland and vegetation. However during the winter months there is potential for some limited, glimpsed views of the Multi Activity Hub area from this direction. From the site entrance on Eaves Lane, (VP 3) views of the development are restricted as a result of development being on much lower ground and existing screening from trees. From Eaves Lane looking south over Quarry 1 significantly lower ground levels and existing tree cover will restrict and filter but not contain views into the site. The applicant's assessment refers to 'a sequence of glimpsed transient views' (VP4 and 5). From Eaves Lane looking north into Quarry 2, development will not be completely hidden. Development here will be set well back into the site (see Parameters Plan) and views will be filtered by the existing woodland planting and shrub understorey along Eaves Lane. There is potential to supplement and enhance this as part of the landscaping strategy for the site.

23. Unlike Quarries 1 and 2, Quarry 3 is less contained and has a more open character. The CVMP recognises this and refers to 'limited sensitive development' in this part of the site to be informed by a Landscape and Visual Impact Assessment. Development on the southern side of Quarry 3 is illustratively shown in two clusters of lodges. The applicant has submitted with the application, Woodland Approach Notes (June 2016 prepared by Planit) which sets out the outline of a methodology for progressing the detailed design of development on the southern side of Quarry 3

within new and retained woodland. In this way tree loss is minimised and with new woodland planting, better assimilated into this more sensitive part of the site. The Trees and Woodland Officer has considered this and notes that there is potential to provide an enclosed woodland character to this cluster and screen/filter potential views of it from across the lake. The applicants Viewpoint 6 looks east and south east towards Quarry 3 from Whiston Eaves Lane. It shows that the existing bunding and proposed additional woodland planting on this bund will assist in containing development in these views.

24. Officers have previously expressed concern about the density of development proposed to the north of Quarry 3. On the illustrative plan it is indicated to take the form of a continuous and rather regimented line of lodges which would sit on a new shelf which it is said would be cut mid-way on the embankment at approximately 171 AOD around the north, west and eastern sides of Quarry 3. The illustrative site section shows an overhang, 3m from the lip of the plateau and a 5m wide access road behind. Significant engineering works will be needed to create this platform and the mid slope will need to be substantially steepened forming a cliff (see Section BB on the illustrative site sections). As indicated it will leave limited space for any meaningful landscaping to ensure that development in this area is in fact 'sensitive' as envisaged in the CVMP. However it is recognised that this is an outline application and the Masterplan is illustrative and not for approval at this stage. Thus matters of actual layout and detailed design are reserved for later assessment and approval. Approval is being sought for the Parameters plan, but this shows broad areas for chalets and landscaping. The Illustrative Landscape Plan indicates planting around the western end of Quarry 3 and the Trees and Woodland Officer notes that this would be very relevant to establishing additional screening of lodges around the north west corner of the lake with reference to longer distance views particularly from Hawksmoor Wood to the south (VP 16). Any lodges displaced from Quarry 3 could be accommodated within Quarries 1 or 2 particularly bearing in mind that the illustrative plan shows all lodges at 12m by 6m, presumably a 'worst case scenario'. The Agent confirms that there is no particular reason why the lodges must be this size, confirmed in the Feasibility Study which refers to providing a mix of lodge type in each zone. Thus at the reserved matters stage a range of different sizes could be incorporated across the whole site to include some smaller lodges. Notwithstanding therefore reservations about the illustrative plans for the north side of Quarry 3, it is reasonable to conclude that the ceiling of up to 250 lodges promoted in the application and referenced in the Churnet Valley Masterplan could be accommodated within the balance of the site.

25. The LIVIA considers a series of potential more distant views from, for example, Whiston Hall, Ross Lane, Lockwood Road, A521 Kingsley Holt (see Viewpoints 7-14) but on all concludes that as a result of distance between the viewpoint and the site, a negligible impact would result.

26. In terms of the impact on landscape character, as noted above introducing a large leisure complex will inevitably have an impact on landscape character. Any assessment has to be made against the background that the site is promoted in an adopted Masterplan for a leisure development including up to 250 lodges. As the applicant's assessment notes, given the topographical impact of the quarry operations, significant volumes of fill would need to be imported to get the site back to its pre-quarried landscape character. The principles established as part of the restoration proposals have been integrated into the Masterplan for the proposed development wherever possible (see Ecology section also). By adopting the mitigation measures in the LIVIA (Chapter 8 Table 8.9) and working with the existing topography thus minimising the need for further regrading and with a comprehensive

landscaping scheme including new woodland edge planting, the residual landscape impact is considered to be acceptable.

27. In terms of landscape and visual impact during construction, potential impacts are identified in the ES during construction for example from the presence of HGV's, remodelling of ground levels, lighting from construction areas, protective fencing and on site accommodation and work areas. In order to minimise the potential for such negative effects, a Construction Environmental Management Plan is offered and can be secured by condition. Lighting and light pollution during hours of darkness has the potential to adversely impact on the character and appearance of this rural area and to impact on ecology and will need to be carefully considered at the reserved matters stage. A condition to secure a lighting scheme is recommended.

28. In conclusion the ES makes the relevant point that there is no viewpoint where combined visibility of all of the quarry components is available. In those limited instances where distant views are available they do not dominate the landscape. The ES considers detailed mitigation to reduce or avoid landscape and visual impact. It includes limiting heights, use of appropriate materials and optimising the favourable topography of the site. The reserved matters process will determine the actual detailed layout, scale, appearance of the buildings and landscaping of the site. Having regard however to the conclusions of the Landscape and Visual Impact Assessment and the above analysis and with the mitigation proposed, it is considered that the proposal is acceptable in terms of Policies DC3, SS6, SS7 and DC3 which seek to protect and, where possible, enhance the local landscape by resisting harmful development and to national policy in the Framework which similarly requires the planning system to protect and enhance valued landscapes.

Ecology

29. Policy NE1 of the Core Strategy advises that proposals should not cause unacceptable harm to features of identified nature conservation value, unless there is suitable mitigation and adequate compensation, management and enhancement of the nature conservation resource. The Framework also places high importance on protection of biodiversity interests. Development works that would contravene the protection afforded to European Protected Species, such as bats and Great Crested Newts, require a Habitats Directive Licence and these applications are considered by Natural England on behalf of the Secretary of State. Before such a licence can be granted, several tests must be satisfied. Local planning authorities must also consider these tests prior to determination of the application. Authorities would risk breaching the requirements of the Directive and Regulation 9 (5) if the three tests were not considered during the determination of the application. The three tests are as follows:

- i. Test 1 – that there is no satisfactory alternative to the development on this site;
- ii. Test 2 – the action authorized will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range; and
- iii. Test 3 – preserving public health or public safety or other imperative reasons of over-riding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

30. In terms of environmental sensitivity, the Whiston Eaves SSSI lies adjacent to the application site to the west. Two Sites of Biological Interest, Little Eaves Farm and Ashbourne Hey are also in close proximity to the application site and in addition several areas listed on Natural England's Ancient Woodland Inventory are within 2km of the site including Key Wood, Frame Wood, Carr Wood and Light Oaks wood.

Natural England has raised no objection to the application. They previously advised that they were satisfied that the proposed development, if carried out in accordance with the application details, would not destroy the interest features for which the SSSI has been notified and confirmed that it did not represent a constraint to determining the application. It commented that the SSSI is not publicly accessible and should remain so.

31. As noted elsewhere in this report, there is an Approved Restoration Plan for the quarry, granted by the County Council in 2014. It has always been clearly understood between the parties involved in pre application discussions, that in assessing the ecological/biodiversity issues raised by this proposed development, the Approved Restoration Plan provides the baseline for the assessment with the aim being to achieve an overall net increase in biodiversity.

32. A full Ecological Assessment including surveys is provided with the application, contained within Chapter 9 and associated appendices of the ES. It confirms that surveys supporting the 2014 ES were updated during April and June 2016 to re check the baseline conditions previously recorded and provide information to support the application. The potential impacts of the development on habitats, fauna and the Approved Restoration Plan (ARP) from the development range generally from negligible to minor adverse. However moderate adverse impact is noted to Ancient Woodland (Frame Wood) due to the significance of this woodland and the impact from the provision of shared pedestrian/cycle paths (damage to root systems etc). The impact to the remaining areas of Frame Wood not designated as Ancient woodland is also given to be moderate adverse impact. Again this is because of the significance of the habitat and impacts from the proposed network of pedestrian/cycle routes. Moderate adverse impact is also noted in respect of the ARP due to the loss of habitat to lodges, car parks, associated hardstanding which it says will fragment the ARP and introduce disturbance to the site which will also negatively affect the function of the proposed Approved Restoration Habitats. In respect of other species, moderate adverse impact is noted for amphibians.

33. To mitigate the impacts identified various mitigation and enhancement measures are put forward, the key elements of which are the enhancement/restoration of lowland grassland, new woodland planting, the management and enhancement of existing woodlands and planting of new hedgerow. The applicants also offer of a Construction Ecological Management Plan (CEcMP) an outline of which is provided at Appendix 9.3 of the ES (Dated June 2016 and prepared by Bowland Ecology) and sets out a series of key elements which will be addressed prior to and during construction to avoid and minimise any potential ecological impacts. A condition can secure such a plan.

34. In response to concerns that an integrated approach needed to be taken for the future management of habitats across the whole of the quarry site, in other words taking in not only the current application site but also the adjacent solar farm application site and remaining commitments of the Approved Restoration Plan, an Outline Habitat Management Plan is provided at Appendix 9.4 of the ES (dated June 2016 and prepared by Bowland Ecology). This approach was developed in consultation with Staffordshire County Council's Ecology Officer. Its purpose is to ensure that areas identified for mitigation and compensation are provided, restored, enhanced and managed across the whole site to ensure long term benefits for wildlife. Natural England has welcomed the production of such a plan. A condition can secure this.

35. More generally and as noted by the Ecology Officer, standard mitigation techniques will be implemented to avoid potential effects to species during construction and to avoid other potential impacts such as run off and lighting. Species interests will also be incorporated into the long term management objectives for the site.

36. The ES tries to quantify the compensation and enhancement. It states that approx. 29 hectares of habitats will be brought into positive long term management as a result of this development which will help to compensate for the 20.57 ha of the ARP which the Ecology report accepts will be significantly affected by the proposed development. . The 29 ha includes:-

- 12.58 ha - woodland management
- 14.93 ha - grassland management and restoration
- 1.35 ha - habitat mosaic and pond enhancement

Total = 28.86 ha

In addition the application will secure 1080m of species rich hedgerow planting in fields to the north west of the site. The ES asserts that although the 20.57 ha of the ARP significantly affected by the development, it will still be possible to retain elements of the plan and create attractive habitats for wildlife such as bare ground, low fertility grassland and the retention of developing scrub and grassland habitats.

37. The Ecology report refers to 63.23ha of habitats being brought into positive long term management for wildlife at completion of the development, however of course 34.03 ha of this is already secured under the ARP. 20.57 ha of the ARP is recognised to be significantly affected. Of the 12.58 ha of woodland management, the Ecology Officer advises that circa 5 ha of this is already within the APR thus the balance of woodland management to come forward as part of this application is circa 7.5 ha. The actual net gain in area is therefore approximately 3 ha together with 1080m of species rich hedgerow planting. The fact that Black Plantation is now to be retained as woodland and not developed is a further redeeming feature.

38. With these measures in place the conclusion of the ES in respect of Ecology/biodiversity is that the residual impact will range from negligible to moderate beneficial. The County Ecologist and Council's Ecology Officer have carefully considered the application. They are satisfied that, with appropriate conditions the application is acceptable in terms of its impact on matters of biodiversity. Natural England has likewise considered the ES and provided appropriate advice. They raise no objection to the application. The County Council in commenting on the application state that they are keen to see those areas of the site that would remain subject to the ARP scheme restored at the earliest opportunity and to high environmental standards. However they go on to say that in the event that planning permission is not granted or the planning permission is not implemented then the County Council would take appropriate measures to ensure that the ARP is completed.

39. It is for these reasons that the tests in the Habitat Regs are considered to be met and subject to appropriate conditions that the application will overall achieve a small net gain in biodiversity, will not affect the adjacent SSSI, and will provide appropriate mitigation and protection of protected species that the application is considered to be in accordance with Policies NC1, R1 and SS6C of the Core Strategy and advise in the Framework.

Archaeology and Built Heritage

40. Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires decision makers to have special regard to the desirability of preserving Listed buildings and their settings or any features of special architectural or historic interest which they possess. Recent case law clarifies that in fulfilling this obligation decision makers must accord considerable importance and weight to the desirability of preserving the setting of these listed buildings. The glossary to the Framework defines the setting of a heritage asset.

41. Aside from the statutory obligation, Policy DC2 of the Core Strategy says that the Council will safeguard and where possible enhance the historic environment including the setting of designated heritage assets. The Framework as a matter of national policy also seeks to avoid harm to the significance of heritage assets. It says that LPA's should require applicants to describe the significance of any heritage assets affected, including any contributions made by their setting. It states that great weight must be given to a heritage asset's conservation; the more important the asset, the greater the weight should be (para 132). Where a proposal would lead to substantial harm to the significance of the asset, it says planning permission should be refused. Where that harm is judged to be less than substantial, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

42. Chapter 10 of the ES provides an Archaeology and Heritage study and incorporates the results of an Archaeological Desk Assessment and a Heritage Desk Based Assessment. It confirms that there were two Listed buildings within the site boundary, namely Whiston Eaves farmhouse and Stable. This complex historically stood on Eaves Lane close to the entrance of Moneystone Quarry on Whiston Eaves Lane. Both the farmhouse and stable block were Grade II Listed. In 1998 Listed Building consent was granted for the demolition of both buildings because the land was required for mineral extraction which was considered at the time to be of national importance (98/0282 LB). The buildings were duly dismantled in 2006 and recorded under the terms of this permission. They are no longer Listed. The ES assumes them to be non designated heritage assets, being in part constructed of the remnants of a formally listed complex. The farmhouse was subsequently re constructed in Whiston whilst materials from the stable block have been stored within Moneystone Quarry awaiting a suitable site for its reconstruction. Planning Permission was granted in 2012 for the reconstruction of the stable and conversion into a dwelling at Heath House Farm, Ross Lane, Whiston and this permission now been implemented. As the ES notes, there is no inter visibility between the Farmhouse building and the proposed site and thus no impact. The same applies to the Stable building under reconstruction. A small section of the complex does remain in situ as part of the boundary wall. It provides an appropriate historic reference of this former complex and the applicants have agreed to provide an Interpretation Board detailing the history of the Farmhouse and stable. A condition can secure this.

43. The ES assesses the impact of the development on Little Eaves farmhouse and barn, both Grade II Listed together with the curtilage listed barn which lies outside of the application site but close to the south western boundary. It says that the core of the setting of these buildings is the garden and farm complex and that the surrounding agricultural fields, which comprise the wider setting of the buildings have a positive contribution to their significance and place them in a rural context with which they have a functional relationship. It goes on to say that the Farmhouse and Barn will be visible from the proposed Multi Activity Hub area located to the south-east prior to any mitigation. However, it says that views are restricted by dense vegetation and trees which run along the western perimeter of the proposed

development site, and mature trees located around the eastern perimeter of the farm complex. Therefore, the core setting, and the majority of the wider setting of these buildings, will be unaffected by the development. It concludes that a negligible/neutral effect is considered from the proposed development on the contribution that the wider setting provides to the significance of Little Eaves Farmstead in limited views to and from them. It goes on to say that any negligible/neutral effect on the contribution that the wider setting provides to the significance of these designated assets can be reduced further by additional tree planting along the western perimeter of the proposed development site, and through the reduction in height and careful siting of the Multi Activity Hub buildings.

44. There will be intervisibility between the Multi Activity Hub area (MAH area) and the historic farmstead, Little Eaves Farm. Views from and towards this heritage asset will alter and it is considered will result in some harm as a result of this proposal, particularly bearing in mind that the baseline assessment is that of a restored quarry. As the Conservation Officer notes, setting is not limited to views. Heritage England's guidance on setting confirms that it is the surroundings in which a heritage asset is experienced. In addition to views, the seclusion of the historic asset and its tranquil location are also considered to be factors that contribute to significance in this case. Views towards the MAH area from the asset are limited to a south/south easterly direction. In all other views from the historic farmstead, the development will not be seen. It is unfortunate that when looking east/south east, there is a gap in the belt of trees immediately beyond the application boundary where two sets of overhead powerlines (which themselves impact to some degree on setting) cross, which will enable full views into the Hub area at this point. A second gap provides a more limited view. For many years the buildings and plant of a working quarry have framed these views. Indeed when the barn and farmhouse were listed (1967 and 1986 respectively) this would have been in the knowledge that a mineral extraction quarry and processing plant was in operation on the site of Quarry 1. The Conservation Officer has always maintained that the key to mitigating the harm identified above is by plugging this gap.

45. The applicant has sought to address concerns about the impact on the setting of Little Eaves Farm in this application in several ways. Firstly by providing a reduced and defined area within which the hub buildings and visitor centre can be sited within the Multi Activity hub area. Secondly by limiting the height of buildings within this defined area to 6m; it was previously 12m and thirdly by showing increased space for landscaping within the MAH area. During the processing of the application two further amendments were secured. Firstly all reference to heights on the Parameters Plan is now shown relative to finished floor levels rather than reference to storeys and secondly a further area of landscaping has been indicatively shown immediately to the eastern side of the power lines comprising an 8m wide tree belt. It is considered that together these revisions provide much more certainty and whilst accepting that the Landscape Detail plan is illustrative, it does demonstrate that there is sufficient space to achieve landscaping that will filter views.

46. The Conservation Officer has considered the application and the amendments. She is of the view that the indicative planting plan will to some extent filter views of the main hub building. The angled planting belt running along the margin of the archery area, to the east of the powerlines is, she says, a significant improvement and will assist in plugging views between Little Eaves Farm and the hub buildings, and views of the hub buildings will diminish over time as the trees mature. She concludes that the scheme as a whole will represent 'less than substantial harm' to the setting of the Listed Buildings in terms of applying para 133 of the NPPF. Under the 1990 Act considerable weight must be given to the preservation of Listed

Buildings and their setting, even where the harm is slight. However, in assessing the acceptability of the harm the Conservation Officer comments that in this case the Listed farmstead will retain its immediate, open agricultural setting and more distant, rural views. She is also mindful that the Listed Buildings were Listed when the quarry was in operation. Although this latterly became a finite use, a leisure development on the site has been endorsed in the recently adopted Churnet Valley Masterplan. It is also noteworthy that the farmstead benefits from existing mature tree planting along its eastern perimeter. Furthermore in wider views, for example from the east, (see Viewpoints 1 and 2 of the LIVIA) the farmstead is visible in the distance, but owing to its elevated location on a crest of higher ground there are no clear views of the application site/proposed development in these views due to tree cover around the farm and falling ground levels beyond the farm. Thus the historic asset is seen and will continue to be seen within the context of the adjoining agricultural land, its historic agricultural hinterland. The Conservation Liaison Panel raises no objection subject to views of the hub being masked/filtered.

47. The conclusion is that the limited harm identified is considered to be less than substantial and in terms of the Framework should therefore be weighed against the public benefits of the proposal. The Planning Practice Guidance confirms that this could be anything that delivers economic, social or environmental progress in line with the Framework. It is discussed in the planning balance below.

48. Finally in terms of archaeological interests the County Archaeologist has considered the ES. He notes that the majority of this site lies largely within the previously quarried area of the site. However he advises that there are areas which lie outside previously impacted areas. One such area raised previously by residents concerns the potential for pre historic remains to be present beneath the floor of the barn of the now dismantled Whiston Farm complex. He advises that this is unlikely as the area suggests low general potential for the presence of such remains and the later construction of the barn is likely to have removed any earlier features. However he advises that there does remain the potential for archaeological remains to survive here and within unimpacted areas elsewhere within the application site. As such he advises that an archaeological watching brief be maintained during ground works within identified areas. This can be secured by condition. Subject to the imposition of such a condition, the County Archaeologist raises no objection to the application. As such the proposal is considered to comply with Policy DC2 and national policy in the Framework.

Flooding/Flood Risk

49. The application is supported by a Flood Risk Assessment (FRA) contained within Chapter 12 of the ES. The site lies within Flood Zone 1 which is land with the lowest probability of flooding. The proposals include many ways in which surface water run off will be stored and /or attenuated on site, such as ponds connected by streams and swales, the main activity lake in Quarry 3 and permeable hardstanding. This will reduce peak flows, attenuate and clean surface water before it enters the river network. The end point for the majority of the surface water will be the lake in Quarry 3 which will then discharge into a network of streams and ultimately into the River Churnet. Residual impacts range from negligible to moderate beneficial. The Environment Agency and the Lead Local Flood Authority have both considered the application and FRA and raise no objection to the application. Conditions are recommended including one to secure full details of the surface water drainage scheme to include sustainable drainage techniques and details for the long term maintenance of such scheme.

50. The ES confirms that all foul drainage will be treated on site via new system prior to discharge to the River Churnet. The ES states that existing ground slopes will allow most areas to be fed by gravity feeds to a proposed private sewage plant on the lower ground south of the hub area. The Environment Agency raise no objection in principle although highlight that given the volumes involved, an Environment Permit will be required from the EA and that the granting of permission does not guarantee the granting of a Permit. A condition to secure full details of the scheme is recommended.

51. Policies DC1 and SD4 of the Core Strategy requires new development to ensure that existing drainage, waste water and sewage infrastructure capacity is available to enable development to proceed and to minimise flood risk. The Framework is also concerned with climate change and its effects. It is particularly concerned about locating new development in areas that are at low risk of flooding and are capable of being developed without contributing to flood risk elsewhere. A key element of this is ensuring the development can be drained effectively. For the reasons given above the conclusion is that, subject to appropriate conditions, there is compliance with both national and local planning policy with regard to flood risk.

Ground Conditions/contamination/air quality

52. The site is a former sand quarry / processing plant operated by WBB minerals and as such Pollution Officer advises may contain several sources of contamination relating to this use (acidic tailings etc). A provisional Contamination Risk Assessment has been submitted as Part of the ES (Chapter 11). The Pollution Officer has considered this and advises that it is a thorough assessment of all the possible risks associated with the site and that tentative remediation proposals are proposed. He agrees with the conclusions of the Assessment that it is unlikely that any identified contamination would ultimately be prohibitive to development, but that full and detailed Intrusive ground investigations will be required to investigate (and remediate) the identified possible pollution linkages. This further work can be appropriately secured by condition.

53. The Pollution Officer also advises that there may well be redundant structures on site that have asbestos containing materials in their fabric (e.g. asbestos roof). To ensure no future asbestos contamination, as a result of demolition a survey and risk assessment should be carried out prior to the demolition of these buildings. The enforcing authority for this type of work is the Health and Safety Executive and it is recommended that the developer contact them directly to discuss their requirements. An informative is recommended to draw the applicant's attention to this.

54. In terms of air quality, the primary air quality issue for the site is considered to be emissions from increased vehicle movements and dust, notably during construction because of the sandy nature of the site. The ES includes a Dust and Air Quality section (chapter 14) essentially encompassing an Air Quality Assessment and Dust Management plan/assessment. The reports were produced by WSP and had involved consultation/liaison with the Councils Environmental Health department. The Air Quality Assessment concluded that there will be negligible impacts as a result of increases in cars and HGVs at sensitive receptors. These conclusions reached are accepted by the Pollution Officer. The report also undertook a Dust Assessment and indicated that there is potential for some impact from dust emissions, though at this stage it notes that not all construction activities are known. Some mitigation measures are discussed and proposed, which could form the basis for a Dust Management plan. The Pollution Officer confirms that in general these recommendations for the DMP are agreed. The requirement to produce a DMP can be secured by condition.

55. Policy SD4 requires all development proposals to take proper account of potential pollution hazards and to undertake necessary remedial measures. The Framework also places significant emphasis on minimising pollution and land instability issues. For the reasons above and subject to the imposition of appropriate conditions there is considered to be compliance with these policies and no objection is raised.

Mineral Safeguarding

56. The issue of minerals safeguarding is addressed in the application (Chapter 11 of the ES). Reference is made to geological data, historical quarrying activity (paragraphs 11.28 to 11.36 of the ES) indicating the extent of mineral extraction and the disposal of mine waste within worked out areas. The statement concludes that the remaining sandstone within the former quarry has been left to support side slopes and Eaves Lane. The applicant also considers the remaining resources between the quarry and Whiston village and refers to the refusal of an application to quarry this area in August 2007 and notes that no other mineral development proposals for this area are being proposed. The ES concludes that a negligible impact to mineral sterilisation will result from the leisure development proposals.

57. The County Minerals Officer has considered the submitted material in respect of mineral sterilization and raises no objection to the application. He concludes that, having regard to national and local planning policies and other material considerations it is reasonable to conclude that there is considerable doubt as to whether the resource is likely to be developed as industrial sand capable of meeting national markets in the foreseeable future. Therefore he agrees that the impact of the proposed development in terms of potentially constraining the winning and working of mineral resources on adjoining land to be of low significance. Furthermore he comments that, given the doubt about the prospect of working the mineral, it is reasonable to conclude that there is no need to safeguard land that could accommodate infrastructure necessary for the processing and transportation of the mineral resource.

Waste management

58. The County Waste Officer and Environmental health Officer raise no objection to the application. Sufficient provision will need to be made for the management of wastes within the site and it will be necessary to ensure good design of waste management facilities to secure the integration of those facilities with the rest of the proposed development and local landscape. This matter can be conditioned.

Residential Amenity/Noise

59. The amenity of local residents is a material consideration. Policies DC1 and SD 4 seek to protect amenity. Similarly the Framework requires that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In respect of noise it advises that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development (para 123). It states that where possible mitigation measures should be applied to minimise adverse impacts via suitable planning conditions and recognition that new development will inevitably generate some noise in any case. In this particular case there are several residential properties close to application the site. These include Crow trees farm, Little Eaves Farm, Dusty Stile, Cotton farm and the small hamlet at Moneystone.

60. A Noise and Vibration Assessment is provided with the application Chapter 15 of the ES. It assesses the impacts of construction and operational phases of the

development upon the amenity of the local area but specifically on the nearest noise sensitive receptors. Established baseline (prevailing) noise levels were, not surprisingly, found to be quiet, especially at night time in this rural location.

61. The Environmental Health Officer (EHO) has considered the issues raised by the Noise and Vibration Assessment (NVA). He advises that there will inevitably be major disruption to the local area during the construction phase due to low ambient noise levels but that these noise impacts can be managed and controlled through good site management and by adopting good practice noise control measures for open construction sites. Such measures can be controlled by appropriate conditions to ensure that any adverse impacts are minimised. In raising no objection on noise grounds (subject to conditions) the EHO also notes that noise during construction will be temporary, albeit that it is likely to continue over several years. As such the disturbance will not be a permanent issue for this area.

62. The NVA also addresses post operational noise and concludes that impacts will have negligible significance. The applicant has proposed summary mitigation in which the EHO accepts and advises that a condition requiring details of plant and machinery is attached if permission is granted. He advises that the development will inevitably increase noise levels in the area but the developer is of the opinion that the development will be low key and that noise limits (rating) at 35 LaTr could be applied through condition and be adequate to protect amenity levels of the residents in these nearest properties (Table 15.17). The EHO advises that the predicted noise levels are within the amenity levels as set out BS8233:2014 and World Health Organisation noise guideline levels. Subject therefore to conditions to mitigate and control noise levels both during construction and operation the EHO is satisfied that the proposal is acceptable in terms of noise and amenity and raises no objection to the application.

63. In terms of Vibration the NVA sets out the worse case scenario; that being where piling will take place close to Cottage Farm, but no closer than 90m. The predicted vibration impacts are set out in the ES and the EHO notes that there is clearly the potential for short to medium term disruption / annoyance to nearby residential properties. Although property damage is not predicted in the report, mitigation measures are required in order to ensure that the impacts on residents are restricted to minor to negligible inconvenience. Appropriate conditions can achieve this.

64. In view of the foregoing and subject to conditions, the proposal is considered to comply with Policy DC1 of the Core Strategy and national advice in the Framework relating to the protection of residential amenity and no objection is raised,

Public Rights of Way

65. The PROW network is an essential recreational asset. Indeed the site is surrounded by a comprehensive network of public footpaths and bridleways. The site itself will have a number of pedestrian and cycle routes which will facilitate movement between the different parts of the site. The application is accompanied by an Overall Footpath Connection Plan and a series of detailed plans which show how the site can connect to the existing footpath network contributing not only to the visitor experience but also to a sustainable development. The plans also indicate the routes for proposed new bridleways on land within the applicant's ownership but outside of the application site. Conditions can secure the detail and delivery of these routes.

66. The Framework and Policies T1 and T2 in the Core Strategy seek to protect and enhance such recreational assets and to facilitate walking, cycling and horse-riding by supporting and developing a network of routes. It is concluded that the proposal

has the potential to enhance the local network and increase the connectivity and accessibility of the site for pedestrians, cyclists and horse riders. No objection is raised on this issue.

Other issues

67. The letter of objection from the Woodland Trust has been carefully considered. The Trust is quite right that Ancient Woodlands should be considered irreplaceable natural assets (Para 18 NPPF). The first issue to take into account therefore is whether any loss or deterioration would occur from the development. Superimposing the extent of the registered Ancient Woodland (AW) site on the Parameters Plan shows that there could potentially be a very small area identified as 'Area of Retained Landscape' within the actual AW designation. The Parameters Plan refers to possible footpaths and cycle paths in this area. The Trees and Woodland Officer is of the view that with such minimal intrusion within the AW, it is reasonable to conclude that this element of the application would not lead to the loss of Ancient Woodland.

68. In terms of potential deterioration, as opposed to loss, arising from the construction and subsequent use of footpath and cycle paths traversing a small part of the Ancient Woodland designation, the following points are relevant a) it represents a very small extent of the overall AW designation b) the requirement for prior ecological and arboricultural assessments and controls to influence specific route design, construction specification and working methods secured in conditions noting that the Trees and Woodland Officer considers it likely that specific route design could readily avoid the need for removal of trees c) Potential/requirement for construction specifications and methods to have minimal harmful impact on trees/understorey and ground flora/soils eg using as appropriate no-dig methods, geotextile membranes, cellular confinement load support systems, maybe "boardwalk" construction supported only on intermittent posts, maybe no actual "construction" required at all in places d) obligations for beneficial woodland management designed to improve the quality/habitat value of the AW in the medium to longer term.

69. All of these matters would be controlled by further detail required under subsequent reserved matters application, combined with imposition of suitable conditions on this outline application. The Trees and Woodland Officer also points out that it is not at all unusual for low key footpaths, light vehicle maintenance routes etc to be created in nature reserves, including AW sites, with negligible harm and positive overall linked benefits to site use/interpretation/habitat management. In their response to the Woodland Trust's comments, the applicant's agent makes a valid point about the Trust's objection appearing to relate only to the initial moderate adverse impact and not acknowledging the residual moderate beneficial impact following implementation of mitigation measures and associated site management.

70. In conclusion, The Trees and Woodland Officer advises that the provision of some limited shared footpath and cycle paths within the AW designation in Frame Wood would not lead to loss of irreplaceable habitat, would be unlikely to lead to deterioration of irreplaceable habitat, and would have good potential to help secure beneficial management to improve the quality and value of the AW, given suitable controls and conditions as outlined above. He agrees that residual impact would be moderate beneficial assuming imposition and compliance with appropriate conditions, implementation of mitigation measures and new planting, and implementation of longer term woodland habitat management.

71. During the processing of the application the applicant;s submitted their own analysis of the representations submitted up to and including 1st September 2016

(Resolve Public affairs). At that Item they say 123 letters had been submitted by 74 individuals. Of these, 16 people had written a letter supporting the proposals. The remaining 107 representations, submitted by 58 people from 50 households, are in objection to the application. Therefore, they conclude that 58 people object to the planning application and 16 people support the application. Their analysis also refers to 4.3% of residents in Oakamoor and Moneystone submitting an objection and 2.7% of residents in the village of Whiston.

Overall Balance and Conclusions

72. The Framework says at paragraph 14 that proposals that accord with the Development plan should be approved without delay. It says that there are three elements to sustainable development, an economic, social and environmental role. Sustainable tourism is tourism which takes account of the current and future economic, social and environmental impacts balancing the needs of visitors, the economy, the environment and host communities. Tourism development must not be at the expense of the special qualities of the countryside, in this case the Churnet Valley which draw so many people to the area.

Economic

73. There will undoubtedly be substantial economic benefits arising from this proposal. The Vision for the Staffordshire Moorlands set out in the Core Strategy states that tourism will be a key element in the diversification of the Districts economy. The applicants have provided an Economic Benefits Summary which confirms that during the construction phase 230 full time equivalent (fte) construction jobs will be created in year 1 followed by a further 25 fte jobs in Years 2 and 3. Construction costs are estimated to be £18m of which 25% is said will benefit local contractors. When built out, the proposal will create approximately 250 fte operational on site jobs. Given the nature of the roles available at the resort and working hours required (i.e. flexible shift patterns) it is anticipated that the number of actual on-site jobs could increase to approximately 375 jobs; 125 full time and 250 part time posts. It is also estimated that there will be 78 fte jobs off site as a result of the proposed development operational impacts. In part these will be created via a) corporate supply chain expenditure – goods and services purchased by the operator and b) the additional expenditure of direct and indirect workers locally on convenience, comparison and leisure goods. The applicants also point to official guidance from the Government on the multiplier effect of development projects which suggest that a combined indirect multiplier of 0.25 would be reasonable for an area such as Staffordshire Moorlands and adjoining areas, meaning that for every 4 FTE jobs created on site a further 1 will be created off site. This would support an additional 63 FTE posts off-site. The applicant's also say that the development will generate off site expenditure in the District from staying visitors of approximately £1.03m pa. . This injection of off-site expenditure is, they say, relatively modest and based on an average off-site spend per booked lodge. The benefit to the performance of the local economy is judged to be moderate/major beneficial in the long term and to the performance of the Staffordshire Moorlands visitor economy, major beneficial

74. The Councils Economic Development Officer strongly supports the application. She comments that from an economic regeneration perspective, it represents a strong opportunity to create employment, create supply chain opportunities and improve the economic wellbeing of the District. She advises that the development is closely aligned to the adopted Churnet Valley Master plan including "deliver(ing) quality and sustainable tourism" through increasing overnight stays which will lead to greater support to wider economy (by the conversion of day to staying visitors), by extending the season of visitors to Staffordshire Moorlands thus increasing tourism expenditure which in turn supports jobs and the wider economy. She points to

evidence that shows that currently less than 12% of visitors to both the Moorlands and Staffordshire actually stay overnight.

75. The applicants have signed up to the Staffordshire Moorlands Employment and Skills Charter. The developers have agreed in particular to:-

- maximising supply chain opportunities both during the construction and once completed through the establishment of 'job/trade fairs' and 'meet the buyer' events and have set a target of 40% of goods and services on site to be provided by local firms;
- host pre-recruitment training for new positions in partnership with Jobcentre Plus which would guarantee job interviews for long term unemployed Staffordshire Moorlands residents who completed the training and are not looking to appoint any employees on less than 12 hour contracts;
- Work to maximise job opportunities for people with disabilities including learning disabilities and facilitate apprentice opportunities and graduate placements
- provide work experience placements for local schools including placements for young people with learning disabilities
- work with SMDC to provide a range of fixed information panels to encourage off-site visits to local town centres and other attractions as well as provide tourist information to help stimulate benefits to the wider economy and showcase local food and products in retail and on-site catering provision

Social

76. In terms of social benefits the development will help to meet an identified need for overnight accommodation in the District. The Economic Development Officer comments that there is a recognised shortage of tourism accommodation in the area and that she is not concerned about any displacement issues in relation to existing accommodation providers as the market can clearly support both. In any event she comments that there is likely to be no or minimal displacement as this proposal provides a different offer from existing bed and breakfast accommodation, hotel accommodation or those wanting a 'farm' experience. It will thus increase the range of accommodation on offer and provide a quality leisure environment. The proposal also provides facilities for use by the community within the central Hub area and improves connectivity within the area through the creation of a network of cycle ways and footpath throughout the site and there is in addition an offer of an off-site bridleway. The creation of jobs and benefit to other local businesses discussed above has a dual role, both economic and social.

Environmental

77. In terms of the environmental role of sustainability, it is recognised in the preceding analysis that introducing a large leisure complex into this rural location will inevitably have some visual and landscape impact. After analysing the submitted evidence and impact studies in the Environmental Statement the conclusion is that areas proposed for development (the Character Areas and Parameters Plan) are largely in line with the Concept plan of the adopted Churnet Valley Masterplan. It is considered that by adopting the mitigation measures set out in the ES and working with the favourable topography and existing tree cover there will be an acceptable impact on the character and appearance of the area. The proposal will deliver a net gain in biodiversity and there will be no adverse impact on the adjacent SSI. Development within Black Plantation which was of concern to Members and formed a reason for refusal of the previous application has been deleted from the scheme. This application has also sought to provide more certainty within the Multi Activity Hub Area, again an area previously of concern for Members, by indicating zones within which buildings may be sited and limiting the height of the main hub building

and visitor centre to no more than 6m. Concern has been expressed about development within the north face of Quarry 3 however the principle of some limited development here has been accepted through the Masterplan. Through careful siting, design and landscaping at the reserved matters stage it is considered that it will be possible to secure sensitive development in this area. Subject to mitigation the application is considered to be acceptable in terms of highways, amenity, flooding, contamination and minerals. Some limited harm is identified to the setting of Little Eaves Farm, a Grade II Listed building. The harm is 'less than substantial' in terms of para 133 of the NPPF and it is considered that the harm will diminish over time as proposed planting matures. The harm, however slight must be given considerable importance and weight. Having regard to the impact assessments in the ES and the analysis above, the conclusion is that the public benefits of this proposal and particularly the very significant economic and social benefits that would be delivered together with the environmental benefits are overriding. The balance falls in favour of a grant of planning permission.

OFFICER RECOMMENDATION

That planning permission be granted subject to the prior completion of a 106 legal agreement to secure £11,000 towards the Travel Plan Monitoring fee and £5,000 to procure the required Traffic Regulation Order and subject to the following conditions:-

1. No phase of the development (as approved under Condition 5) except for works of site clearance and demolition hereby permitted shall be commenced until full details of the:

- a) Layout;
- b) Scale;
- c) Appearance, and,
- d) Landscaping;

(hereinafter called "the reserved matters") for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason:- The application is an outline application under the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission (excepting access).

2. Application for approval of the first reserved matters (as identified in Condition 1 above) shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission and the last application for reserved matters approval shall be made no later than 5 years beginning on the date of this permission.

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

3. Each phase of the development hereby permitted (pursuant to the details to be provided for condition 06) shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved for that phase.

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following documents and approved plans:

Red Line Location Plan PL1088.M.106 rev 3
Parameters Plan PL1088.M.110 rev 6

Character Areas Plan PL1088.M.113 rev 3
Eaves Lane Access Plan PB5196-0100 rev C
Proposed Layout of A52/Whiston Eaves Lane Junction PB1608/SK001 rev C
Detailed Footpath Connection Plan (Plan 1) (drawing ref. PL1088.M005 Rev 1);
Detailed Footpath Connection Plan (Plan 2) (drawing ref. PL1088.M006 Rev 1);
Detailed Footpath Connection Plan (Plan 3) (drawing ref. PL1088.M007 Rev 1);
Detailed Footpath Connection Plan (Plan 4) (drawing ref. PL1088.M008 Rev 1);
Detailed Footpath Connection Plan (Plan 5) (drawing ref. PL1088.M009 Rev 1);
Detailed Footpath Connection Plan (Plan 6) (drawing ref. PL1088.M010 Rev 1);
Overall Footpath Connection Plan (drawing ref. PL1088.M004 Rev 2);
Existing and Restored Landscape Plan (drawing ref. PL1088.M016 Rev 1);

Environmental Statement (Moneystone Park) – June 2016

Reason:- For the avoidance of doubt and in the interests of proper planning.

5. No development, with the exception of site clearance and demolition, shall be commenced until a Phasing Programme has been submitted to and approved in writing by the Local Planning Authority. The Programme shall provide details of the phasing of the development including the extent and composition of the phases and the overall programme for development. The development shall thereafter be carried out in accordance with the approved Programme, unless previously agreed in writing to a variation of the agreed details.

Reason:- To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

6, The total gross floorspace of the uses proposed within the buildings and maximum area of other uses to be located within the area identified as Multi Activity Hub Area on the Parameters Plan as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) where relevant shall be limited as follows:-

a)Uses within the Zone for the Main hub building and Visitor centre

25m Pool and toddler pool and plant - Up to 415m²
Restaurant/ Bar and outside terrace - Up to 500m²
Bowling alley - Up to 140m²
Spa - Up to 150m²
Gym with studio - Up to 100m²
Informal screen room - Up to 80m²
Children's soft play area - Up to 145m²
Café - Up to 70m²
Sports hall – up to 320 m²
Reception area - Up to 145m²
Shop - Up to 50m²

Visitor Centre with farm shop - Up to 490m² (including up to Maximum 400m² retail use)

b) Uses within Zone for Archery centre and lakeside cafe

Lake Café Up to 130m²

Archery Centre Archery Centre Up to 260m²

c)Uses within Zone for Administration block and Maintenance depot

Administration Building 525m² (as existing)

Maintenance Depot - Up to 500m²

d) Uses outside of the above Zones as defined on the Parameters Plan but within the Multi Activity Hub Area as defined on the Parameters Plan

Substation 600m² (existing compound)

Multi-Sports Area up to 1,400m²

Equipped Play Area Up to 500m²

Adventure play area 500 m²

Ropewalks 5000m²

Reason:- To define the permission and ensure that the proposal is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

7. The total gross floorspace of the uses proposed within the buildings to be located within the area identified as Water Sport Hub Area on the Parameters Plan as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be limited as follows:-

Watersport centre – up to 500 m²

Reason: To define the permission and ensure that the proposal is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

8. No more than 250 lodges shall be developed on the site within the broad areas identified for Holiday Lodges on the Parameters Plan hereby approved

Reason: To define the permission and ensure that the proposal is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

9. The holiday lodges shall not be occupied other than by persons having a primary residence elsewhere and in any event for periods of no more than 4 consecutive weeks as short term holiday lets in association with the main use of the site as a leisure venue. There shall be no other form of residential occupancy at any time. The owner and/or site operator shall maintain an up to date a register of all occupiers of individual chalets on the site, (including names, addresses and dates of stay) for each calendar year which shall be made available for inspection by the District Council on request.

Reason: To define the permission and to prevent permanent residential use, which would be inappropriate in this relatively unsustainable location and contrary to spatial policies for new development in the Staffordshire Moorlands Core Strategy, in particular Policy SS6C.

10. Notwithstanding the approved Parameters Plan no permission is hereby granted or implied for any development including any footpaths, cycleways, bridleways and outdoor activities within the areas noted as 'Area of retained Landscape' on this plan. Any development proposed in this area must be informed by an ecological and arboricultural assessment submitted as part of any future reserved matters application for this part of the site

Reason:- In the interests of the character and appearance of the area, ecology and tree protection in accordance with Policies NC1, DC1 DC3 and the National Planning Polciy Framework

11. Notwithstanding the provisions of the Town and Country Planning (Permitted Development Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no motorised watersport shall take place on any of the water bodies within the application site.

Reason:- To safeguraded the amenities of nearby residents, users of the area in general and in the interests of the character and appearance of the area in accordance with Polcies DC1, DC3 of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework

12. At the time of first submission of a reserved matters application for any phase agreed under Condition 5 full details of the following shall be submitted to and approved in writing by the Local Planning Authority for that phase:-

a) Detailed plans and sections showing existing site ground levels and proposed ground levels and finished floor and ridge levels of all buildings

b) All engineering works, mounding and changes to existing ground levels within that phase including details of cut and fill

c) Volumes of material to be disposed of off site

Development of that phase shall thereafter be carried out strictly in accordance with the approved details.

Reason:- In order to protect the character and appearance of the area in accordance with Polices DC 1, DC3 and SS7 of the Core Strategy and the NPPF.

13. No development shall commence until a Feasibility and Construction Methodology informed by an Ecological, Landscape, Visual and Arboricultural Assessment has been submitted to and approved in writing by the Local Planning Authority demonstrating the feasibility and method of constructing the footpaths and bridleways shown on Drawing PL 1088.M004 Rev 02 to include details on levels, widths, surface materials and measures to ensure future maintenance and public use in perpetuity. The footpaths and bridleways shall thereafter be completed in accordance with the approved details and open for public use before first occupation of any the lodges hereby approved.

Reason:- To ensure that the proposal is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

14. No development of any phase agreed under condition 5 shall commence until full details of boundary and other means of enclosures for that phase have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to the development of that phase first coming into use.

Reason:- In the interests of the character and appearance of the area in accordance with Polices DC 1, DC3 and SS7 of the Core Strategy and the NPPF.

15. All future reserved matters applications for any phase agreed under Condition 5 and particularly those relating to layout, scale and appearance shall by informed by the principles contained within the submitted Design and Access Statement and incorporate the Mitigation Measures set out in Table 8.9 of Chapter 8, Landscape and Visual of the Environmental Statement

Reason:- To define the permission, to protect the character and appearance of the area and to secure a sustainable development

16. No facilities or buildings on the site, including recreational, entertainment and retail facilities shall be used for any purpose other than for, or ancillary to, the primary use of the development as a leisure complex

Reason:- To restrict the use in accordance with the spatial policies of the Core Strategy and in particular Policies SS6C, SS7 and the National Planning Policy Framework

17. No development shall commence until a detailed site layout plan (the 'Plan') has been submitted to and approved in writing by the Local Planning Authority showing pedestrian and cycle routes throughout the site. The Plan shall also include the following:-

- full specification for the construction of the routes
- full details of connections through the site and onto the public highway for pedestrians and cyclists
- phasing of works

No phase of the development, as agreed under condition 5, shall subsequently be brought into use until the pedestrian and cycle routes agreed under this condition for that phase have been laid out and constructed in accordance with the details approved.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014 all of which seek to increase connectivity and accessibility and encourage walking and cycling

18. No development, including demolition, site stripping and other preparatory work shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This should be based on the Mitigation Measures set out in Table 8.10 of Chapter 8, Landscape and Visual of the Environmental Statement. The development shall thereafter be carried out strictly in accordance with the approved Plan.

Reason:- In the interests of the character and appearance of the area in accordance with Policies DC 1, DC3 and SS7 of the Core Strategy and the NPPF.

Ecology

19. No development including demolition, site stripping and any other preparatory work shall be commenced until a Construction Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall have regard to the prevailing British standard for 'Biodiversity – Code of Practice for Planning and Development and shall be based on the amended Outline Construction Ecological Management dated June 2016 prepared by Bowland Ecology and included at Appendix 9.3 of the Environmental Statement. The development shall thereafter be carried out in full accordance with the approved plan

Reason:- To ensure appropriate safeguard for protected species and habitats during the course of the development in accordance with Policies NC1 of the Core Strategy and the National Planning Policy Framework

20. No development including demolition, site stripping and any other preparatory work shall be commenced until a Habitat Management Plan, relating to the area edged blue on the Integrated Wildlife Habitat Plan attached at Appendix 1 of the Outline Habitat Management Plan dated June 2016 prepared by Bowland Ecology and attached at Appendix 9.4 of the Environmental Statement has been submitted to and approved in writing by the Local Planning Authority. The plan shall be based on the design and management principles set out in the submitted Outline Habitat

Management Plan and include phasing, mechanisms, roles and responsibilities for implementation of the plan, its review and monitoring. The development shall thereafter be carried out strictly in accordance with the approved plan.

Reason:- To secure a long term integrated biodiversity enhancement plan in accordance with Policies NC1 of the Core Strategy and the National Planning Policy Framework

Lighting

21. No phase of development agreed under condition 5 shall be brought into use until full details of the proposed lighting scheme (including floodlighting, street lighting and security lighting) has been first submitted to and approved in writing by the Local Planning Authority. Such details shall be based on guidance set out in the Institute of Lighting Engineers (Reduction of Light Pollution) and be accompanied by evidence that it is approved by a qualified ecologist in relation to its impact on bats.

Reason:- In the interests of residential amenity, the character and appearance of the area and protected species in accordance with Policies NC1, DC1, DC3 of the Core Strategy and the National Planning Policy Framework

Traffic and Access

22. The development hereby permitted shall not be brought into use until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Provision of parking, turning and servicing within the site curtilage;
- parking provision for staff parking.
- Means of surface water drainage from all areas intended to remain in private ownership;
- full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

23. The development hereby permitted shall not be commenced until details of the off site highway works at the junction of Whiston Eaves Lane and the A52 indicated on drawing PB1608/SK001 rev C have been submitted to, and approved in writing by, the Local Planning Authority and be constructed prior to the first occupation of any of the development hereby approved in full accordance with the agreed details.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

24. The development hereby permitted shall not be brought into use until such time that works to realign the main site access on Eaves Lane so as to prohibit vehicles from turning right out of the site into Carr Bank Lane as shown on drawing no. PL1088.M100 rev 3 has been fully completed.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

25. No development shall commence until details of a traffic management scheme to reduce speed levels on the A52 at the junction with the C0165 Whiston Eaves Lane have been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to first use of any of the development hereby approved.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

26. The development hereby permitted shall not be commenced until a signage scheme detailing the permitted routing for all traffic accessing and leaving the site has been submitted to and approved in writing by the Local Planning Authority. The approved signage scheme shall thereafter be fully implemented prior to first use of any of the development hereby approved.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

27. The development hereby permitted shall not be commenced until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall be based on the mitigation measures set out in paragraphs 13.71 – 13.73 of Chapter 13 of the Environmental Statement.. The approved Construction Traffic Management plan shall be implemented on the commencement of construction and thereafter be adhered to for the full period of construction.

Reason:- To comply with the policies contained within the National Planning Policy Framework, the principles contained within Manual for Streets and Policies contained within the Staffordshire Moorlands Core Strategy Development Plan 2014.

Drainage and Flood Risk

28. The development hereby permitted shall not be commenced until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of two treatment trains to help improve water quality; the limitation of surface water run-off, less 20% upon existing rates, the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

The foul and surface water schemes shall be implemented in accordance with the approved details(including the agreed timing / phasing/maintenance arrangements) before the development is first brought into use.

Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and improve water quality

29. No development shall commence until an assessment of surface water flow paths and mitigation measures together with timescale for implementation of such measures has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details and timetable.

Reason:- To provide adequate mitigation for overland flow and thereby not increasing flood risk.

30. There shall be no development within 5 metres of any open watercourse crossing or adjacent to the site.

Reason:-To allow maintenance of the watercourse, to protect the river habitat, to prevent destabilisation of the river banks and to allow for natural processes of erosion and deposition

31. No floor level shall be less than 150mm above ground level.

Reason:- To protect the development from overland flow.

Noise during construction and operation

32. The design and construction criteria for development of the relevant buildings/premises shall have regard BS 8233:2014 (British Standard 8233:2014 Sound insulation and noise reduction for buildings). The design criteria shall achieve sufficient noise reduction to ensure that the noise from the activities generated inside the fabric of the relevant buildings/premises shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason: To protect the nearby properties from noise.

33. The proposed residential accommodation including lodges should be constructed and sound insulated so as to achieve internal noise levels for daytime Laeq16hr at 40dB and night time Laeq8hr 35dB. All measurements should be pursuant to BS8233:2014.

Reason: To protect occupiers from noise and safeguard their residential amenities

34. No amplified music or speech shall be played outside any of the buildings hereby permitted

Reason: To protect occupiers from noise and safeguard their residential amenities

35. The noise generated by the plant and machinery being operated under this permission shall not exceed the following levels at the following locations:

- (a) 35 dB (A) at Little Eaves Farm
- (b) 35 dB (A) at Cottage Farm
- (c) 35 dB(A) at Crowtrees Farm
- (d) 35 dB (A) any other noise sensitive residential property outside the curtilage of the development that formally reports intrusive noise to the Local Planning Authority.

For the purposes of a) to d) above and subsequent measurement/comparisons, all daytime noise levels are to be expressed as LA90 [1 hour] with daytime hours being from 07.00 to 23.00. For night time noise levels, these shall be expressed as LA90 [15 mins] with night time hours being from 23.00 to 07.00.

All noise measurements taken to assess compliance with this condition shall be pursuant to the methodology of BS4142:2014. A Noise Monitoring report to determine the compliance status with parts a) to c) of this condition (i.e. as above) within six months of the development first coming into use shall be submitted to and approved in writing by the Local Planning Authority

Reason: To protect occupiers from noise and safeguard their residential amenities

36. No development shall commence until full details and location of any plant and machinery to be installed in the development together with any mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and agreed mitigation measures.

Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

37. No phase of the development hereby permitted under Condition 5 shall take place except for works of site clearance and demolition until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

- I. the method and duration of any pile driving operations (expected starting date and completion date)
- II. details of vibration mitigation based on the measures advised and discussed in sections 15.113 to 15.115 of Chapter 15 of the Environmental Statement check and having regard to BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites.
- III. the hours of work, which shall not exceed the following: construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
- IV. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
- V. the arrangements for prior notification of pile driving to the occupiers of potentially affected properties;
- VI. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- VII. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;
- VIII. a scheme for recycling/disposal of waste resulting from the construction works;
- IX. the parking of vehicles of site operatives and visitors;
- X. the loading and unloading of plant and materials;
- XI. the storage of plant and materials used in constructing the development;
- XII. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- XIII. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

Reason: To protect the amenities of the area.

38. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Contamination

39. Development shall not commence until a further risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. The investigation and risk assessment shall be undertaken by competent persons and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. A written report of the findings shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development. The report of the findings shall include;

- a. A further survey of the extent, scale and nature of any potential contamination;
- b. A detailed risk assessment of all known site contaminants based on the potential risks to:
 - Human health;
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes;
 - Adjoining land;
 - Ground and surface waters;
 - Ecological systems and
 - Archaeological sites and ancient monuments

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

40. If the risk assessment approved under Condition 38 indicates that remediation is required, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:

- a. A remediation strategy giving full details of remediation objectives and remediation criteria
- b. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors

41. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy (if required) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan and for the reporting of this to the local planning authority.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

42 .In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 38, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirement of condition 39 which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 40.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

43.No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Trees/Landscaping

44.A full Arboricultural Impact Assessment in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* shall accompany the first reserved matters application for any

phase agreed under Condition 5 and shall address any potential impact on trees arising from construction and operational use of the development hereby approved including access roads, car parks, lodges, administrative, service and leisure activity related structures and facilities.

Reason:- In the interests of tree protection in accordance with Policy NC1 of the Core Strategy

45. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA. Such tree protection measures may be implemented on a phased basis in accordance with any phased construction programme approved in connection with the development hereby approved.

Reason:- In the interests of tree protection in accordance with Policy NC1 of the Core Strategy

46. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the development as subsequently approved under a detailed reserved matters or full planning permission application, or those whose removal is in accordance with any landscaping scheme or habitat and landscape management and development plan approved in connection with the development hereby approved, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.

Reason: In the interests of tree protection in accordance with Policy NC1 of the Core Strategy

47. Prior to the commencement of development (including any demolition, site clearance, stripping or site establishment) a comprehensive Landscape Strategy for the whole site shall be submitted to and approved in writing by the LPA, giving details of proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping across the site. This shall include the mitigation and enhancement measures relating to landscaping set out in Chapter 8 (Landscape and Visual) and Chapter 9 (Ecology) of the Environmental Statement. The Strategy shall include for a minimum 20 year maintenance and management operations including timetabled detailed management prescriptions for all structural landscaping throughout the site, to be monitored and reviewed every 5 years. The development shall be carried out strictly in accordance with the agreed details.

Reason: In the interests of the character and appearance of the area in accordance with Policies NC1 and DC3 of the Core Strategy and advice in the Framework

Waste

48. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the area and in the interests of securing sustainable development.

Dust

49. No development, including demolition, site stripping and preparatory work shall be commenced until a full Dust Management Plan and method to monitor the effectiveness for any proposed dust mitigation measures together with a timetable for implementation has been submitted to and agreed in writing the Local Planning Authority. The Dust Management Plan should be based on the submitted dust assessment/ mitigation methodologies submitted in Chapter 12 of the Environmental Statement and include specific measures for controlling dust on areas presumed to be contaminated. The development shall thereafter be carried out strictly in accordance with the agreed details and timetable.

Reason: In the interests of the protection of residential amenity.

Archaeology/Heritage

50. No phase of the development agreed under Condition 5 shall be commenced, including demolition and site clearing until a written scheme of archaeological investigation ('the Scheme') for that phase has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall define the area of archaeological interest to be subject to the investigation and provide details of the programme of archaeological works to be carried out within this area, including post-excavation reporting and appropriate publication and interpretation. The Scheme shall thereafter be implemented in full in accordance with the approved details

Reason:- In the interests of protecting the historic environment

51. Prior to any part of the development coming into use an Interpretation board shall be erected on or close to the site of the former Whiston Eaves Farmhouse and Stable block on Whiston Eaves Lane. The siting, size, design, materials and wording for the board shall be previously agreed with the Local Planning Authority

Reason:- In the interests of the historic environment

Informatives

1.The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF

2.This permission should be read in conjunction with the corresponding Unilateral Undertaking dated **TBA**

3.Whist fully recognizing that Drawing No PL1088.M100 is submitted for illustrative purposes only, for the avoidance of any doubt no permission is either given or implied for the area indicated as 'Woodland Activity' on this plan

4. Condition 23 above requiring off-site highway works shall require a Major Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Major Works Agreement Information Pack and an application form for the Major Works Agreement. Please complete and send to the address indicated on the application form which is Network Management Unit, Staffordshire County Council, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

5. The expectation in respect of the traffic management scheme referred to in condition 25 is that an essential Traffic Regulation Order is pursued, to introduce a 30mph speed limit, for road safety mitigating works. This recommendation of approval should not be construed as though the County Council is prejudging of the

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Order making process. The developers should note that the Order will be made on behalf of the developer by Staffordshire County Council at the developer's expense and has to be secured before development commences as it is an 'ESSENTIAL' component of the required mitigating measures associated with the proposed development. In case the Order is not already being processed the developer is requested to contact Dale Arthur/Jim Long with immediate effect to enable the Order to be secured at the earliest convenience to avoid delays to implementation of the planning consent. Please note that there are no guarantees that the Order will be successful. This condition also requires the implementation of a signage strategy to advise the permitted routing for traffic accessing the Park will require the approval of the Highway Authority. The applicant is therefore requested to contact Network Management Unit at Staffordshire County Council, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk, to gain the relevant approvals.

6. Under the Land Drainage Act 1991, Consent will be required for the construction of any mill dam, weir, or like obstruction to flow. Within Staffordshire the County Council is now responsible for the regulation of these activities where they affect ordinary watercourses Please contact: Hannah Hogan, Flood Risk Planning & SuDs Officer via e-mail on hannah.hogan@staffordshire.gov.uk or via telephone: 01543 334583 if you would like to discuss this response.

7. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice) and the Building Regulations 2010 Document E or other appropriate guidance.
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
- During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
 - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, contamination risk assessments shall be carried out in accordance with UK policy and with the procedural guidance relating to the contaminated land regime, and should be in accordance with Planning Policy Statement 23 and the CLR Report Series 1-12.
 - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to

contaminated land.

- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an “appropriate person”. In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.