



## Northamptonshire County Council

Mr Maddox  
GP Planning Limited  
The Stables  
Long Lane  
East Haddon  
Northampton  
NN6 8DU

Please ask for: Claire Spokes  
Tel: (01604) 366119  
Our ref: 12/00003/SCO  
Your ref:  
Date: 12 September 2012

Dear Nathan,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999: REGULATION 10 SCOPING OPINION FOR PROPOSED CONSERVATION STONE QUARRY TO EXTRACT BLISWORTH LIMESTONE BLOCKSTONE, FLAGSTONE AND LARGE WALLING STONE AT STONEPITS QUARRY, BENEFIELD, OUNDLE, PE8 5AN**

I refer to your email dated 12 July 2012 and the accompanying scoping report. The scoping report has been the subject of consultation in accordance with the Environmental Impact Assessment (EIA) Regulations and copies of the responses received are attached for your information.

Overall I can confirm that the approach that you are advocating in the scoping report is considered to be generally acceptable and appropriate and this is reflected in the nature of the consultation responses. You will note the specific points which have been made by the consultation bodies and you are required to have regard to these. In particular I would draw your attention to the following:

**Access, Highway Safety and Traffic Routing**

As discussed in the scoping report a full transport assessment would be expected to accompany any application for this proposal. Discussions have highlighted that traffic routing is an important issue to be addressed at the site. As you are aware, there are weight restrictions imposed on many of the roads around the proposed quarry site. An application would be required to identify a suitable route for the site traffic and address the potential impacts of these arrangements. Additionally, improvements to the site access and surrounding highway would be required to provide appropriate visibility splays and site access gradients as well as on-site signage.

Full comments from the Highways Agency have also been attached for your information.

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### **Cumulative Impacts**

The site is located in close proximity to a similar operation at Harley Way, Oundle therefore the EIA would be required to address the cumulative environmental and amenity impacts of having both sites operational; in particular the impacts of additional traffic movements on the highway network, including those proposed between the two sites.

### **Public Rights of Way**

The site is located in close proximity to several Rights of Way. The EIA will require an assessment of the potential impacts on the Rights of Way close to the site and identify any mitigation measures required. Please have regard to potential enhancements to the Rights of Way network in association with this proposed development.

### **Ecology/Biodiversity**

It is considered that ecology should be scoped in to the Environmental Impact Assessment. Detailed comments regarding ecological surveys and information have been provided by Natural England, the Wildlife Trust and Council's Senior Environmental Planner. Any application should also address the Wildlife Trust's comments regarding incorporation of Green Infrastructure and alternative restoration proposals. The potential for significant biodiversity enhancement at the site is also picked up in the response from Natural England and the Council's Senior Environmental Planner. The EIA is required to address these responses which are attached for your information.

### **Heritage Assets and Archaeology**

The site is located in close proximity to several heritage assets, including a Scheduled Ancient Monument, Grade II\* listed building and a Conservation Area. The potential impacts on these assets should be assessed when bringing forward an application. Further guidance is contained within the attached response from English Heritage.

The County's Archaeology Advisor has advised a discussion to scope the required archaeological fieldwork is undertaken as soon as possible. Details can be found in the attached response.

### **Landscape and Amenity**

Please refer to the comments of the Council's Senior Environmental Planner and Natural England on this matter. In particular I note that the assessment of visual amenity should be undertaken using the most up-to-date published guidelines available.

The Environmental Protection Officer and Planning Officer at East Northamptonshire Council has commented on the importance of assessments of potential air quality, dust and noise impacts from the proposed operations and additional traffic movements. The EIA should address these matters.

### **Flood Risk**

As identified in the Scoping Report, the Environment Agency has confirmed that the proposed site is located with flood zone 1, 2 and 3 and therefore a Flood Risk Assessment is required to be provided. Please refer to the Environment Agency's letter for further guidance.

### **Hydrology, Hydrogeology, Water Quality and Resources**

The Environment Agency has provided detailed guidance on information expected with regard to hydrology and hydrogeology and water quality/resources. Please refer to these comments directly.

### **Planning Policy**

The Planning Policy Officer has advised that any forthcoming application is required to give a full explanation in the Planning Statement of how, as a non-allocated site, the proposals comply with Policy CMD4.

### **Representation Responses**

A significant number of representations from local residents were received during the scoping consultation. Redacted copies of these responses are attached for your information which include comments made about the environmental and amenity impacts of the proposed development. The EIA should take into account these comments.

Please let me know if I can be of any further assistance.

Yours sincerely



Claire Spokes  
Development Control Officer

- Encl: Responses from
- 1) Highway Authority
  - 2) Natural England
  - 3) Environmental Protection at ENC
  - 4) Environment Agency
  - 5) Planning at ENC
  - 6) Wildlife Trust
  - 7) NCC Senior Environmental Planner
  - 8) English Heritage
  - 9) NCC Archaeological Advisor
  - 10) NCC Planning Policy
  - 11) Redacted Representation Responses