



## Northamptonshire County Council

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Nottingham  
NG12 5JT

Please ask for: Dan Szymanski  
Tel: (01604) 368534  
Our ref: 12.00004.SCO  
Your ref: SCH/YI/CollyWst  
Date: 21 January 2013

### **By Email and Post**

Dear Simon,

### **THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (AS AMENDED): REGULATION 13 SCOPING OPINION**

### **PROPOSAL: 12/00004/SCO – PROPOSED EXTENSION TO COLLYWESTON QUARRY – NR. DUDDINGTON, NORTHAMPTONSHIRE**

I am writing to you further to your letter and accompanying Scoping Report received on 13 December 2012. The scoping report has been the subject of consultation in accordance with the Environmental Impact Assessment (EIA) Regulations.

Overall I can confirm that the approach that you are advocating and the topics you address in the scoping report are considered to be acceptable and appropriate and this is reflected in the nature of the consultation responses. To avoid unnecessary repetition, detailed guidance provided by consultees has not been duplicated in this letter, but the general approach and salient points are detailed below. I have enclosed the relevant consultation responses.

### **Planning Policy**

Consideration should be given to the National Planning Policy Framework (NPPF) and related technical guidance. The development will need to be considered in the context of the policies of the development plan, particularly the Northamptonshire Minerals and Waste Development Framework (MWDF) Core Strategy DPD (including Policies CS4, CS5, CS6, CS13 and CS14), the Locations for Minerals Development DPD and the Control & Management of Development DPD (including Policy CMD4, CMD7, CMD8 and CMD9). The assessment should refer to the need and demand for minerals and any inert waste disposal created by the development, and detail the quantities and balances of the existing site to be given-up against the proposed development. Currently the most up-to-

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date position on the need for the supply of minerals and inert disposal capacity, is published in the MWDF Annual Monitoring Report 2010-2011. This is soon to be superseded by the 2011-2012 version.

At a more local level policies of the adopted North Northamptonshire Core Spatial Strategy (June 2008) and the adopted Rural North, Oundle & Thrapston DPD (July 2011) should be referenced and addressed where appropriate to the proposal.

### **Biodiversity & Green Infrastructure**

Consultees (Natural England (NE), The Wildlife Trust (WT) and the Council's Senior Environmental Planner (SEP)) have emphasised the need for a full set of environmental information including an Ecological Assessment to be available for consideration prior to a planning decision being made, in accordance with the pertinent section of the NPPF and other relevant guidelines. As a principle the applicant is advised to seek if possible to avoid adverse impact on sensitive areas for wildlife and set out mitigation and compensation as necessary.

NE has provided advice with respect to appropriate surveys on the site (equivalent to Phase 2) and wider area (Extended Phase 1 surveys as required by the SEP and WT). The WT refers the applicant to the Northamptonshire Biological Records Centre for detailed records of designated sites, habitats and protected species within a 2 km radius, together with other groups that can be contacted. Consultees advise upon the need to also consider species and habitats of principal importance, with desk study data specifically including Ancient Woodland. The Local Biodiversity Action Plan details locally important species and habitats.

The site lies within or close to the Sub-Regional *Willow Brook* Green Infrastructure Corridor, designated under Policy 5 of the adopted North Northamptonshire Core Spatial Strategy. The policy seeks to safeguard corridors through (inter alia) not permitting development which compromises their integrity. In accordance with Policy 5, the Local BAP and the NPPF the applicant is encouraged to provide for overall wildlife gain (such as through Green Infrastructure) that could link habitats and designated sites, increase priority habitats, and where possible include measures to help encourage people to access the countryside. This should be the subject of an ecological and geological management plan within the Environmental Statement, including appropriate provision for monitoring and where necessary any obligations that may best be secured through a section 106 agreement.

Collyweston Quarry is designated a Regionally Important Geological Site. The ES should therefore include an assessment of the impact of the proposals on geology. NE broadly concurs with the approach in the Scoping & Screening Report for soils and agricultural land quality & reclamation, although gives more detailed reference to policies and guidance and the key points that the Statement would need to address.

## **Landscape Impact**

The consideration of the environmental impact should include the impact of the area to be abandoned as well as the proposed new area. In considering the landscape and visual impact the latest available guidance on Landscape and Visual Impact Assessment methodology should be employed. The applicant should be aware that the Guidelines for Landscape and Visual Impact Assessment 3rd Edition is due to be published by the Landscape Institute and Institute of Environmental Management & Assessment on 3 April 2013. The Advice Note on 'Photography and photomontage in landscape and visual impact assessment' published in 2011 should also be used, particularly if the above guidelines are not available prior to preparation of the ES. Tina Cuss (the County Council's Senior Environmental Planner) would be happy to agree a radius and points of assessment.

As a principle the applicant should look to enhance, not just preserve or mitigate the impact of the site through detailed landscape proposals. A commitment to the necessary planting should be made with the use of native species (of plants, shrubs and trees) only. Ideally, these species should be chosen as ones that are typical of that part of the County and they should be sourced from a local and a known provenance. Where possible the areas should be managed for the benefit of wildlife.

## **Environment & Amenity Impacts**

The Environmental Health Officer has requested a Dust Assessment and Action Plan is submitted as part of the planning application. This document would need to include information about dust generation, any receptors and suitable mitigation measures that will be taken. NE points out that a priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. An assessment of impact on air pollution and quality should not be limited to effects on humans but should also consider potential direct and indirect impacts on the natural environment, sensitive ecological receptors and species and habitats of principal importance.

The ES should include a noise assessment and management plan in accordance with the requirements of the NPPF and technical guidance. This should include details of all plant, machinery, vehicles and processes to take place on the site. East Northamptonshire Council has requested an assessment of vibration. If screening bunds are required for mitigation of either noise, dust or landscape impacts then details of the height, location etc. should be included with the application. Given the proximity of the proposal to residential properties, I would request that the specific principles and detailed information with respect to the noise, dust and possible vibration assessment is agreed with the Environmental Health Officer at East Northants Council (Caroline Ellis on 01832 742161).

If any lighting is proposed then the application should include details of the position, luminescence and the light spread on a plan showing the contours in Lux, plotted on the site. There would also need to be consideration of the impact of any lighting on ecology.

## **The Water Environment**

A consultation response from the Environment Agency is enclosed this focuses on matters related to the water Environment, which I will not repeat in detail. As you make clear in the Scoping Report there will be a need Flood Risk Assessment, which should be carried out in accordance with the methodology advised by the Agency. You are also requested to provide a sustainable drainage scheme using Sustainable Drainage Systems (SUDS).

Existing groundwater monitoring infrastructure of the adjacent permitted Inert Landfill Site may be affected by the proposed extension so the Environment Agency has requested a Groundwater Impact Assessment be submitted with the application to demonstrate how this would be managed. The ES would also need to include an assessment of private water supplies in accordance with the NPPF.

## **Archaeology & Cultural Heritage**

It is noted that a desk based study is to be provided as a baseline study to provide an assessment of the impact of the proposed development on any heritage assets. A field evaluation would be necessary including the possibility of a geophysical survey and trial trenching. The information from the evaluation would have the potential to identify if any areas of national significance were present within the development area that would form a constraint on development. Policy and guidelines indicate that such information should be provided as part of the planning application. The County Archaeological Advisor would be happy to provide a brief for the evaluation (Lesley-Ann Mather, 01604 367909 or email: LMather@northamptonshire.gov.uk).

The ES would also need to consider the impact of the proposal on nearby built heritage assets in accordance with policies and guidance in the NPPF. This should include considering the impact upon the character and setting of the Duddington Conservation Area and the setting of nearby Listed Buildings.

## **Highways & Public Rights of Way**

It is noted that the proposal would not generate any additional HGV movements and would not result in day to day vehicle movements above historic traffic levels. The proposal to include a review of the existing transport arrangements is welcomed. You may wish to discuss the information requirements with Richard Hall (Principal Engineer) on 01604 364318.

The dashed lines showing the public rights of way on the drawing *002/Colly/Wst/HPL* are slightly wrong and need correcting. Enclosed with the consultation response from the Highway Authority is a plan of the routes as currently shown on the Definitive Map. A temporary order for diverting several public rights of way expires no later than 31 December 2018 meaning that a new order would be required for the paths, which would revert to their original alignments and be affected by the proposals for the western extension. This would be effected by means of an application under Sections 257 and 261

of the Town and Country Planning Act 1990 for temporary diversions of the legal routes possibly accompanied by an order to formally rescind the current order.

### **Cumulative Impacts**

Your explanation of the consideration of the effects of the entire mineral working and infrastructure is welcomed and should be included in the ES. The ES should identify, describe and evaluate the effects that are likely to result from the project in combination with other projects, activities and plans for all types of development that are being, have been or will be carried out. This should include (where information permits) existing completed projects, approved but uncompleted projects, ongoing activities, plans or projects under consideration by the consenting authorities, and plans and projects which are reasonably foreseeable.

Peterborough City Council (Alan Jones, 01733 454440) has brought to the applicant's attention, nearby development sites outside Northamptonshire that may need to be considered for in-combination effects, such as (from west to east as far as the A1); Cross Leys Quarry, Thornhaugh I, Cook's Hole, Thornhaugh II (including Thornhaugh IIb – permitted under the same permission as Thornhaugh II, but in different ownership and as yet un-worked).

### **Other Issues**

The intention to consider alternatives to the development and the socio-economic impacts within the statement is welcomed.

Under each of the headings above in this letter or as a separate submission, the applicant may also wish to consider the content of any s.106 agreement which may be necessary, if the application is considered favourably.

Once you have had the time to consider the above, if you require a meeting with myself and/or the specialists who have provided observations, please don't hesitate to contact me.

Yours sincerely,



Dan Szymanski  
Principal Development Control Officer

Enclosures:

Letter from Duddington-with-Fineshade Parish Council dated 10 January 2013;  
Letter from Natural England dated 8 January 2013;  
Letter from the Wildlife Trust dated 4 January 2013;

Memorandum from Tina Cuss dated 4 January 2013;  
Letter from the Environment Agency dated 4 January 2013;  
Letter from Caroline Ellis (Environmental Protection Officer) of East Northamptonshire Council dated 9 January 2013;  
Letter and delegated report from Carolyn Tait (East Northamptonshire Council) dated 11 January 2013;  
Memorandum from Lesley-Ann Mather dated 8 January 2013;  
Email and Accompanying Plan from Richard Hall dated 4 January 2013;  
Letter from English Heritage dated 15 January 2013;