



Northamptonshire County Council

Stephen Rice
GJP Marina Developments Ltd
Georgian House
63-73 Saltisford
Warwick
CV34 4TR

Please ask for: Peter Moor
Tel: 01604 367019
Our ref: 13/00004/SCO
Your ref:
Date: 19 September 2013

Dear Stephen,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION

PROPOSED DEVELOPMENT: New Marina Development at Grendon Marina, Station Road, Earls Barton, Northamptonshire, NN6 0RB

I refer to your email dated 13 July 2013 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. 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 to this Scoping Opinion.

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:

Transport

The Highway Authority has requested that Transport Assessment be provided rather than a Transport Statement. They have also provided detailed comments on the statement that was provided as part of the scoping request. Please refer to these comments directly. Full comments from the Highways Agency have also been attached for your information.

Archaeology and Cultural Heritage

I have attached the comments of Liz Mordue NCC's Archaeology Advisor. You will note from her advice that she agrees with the approach set out by your archaeological

Planning Services, Floor 3
Guildhall Road Block,
County Hall,
Northampton, NN1 1DN

w. www.northamptonshire.gov.uk
t. 01604 367019
f. 01604 366065
e. pmoor@northamptonshire.gov.uk



Northamptonshire
County Council

consultant in their report which includes both desk-based assessment and field evaluation using geophysical survey and trial trenching. This approach is also supported by English Heritage who have provided detailed comments on archaeology as part of their response which have also been attached for your information.

Ecology

Detailed comments regarding ecological surveys and information have been provided by Natural England, the RSPB, the Wildlife Trust, the NIA's Natural Development Officer and Senior Environmental Planner at Northamptonshire County Council. Any application should address comments regarding incorporation of Green Infrastructure and alternative restoration proposals for the marina detailed in these responses. 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. Please refer to these responses directly for further guidance.

Designated Sites

The application site lies within or is near a number of designated and non-statutory sites of nature conservation/wildlife sites. Detailed comments relating to these have been provided by Natural England and the Senior Environmental Planner at Northamptonshire County Council.

The Environmental Statement must have regard to the Habitats Directive as the Mineral Planning Authority would need to undertake a Habitats Regulations Assessment to assess whether the proposals require preparation of an Appropriate Assessment. The Environmental Statement should provide sufficient information in order for the Mineral Planning Authority to undertake the Habitats Regulations Assessment. The scope of the assessment work should ideally be agreed with the Mineral Planning Authority and Natural England in advance of preparation of any application.

Landscape and Visual Impact

Please refer to the comments of the Council's Senior Environmental Planner, Natural England and English Heritage 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.

Flood Risk

As identified in the Scoping Report, the Environment Agency has confirmed that the proposed site is located with Flood Zone 3 and therefore a Flood Risk Assessment is required to be provided. Please refer to the Environment Agency's letter for further guidance. The FRA must include sufficient information in order for the Minerals Planning

Authority to determine whether or not the proposed development satisfies the Sequential Test and Exception Test having regard to NPPF.

Hydrology and Hydrogeology

The Environment Agency has provided guidance on information expected with regard to hydrology and hydrogeology and water quality/resources. Please refer to the Environment Agency's letter for further guidance.

Amenity Impact

Whilst no specific comments or responses have been received from the Borough Council's Environmental Protection Officer, the potential amenity impacts of the proposed development in particular noise and dust should be properly assessed and mitigation measures identified and included. Further advice can be sought from the Borough Council's Environmental Protection Team.

Cumulative Impacts

In assessing the likely effects of the development in respect of the various topics which are scoped in for Environmental Assessment consideration should be given to any cumulative impacts. In particular there are other permitted mineral extraction sites nearby which if working at the same time could give rise to significant environmental and amenity impacts. The Environmental Statement should address this possibility.

Should you wish to seek further clarification and assistance on the contents of this opinion please let me know.

Yours sincerely,



Peter Moor
Principal Development Control Officer

Enc.
Environment Agency Response
Highways Agency Response
Natural England Response
RSPB
NIA
The Wildlife Trust
English Heritage Response

South Northants District Council Response
Borough of Wellingborough Council Response
Northamptonshire Highways
NCC Archaeological Advisor
NCC Senior Environmental Planner