

SCC/21/0076/FULL-ES for Proposed lateral (northern) extension to extract a further 4.65 mt of sand and gravel and a consolidating application covering all mineral extraction operations at Croxden Quarry, Freehay Road, CHEADLE, ST10 1RH

Validation of the above application has raised a query in regard to the approach taken to appropriately address the ‘Development Considerations’ associated with the allocated extension to Croxden Quarry within the adopted ‘Minerals Local Plan for Staffordshire (2015 to 2030) Appendices’ (MLP). The validation response requested:

“A statement on how the development address all the “Development Considerations” set out in the County Council’s Minerals Local Plan for Staffordshire (Inset Map 2).”

The table below lists the ‘Development Considerations’ from the MLP and the sections within the submitted EIA for which each point is addressed.

Development Considerations	Relevant Section within EIA Submission
<p><i>Need to ensure that working does not open up unacceptable views of the operational area of the quarry from sensitive receptors.</i></p>	<ul style="list-style-type: none"> • A Landscape and Visual Impact Assessment (LVIA) has been prepared and is a Technical Appendix to the Environmental Statement (ES). Chapter 7 of the submitted Landscape and Visual Impact Assessment (LVIA) provides assessment of the proposed development’s impact to nearby landscape designations, landscape character and identified areas of sensitive visual receptors. These receptors include nearby Public Rights of Way, residential dwellings and farms. • Chapter 6 of the Environmental Statement (ES) summaries the findings of the LVIA.
<p><i>There is a Grade II heritage asset to the north of the proposed allocated. Developers will need to ensure that it is protected and conserved, together with its setting.</i></p>	<ul style="list-style-type: none"> • Counslow Lodge is a Grade II listed asset to the northwest of the site. Impact to this listing has been considered within the submitted Desk Based Assessment (DBA), Dust and Air Quality Impact Assessment and the LVIA. • Paragraph 6.2.9 (Landscape Impact), 10.2.19 (Dust and Air Quality Impact) and Chapter 11.3 of the ES. • A Heritage Consideration statement has also been submitted as part of the validation request from the Planning Officer. This summaries the archaeological, landscape and amenity impact on Counslow Lodge.
<p><i>Restoration should involve a sensitive approach to design, and integration with entire quarry area.</i></p>	<ul style="list-style-type: none"> • Restoration Scheme Drawing No. TAR-119-M.D.015. • Consideration of the impacts/benefits of the restoration proposals were included within the LVIA and the Ecological Impact Assessment (EcIA). Creation of the Restoration Scheme was an iterative process guided by the findings within the aforementioned reports and their associated surveys building on the currently consented scheme for the wider Quarry. This is outlined in paragraph 5.7.5 of the ES.

<p><i>Should ensure that the new woodland and other BAP priority habitats such as heathland and acidic grassland with enhanced connectivity are established to mitigate and/or compensate for loss of the large area of BAP priority woodland.</i></p>	<ul style="list-style-type: none"> • Consideration is provided within the submitted EclA. • Also covered within paragraphs 7.3.11-7.3.15 & 7.4.6 of the ES. • See Restoration Scheme Drawing No. TAR-119-M.D.015
<p><i>The site is affected by a ground water protection zone.</i></p>	<ul style="list-style-type: none"> • A Hydrological & Hydrogeological Impact Assessment was prepared and submitted as part of the application and form a Technical Appendix to the ES. • Summaries of the above assessment are provided within Chapter 12 of the ES.