



The Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Ms Liz McFadyean
Asteer Planning
Mynshulls House
14 Cateaton Street
Manchester
M3 1SQ

Your Ref:

Our Ref: APP/B3438/W/24/3344014

Date: 17 July 2024

Sent by email:

liz.mcfadyean@asteerplanning.com

Dear Ms McFadyean

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Appeal by: Laver Leisure (Oakamoor) Limited

Site Address: Moneystone Quarry, Eaves Lane, Oakamoor

We refer to the above appeal which commenced on 30 May 2024.

The development proposed consists of a Reserved matters application proposing details for the appearance, scale, layout and landscaping for phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas): reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in hard and soft landscaping. By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- In view of the time that has elapsed since the preparation of the 2016 Environmental Statement it is considered that the supporting EIA topic chapters

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within the Environmental Statement should be updated to take account of any changes in the baseline. Additional information to the ES should be provided as an addendum to the ES setting out any changes affecting the conclusions of the ES. Where there is no change then this should be fully justified with a statement to that effect.

- Subject to the outcomes above and where appropriate a revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

The information is required for the purposes of the inquiry. Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post.

A copy of this letter has been sent by email to Staffordshire Moorlands District Council.

Yours sincerely

Andrew Luke

Andrew Luke
Operations Lead – Environmental Services
(Signed with the authority of the Secretary of State)

Cc: Staffordshire Moorlands District Council
The Rule 6 parties – Mr David Walters and Kingsley Parish Council and

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:
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