



Environmental Statement Addendum Non-Technical Summary

Moneystone Park
Moneystone Quarry, Staffordshire

On behalf of Laver Leisure (Oakamoor) Limited
August 2024

CONTENTS

1	INTRODUCTION.....	1
2	ASSESSMENT APPROACH.....	3
3	THE APPLICATION SITE AND CONTEXT	8
4	ALTERNATIVES	9
5	THE PROPOSED DEVELOPMENT.....	10
6	PLANNING POLICY CONTEXT	13
7	ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS.....	14
8	CUMULATIVE EFFECTS	21
9	SUMMARY.....	22

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1 INTRODUCTION

1.1 This Non-Technical Summary (NTS) summarises the findings of the Environmental Statement (ES) Addendum in respect of a proposed leisure development at Moneystone Quarry, Oakamoor, Staffordshire, referred to at Moneystone Park prepared on behalf of Laver Leisure (Oakamoor) Limited (the Appellant). The site is situated within the administrative area of Staffordshire Moorlands District Council (SMDC).

1.2 The ES Addendum relates specifically to a 'Phase 1' Reserved Matters Application (RMA) (hereafter referred to as the 'Phase 1 RMA'), that is now the subject of an appeal (ref: APP/B3438/W/24/3344014) and follows a request for 'Further Information' pursuant to Regulation 25 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations (as amended) (hereafter referred to as the 'EIA Regulations').

1.3 The Phase 1 RMA (planning application ref: SMD/2019/0646) seeks permission for the following development:

"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 attractive hard and soft landscaping."

1.4 The RMA was determined by SMDC's Planning Applications Committee at its meeting on 26th October 2023, and was refused by Members against Officer's recommendation. SMDC published the Decision Notice refusing planning permission on 14th November 2023. This decision is now the subject of the appeal (APP/B3438/W/24/3344014).

1.5 This NTS provides a summary of the ES Addendum in more accessible, non-technical language. Full details of the assessments can be found within the ES Addendum Written Statement (Volume 1) and the associated technical appendices (Volume 2).

Purpose of the Environmental Statement

- 1.6 The Appellant received a Regulation 25 request from the Planning Inspectorate (PINS) in relation to the Phase 1 RMA on 17th July 2024. This ES Addendum has therefore been prepared to respond directly to this request for further information in accordance with the requirements of Regulation 25 of the EIA Regulations 2017. Therefore, this ES Addendum has been prepared and is submitted in accordance with Regulation 25 'Further information and evidence respecting environmental statements' of the 2017 EIA Regulations. It has been prepared to provide sufficient information to enable an informed decision on whether to grant planning permission. Refer to Chapter 2: Approach, for further details regarding the assessment approach.

Availability and Comments on the Planning Application

- 1.7 This ES Addendum can be viewed online on SMDC's website (<https://www.staffsmoorlands.gov.uk/article/568/Search-and-track-planning-applications>) and at their offices; Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ.
- 1.8 Additional copies of the ES Addendum (£125 plus postage) are available from Asteer Planning, Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ.
- 1.9 The complete ES Addendum can also be obtained in USB format for £10 from the same address.
- 1.10 Comments on the ES Addendum should be sent to The Planning Inspectorate; Environmental Services, Operations Group 3, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

2 ASSESSMENT APPROACH

- 2.1 The purpose of the EIA is to identify, describe and assess the likely significant effects of the Proposed Development on the environment. This could be effects caused by impacts from the Proposed Development (e.g. increase in traffic) or existing conditions that could impact the Proposed Development (e.g. ground contamination).
- 2.2 The ES Addendum has been prepared to respond to a request from PINS for 'Further Information' pursuant to Regulation 25 of the 2017 EIA regulations, dated 17th July 2024. The Regulation 25 request from PINS, requested the ES Addendum to consider whether the baseline data which informed the June 2016 ES requires an update to ensure there have been no material changes since the June 2016 ES was undertaken. The ES Addendum directly responds to this request.
- 2.3 The ES Addendum should be read in conjunction with, and as an addendum to, the previous ES (SMD/2016/0378) submitted alongside the June 2016 Outline Planning Application and subsequent Addendum. Further details regarding the June 2016 Outline Planning Application and subsequent applications are set out in **Table 2.1** in the context of the planning and EIA history associated with the site.

Table 2.1: Planning History

Application Reference	Description of Development	Decision	Date of Decision
SMD/2014/0682	Outline planning permission with all matters reserved except access for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children's soft play area, café, climbing wall and shop); café; visitor centre; administration building; maintenance building; archery centre; water sports centre; equipped play and adventure play areas; multi-sports area; car parking, and managed footpaths and cycleways set in attractive landscaping and ecological enhancements.	Refused	02/12/2015
Environmental Statement (HOW Planning, dated 31/10/2014)			

Environmental Statement Addendum (HOW Planning, dated 08/06/2015)			
Environmental Statement Addendum (HOW Planning, dated 12/10/2015)			
SMD/2016/0378	Outline application with some matters reserved for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children's soft play area, cafe, shop and sports hall); cafe; visitor centre with farm shop; administration building; maintenance building; archery centre; watersports centre; equipped play areas; multi-sports area; ropewalks; car parking; and managed footpaths, cycleways and bridleways set in attractive landscaping and ecological enhancements (re-submission of Planning Application SMD/2014/0682)	Approved	26/10/2016
Environmental Statement (HOW Planning, dated 20/06/2016)			
SMD/2019/0646	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 attractive hard and soft landscaping.	Refused	14/11/2023

EIA Statement of Conformity (Avison Young, dated 15/05/2020)			
SMD/2020/0244	Screening request for surface water outfall	Withdrawn	N/A
EIA Screening Report (Avison Young, dated 02/07/2020)			
SMD/2020/0243	Screening request for Change of Use of Existing Buildings	Screening Opinion - EIA Not Required	04/01/2021
EIA Screening Report (Avison Young, dated 13/05/ 2020)			
SMD/2022/0014	Proposed construction of a revised surface water outfall associated with Moneystone Park leisure development and engineering operations to infill the existing outfall structure.	Approved	28/11/2023
Environmental Statement Addendum (Avison Young, dated 13/01/2022)			
SMD/2023/0532	Reserved matters application proposing details for the appearance, layout, scale and landscaping for Phase 2 of the leisure development comprising 60 lodges, archery centre and watersports centre, internal roads and car parking and hard and soft landscaping.	Awaiting determination	TBC
EIA Statement of Conformity (Asteer Planning, dated 23/11/2023)			

- 2.4 The previous Environmental Statement reports (as noted in Table 2.1), including technical appendices and assessment plans are available to view online on the Council's website using the relevant application reference listed in the table above: <http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet>
- 2.5 As set out in **Table 2.1** above, an ES was prepared in October 2014 and an ES Addendum prepared in June 2015, where the associated planning application was refused. Subsequent to this, a new ES was prepared in June 2016 which superseded the early submissions and was granted permission in October 2016, which was prepared in accordance with the 2011 EIA Regulations. An ES Addendum was prepared which supported the separate surface water outfall application. In addition, an EIA Statement of Conformity (SoC) was submitted alongside both RMAs.
- 2.6 Therefore, as outlined above, this ES Addendum considers the site's planning and environmental history. It should be read in conjunction with, and as an addendum to the June 2016 ES submitted alongside the planning application and associated Addendum.

2.7 It is noted that the scope of the June 2016 ES included the following technical topics:

- Socio-Economic;
- Landscape and Visual;
- Ecology;
- Archaeology and Heritage;
- Ground Conditions;
- Drainage and Flood Risk;
- Transport and Access;
- Air Quality;
- Noise and Vibration; and
- Waste.

2.8 Schedule 4 of the 2017 EIA Regulations have been reviewed and an assessment of Climate Change has been scoped-in to this ES Addendum in order to accord with the requirements in the 2017 EIA Regulations. In accordance with Schedule 4 requirements, consideration has also been given to the topics of 'Population' and 'Human Health', and 'Major Accidents and Disasters'.

2.9 The process of EIA identifies the likely 'significance' of environmental effects (beneficial or adverse) arising from a development project. Each technical chapter defines discipline specific 'likely significant effects' by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters; however in broad terms, environmental effects can be described as adverse, beneficial or neutral on a sliding scale, for example, major-moderate-minor-negligible.

2.10 In many technical disciplines, significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

- 2.11 Each technical chapter will refer back to the methodology used within the June 2016 ES unless where there are updates required to the adopted methodology as a result of changes in policy or guidance since the 2016 assessment was prepared. Where there are updates in the methodology, this is clearly set out in the technical chapter. An assessment of Climate Change has been included as a new chapter in the ES Addendum since the June 2016 ES and the full methodology for this assessment is set out within Chapter 17: Climate Change.
- 2.12 The ES Addendum, which is summarised in this NTS, describes any updates to the environmental conditions (known as the baseline); provides a description of the Proposed Development; and provides data to identify and assess any potential additional or updated environmental effects since the June 2016 ES and subsequent Addendum. Definitive standards and legislation have been updated where required. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Updates to any residual effects are concluded to determine any changes from the June 2016 ES and subsequent EIA related assessments.

3 THE APPLICATION SITE AND CONTEXT

- 3.1 There have been no material changes to the Application Site description as described in the June 2016 ES.
- 3.2 The application site comprises the former Moneystone Quarry located between the villages of Whiston and Oakamoor, Staffordshire. For ease of reference the Site Location Plan is contained in **Appendix 3.1**
- 3.3 A full planning application (Ref: SMD/2015/0220) for the development of a Solar Farm on land directly adjacent to the appeal site was formally approved by SMDC in October 2015. This development was considered as a cumulative site within the June 2016 ES, however as the development has been delivered and is now operational, it forms part of the baseline within this ES Addendum.
- 3.4 Refer to Chapter 3 of the June 2016 ES for further details regarding the site history and site description.

4 ALTERNATIVES

- 4.1 The 'no development option' in the June 2016 ES set out that in the absence of the proposed development, the site would be restored in full accordance with the Restoration Plan (December 2013). There have been further updates to this restoration plan.
- 4.2 Therefore, there have been no amendments to the proposed development that necessitate an update to the alternatives assessment presented as part of the June 2016 ES. No additional alternatives were considered as part of this ES Addendum.

5 THE PROPOSED DEVELOPMENT

- 5.1 There have been no material changes to the description of the development as set out in Chapter 5 of the June 2016 ES. Therefore, the description of the proposed development, as approved by the outline permission, remains as follows:

“Outline application with some matters reserved for the erection of a high quality leisure development comprising holiday lodges; a new central hub building (providing swimming pool, restaurant, bowling alley, spa, gym, informal screen/cinema room, children’s soft play area, café, shop and sports hall; visitor centre with farm shop; administration building; maintenance building; archery centre; watersports centre; equipped play areas; mutli-sports area; ropewalks; car parking; and managed footpaths, cycleways and bridleways set in attractive landscaping and ecological enhancements (re-submission of Planning Application SMD/2014/0682).”

- 5.2 The subsequent Phase 1 Reserved Matters Application requested permission for:

“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 attractive hard and soft landscaping.”

- 5.3 The detailed designs included the provision of a bridge structure within Quarry 3, which was not included within the June 2016 ES, see Quarry 3 Masterplan (1733-MS-022 Rev U). Draft Phase 1 RMA Condition 25 requests further details of the bridge prior to commencement of development:

“Bridge

25. Notwithstanding the submitted plans, no development shall take place in Quarry 3 until such time that full details of the bridge shown on drawing 1733/MS-815 have been submitted to and approved in writing by the Local Planning Authority. Such detail to include means of construction and samples of the finishing materials which shall be timber and vertically clad. Reason:- To ensure an acceptable external appearance in the interests of the character and appearance of the area”

- 5.4 The bridge structure is therefore considered within the ES Addendum, where necessary.
- 5.5 In addition, a full planning application was submitted to SMDC on 11th January 2022 for the following development at the site:

“Proposed construction of a revised surface water outfall associated with Moneystone Park leisure development and engineering operations to infill the existing outfall structure.”

- 5.6 The proposals sought permission for the proposed surface water outfall being moved further east when compared to the principle for the outfall location proposed as part of the original application (and as assessed in the June 2016 ES). The purpose of the outfall is to maintain water levels within Quarry 3. As set out previously, the application was supported by an ES Addendum to consider any change in likely significant effects considered in the June 2016 ES.

- 5.7 It was accepted by the Council that the outfall proposals would secure a betterment to the SSSI as a result of the proposals being brought forward. The revised outfall application (Ref: SMD/2022/0014) was recommended for approval by SMDC Officers within the accompanying Officers Report. This application was approved at SMDC’s Planning Committee on 26th October 2023 and the final Decision Notice was issued on 28th November 2023, subject to a number of conditions.

- 5.8 Although not part of the proposed development considered in the June 2016 ES, a full planning application was also submitted to SMDC on 27th November 2019 for the following development at the site:

“Retention of former laboratory building and change of use to a sports hall with climbing wall, soft play area, two-lane mini bowl, cinema room; craft room and craft store, bike store and maintenance and bike hire office, cafe, viewing area, WCs, management office and plant rooms associated with Moneystone Park external alterations and reconfiguration of existing car park to provide 24no. car parking spaces.”

- 5.9 The purpose of this application was to provide additional facilities within the existing former laboratory building to form part of the wider leisure park scheme. This application was considered at SMDC’s planning committee on 26th October 2023 and was recommended for approval by SMDC Officers within the accompanying Officers Report. This application was approved at SMDC’s planning committee on 26th October 2023 and the final Decision Notice was issued on 10th January 2024. The planning permission is linked to the refused appeal scheme by condition 3, which states:

“The development hereby permitted shall only be used and operated as a facility of the adjacent leisure scheme permitted under SMD/2016/0378 and shall not at any time be sold, let or used as an independent standalone facility.

Reason:- In the interests of highway safety and the and the integrity of the Approved Restoration Plan for the site”

- 5.10 There have been no further changes to the proposed development as presented in the June 2016 ES.

6 PLANNING POLICY CONTEXT

- 6.1 Since the June 2016 ES, there have been updates in relation to planning policy both nationally and locally. The June 2016 ES references the National Planning Policy Framework (NPPF) published in March 2012. The NPPF was updated in December 2023.
- 6.2 In addition, the Staffordshire Moorlands Core Strategy (adopted March 2014) has been superseded by the Staffordshire Moorlands Local Plan adopted in September 2020.
- 6.3 The relevant Development Plan therefore comprises:
- Staffordshire Moorlands Local Plan (adopted September 2020)
 - Staffordshire and Stoke-on-Trent Joint Waste Core Strategy 2010-2026 (adopted March 2013); and
 - ‘Saved’ Staffordshire and Stoke-on-Trent Minerals Local Plan (1994 to 2006).
- 6.4 Reference is made to the relevant updates, where required, in the technical Chapters of this ES Addendum.

7 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

Socio-economic

- 7.1 The ES Addendum assessment clarified and validated the assessment of likely significant effects on socio-economic receptors. The assessment stated the conclusions of the previous June 2016 ES remain unchanged. All quantified socio-economic effects and their assessment of significance remain unaltered. The only slight change is that most recent construction labour ratios suggest the main construction phase will support 210 Full Time Equivalent (FTE) construction jobs total, rather than the 230 FTE jobs estimated in the 2016 ES. This is not a material change to the scale of the effect and the assessment of significance remains unaltered.
- 7.2 In summary, there have been no changes to the socio economic assessment of significant effects and the conclusions presented in the June 2016 ES and subsequent EIA related assessments remain valid. It is worth noting that the economic and tourism need for the Proposed Development is just as strong now as it was in 2016, and the scheme will make a major contribution to the aims of the very recent 2023 Staffordshire Moorlands Tourism Strategy.

Landscape and Visual Assessment

- 7.3 The ES Addendum assessment clarified and validated the assessment of likely significant effects on landscape and visual receptors. The assessment stated no additional likely significant effects are anticipated and the previous effects identified in the June 2016 ES remain valid and unchanged.
- 7.4 In summary, there have been no material changes to the baseline environment since the June 2016 ES that would change the conclusions of the assessment of likely significant effects. There have been no amendments to the assessment parameters and there is also no change to the recommended mitigation measures. The Reserved Matters applications will not alter the conclusions set out within the June 2016 ES. Overall, it is considered that the June 2016 ES and subsequent EIA related assessments remain valid and are adequate to assess the landscape and visual effects of the development.

Ecology

- 7.5 The ES Addendum assessment clarified and validated the assessment of likely significant effects on ecology receptors.

- 7.6 Updated surveys and desk studies have been carried out during 2024. Surveys have targeted habitats, legally protected species and invasive species. Standard survey methods have been employed during the optimal survey season.
- 7.7 In general, baseline conditions are similar to those in 2016. There are some habitat changes at the site which are reflected in associated species population changes. There is currently no habitat management regime at the site, as a consequence the cover of scrub is increasing rapidly. There have been some changes to aquatic habitats, an increase in open water (1 new pond has established in a former lagoon area in Q1), but an overall decrease in open water due to scrub and reed encroachment. This has resulted in a shift in breeding bird populations which are currently more reflective of scrub and woodland habitats with a lower representation of species associated with more open habitat. In terms of other protected species, there are no significant changes to baseline conditions. There is an apparent increase in the occurrence of the invasive species Himalayan Balsam.
- 7.8 The findings of the June 2016 ES and subsequent EIA related assessments in terms of key receptors, evaluation, impact significance and mitigation measures remain unchanged. Implementation of a detailed management plan based upon the Outline Management Plan submitted alongside the June 2016 ES would provide long term wildlife benefits.

Archaeology and Heritage

- 7.9 The ES Addendum assessment clarified and validated the assessment of likely significant effects on archaeology and heritage receptors.
- 7.10 This Chapter provides an update to the previous Archaeology and Heritage assessment and confirms that there are no new or altered significant effects which have arisen from that presented in the June 2016 ES and subsequent EIA related assessments. This includes no new or altered significant effects on the setting of the Listed Buildings at Little Eaves Farmhouse which was a principal consideration of the Council.

Ground Conditions

- 7.11 The ES Addendum assessment clarified and validated the assessment of likely significant effects on ground condition receptors.
- 7.12 There is a wealth of geo-environmental and geotechnical surveys which have been undertaken at the site during and since quarrying operations ceased. These surveys are further supplemented by the quarterly monitoring reports and summarised in Biannual reports which are undertaken by Abbeydale BEC and provided to Staffordshire County Council. These surveys have provided an accurate picture of the geo-environmental and

geotechnical conditions which informed the June 2016 ES. It is therefore considered that an accurate and representative understanding of the site's baseline conditions has been prepared which informed the assessment.

- 7.13 The outfall location has been changed since the June 2016 ES and the level of water in Q3 will be maintained at 156m AOD or lower by the permanent outfall.
- 7.14 Taking the June 2016 ES into consideration, the quarterly monitoring of the geo-environmental and geotechnical conditions at the site, the outline conditions on the 2016 decision notice and draft Phase 1 reserved matters conditions, it is not considered any further updates to the Ground Conditions assessment is considered necessary. The conditions provide sufficient environmental management and mitigation measures for the long-term protection of on and offsite receptors during the construction and operational phases of development.
- 7.15 No new or alternated likely significant effects have been identified as part of this ES Addendum. Overall it is considered that the June 2016 ES and subsequent EIA related assessments remain valid and adequate to assess the effects of the site with relation to ground conditions.

Drainage and Flood Risk

- 7.16 The ES Addendum assessment clarified and validated the assessment of likely significant effects on drainage and flood risk receptors
- 7.17 Taking the June 2016 ES and subsequent Addendum into consideration, the quarterly monitoring of the geo-environmental and geotechnical conditions at the site, it is not considered that any further updates to the Drainage and Flood Risk assessment is necessary. The conditions provide sufficient drainage and hydrological management and mitigation measures for the long-term protection of on and offsite receptors during the construction and operational phases of development.
- 7.18 Overall it is considered that the June 2016 ES and subsequent EIA related assessments remain valid and adequate to assess the effects of the site with relation to drainage and flood risk.

Transport and Access

- 7.19 The ES Addendum assessment clarified and validated the assessment of likely significant effects on transport and access receptors.

- 7.20 Stantec produced a Technical Note in May 2024 to provide a comparison between the traffic flow data submitted for the 2016 application with recorded 2024 traffic flows which should be read in conjunction with the ES Addendum.
- 7.21 The comparison between the factored 2024 traffic flows with the recorded 2024 traffic flows demonstrated that the flows used in the 2016 assessment are higher. This ES Addendum chapter is therefore based on the traffic flow data submitted for the 2016 application, factored up to 2024.
- 7.22 It has been demonstrated that the conditions and measures presented in the June 2016 ES provide sufficient environmental management and mitigation measures for the long-term protection of on and off-site receptors during the construction and operational phases of development. Overall, it is considered that the June 2016 ES and subsequent EIA related assessments remain valid and are adequate to assess the traffic and transportation effects of the development.

Air Quality

- 7.23 The ES Addendum assessment clarified and validated the assessment of likely significant effects on transport and access receptors.
- 7.24 A qualitative construction phase assessment was undertaken in accordance with the most recent version of the IAQM guidance and measures were recommended to minimise emissions during construction activities. With the implementation of these mitigation measures the impact of construction phase dust emissions is considered to be 'not significant' in accordance with IAQM guidance and is in line with the June 2016 ES. However, there are updates to the mitigation measures in line with the IAQM guidance which will need to be considered within the Construction and Environmental Management Plan (CEMP) and Dust Management Plan (DMP).
- 7.25 A detailed operational road traffic emissions assessment was undertaken to consider the impact of development-generated road traffic on local air quality at identified existing human receptor locations. Road traffic emissions were modelled using the dispersion model ADMS-Roads and concentrations of Nitrogen Dioxide (NO₂), Particulate Matter less than 10 micrometres (PM₁₀) and Particulate Matter less than 2.5 micrometres (PM_{2.5}) were predicted at identified sensitive human receptor locations within the study area. Changes in pollutant concentrations between without Development and with Development scenarios were determined. The impact of the proposed development with regard to current relevant air quality objectives at existing sensitive human receptor locations for both the 2025

Opening Year and 2028 Completion Year, was predicted to be 'negligible' and 'not significant' in accordance with IAQM and EPUK guidance.

7.26 Pollutant concentrations of NO₂, PM₁₀ and PM_{2.5} were all predicted to be below the relevant air quality objectives across the site with the proposed development in place and therefore the site was considered to be suitable for the proposed residential use with regard to the current relevant air quality objectives.

7.27 Nitrogen Oxide (NO_x) concentrations at the Whiston Eaves Site of Special Scientific Interest (SSSI) were predicted to be 'negligible' and 'not significant' in accordance with Natural England guidance.

Noise and Vibration

7.28 The ES Addendum assessment clarified and validated the assessment of likely significant effects on noise and vibration receptors.

7.29 No changes have been identified in relation to the potential significant effects presented in the June 2016 ES. No mitigation measures have been identified in addition to those already considered in the June 2016 ES. No significant change to the derived residual significant effects presented in the June 2016 ES has been identified.

Waste

7.30 The ES Addendum assessment clarified and validated the assessment of likely significant effects on waste receptors.

7.31 No changes have been identified in relation to the potential significant effects presented in the June 2016 ES. No mitigation measures have been identified in addition to those already considered in the June 2016 ES. No significant change to the derived residual significant effects presented in the June 2016 ES has been identified.

Climate Change

7.32 The assessment of Green House Gas (GHG) Emissions and Climate Change focuses on the emissions of GHGs (typically measured in carbon dioxide equivalent (CO₂e)) from the proposed development during construction, operation and decommissioning, and what measures can be taken to mitigate these effects. The receptor for this assessment is the global atmosphere.

Summary of Baseline

7.33 The only building currently occupying the site is an old office building, which is not currently operational. Given that no operations or activities are currently taking place at the site, the baseline GHG emissions are assumed to be zero.

7.34 Should the proposed development not come forward, for the purposes of this assessment, it is assumed that the current site activities and their associated annual GHG emissions would continue throughout the 60 year RSP. As such, the future baseline GHG emissions across the 60 year RSP are also considered to be zero.

Summary of Likely Significant Effects

7.35 The potential significant effect of the proposed development on the global atmosphere arise due to GHG emissions from the following sources:

- Embodied carbon associated with construction;
- Embodied carbon associated with the in-use stage;
- Operational energy use;
- Operational water use;
- Operational transport; and
- Decommissioning.

Summary of Mitigation and Residual Effects

7.36 Mitigation measures to reduce GHG emissions associated with the construction and operational stage are/will be set out in the following documents, secured by planning condition or planning obligation:

- CEMP;
- Sustainability Strategy;
- Energy Strategy (Phase 1);
- Energy Strategy (Phase 2); and
- Travel Plan.

7.37 The assessment has concluded that the proposed development is consistent with applicable existing and emerging policy requirements and good practice design standards

for projects of this type. Therefore in line with the IEMA GHG Guidance, this is considered to be a minor adverse long-term effect. In line with the guidance, this effect is considered to be not significant.

Conclusion

7.38 In conclusion, this assessment has shown that the potential environmental effects resulting from the release of GHG emissions to the global atmosphere from the construction, operation and decommissioning of the proposed development are expected to be Minor Adverse and long term, and are not significant.

8 CUMULATIVE EFFECTS

- 8.1 An updated cumulative site search has been undertaken to support this ES Addendum, in accordance with the methodology set out in the 2016 ES. No other cumulative schemes have been identified which require consideration within an assessment of likely cumulative effects.
- 8.2 On this basis, it is considered that a revised cumulative effects assessment is not required and the 2016 ES remains valid in its assessment of cumulative effects.

9 SUMMARY

- 9.1 An Environmental Statement Addendum has been prepared on behalf of Laver Leisure (Oakamoor) Limited (the Appellant) to respond to a request from PINS for 'Further Information' pursuant to Regulation 25 of the 2017 Town and Country Planning Environmental Impact Assessment (EIA) Regulations (as amended). The ES Addendum has responded to the request and has been prepared to provide further information to enable an informed decision on whether to grant planning permission. The ES Addendum confirms that the development will not result in any adverse significant environmental effects.