

Mr Robert Weaver  
Head of Regulatory Services  
High Peak Borough Council  
PO Box 136  
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SK17 1AQ

**For the Attention of Rachael Simpkin**

Dear Mr Weaver

**Localism Act 2011 – Strategic Planning Comments**

**Proposal:** Proposed change of use of former limestone quarry previously used for motorcycle training ground to camping and outdoor leisure development.

**Location:** Wainwrights Quarry, Batham Gate Road, Peak Dale, Derbyshire SK17 8AH.

**Applicant:** Mr W Bagshawe

**Planning Application Code No:** HPK/2016/0179

Thank you for consulting Derbyshire County Council (DCC) on the above planning application. Officers' technical comments below relate to the 'Noise Assessment for Planning Purposes (NAPP) (6 September 2016), of the proposed development.

**Member Comments**

No Local County Members have been consulted on this NAPP.

**Officer Comments**

The Officer comments below are made under powers delegated to me by the Full Council on 5 November 2003.

**The Proposals**

**(i) Minerals Safeguarding**

As previously highlighted in DCC's letter of 23 May 2016, the proposed development has the potential to adversely impact upon mineral safeguarding, particularly with regard to the compatibility of the proposed leisure use with the surrounding existing mineral operations. These mineral operations occur 24 hours a day, 7 days a week and have permission to continue until 2042. In the context of this application, whilst it is noted that the noise assessment takes account of Cemex's ongoing operations at nearby Doveholes Quarry, DCC would wish to reiterate the point that outlying parts (Bold

Venture Lagoon to the south and Dove Holes Dale Tip to the north) of the wider Tunstead Quarry complex are also located nearby and that these, whilst not currently generating noise to the same extent as Doveholes Quarry, could cumulatively add to the noise levels experienced in the vicinity. This needs to be taken into account in any noise assessment.

The NAPP also appears to confirm that, subject to the suggested mitigation measures, the proposed leisure use would be compatible with the existing mineral extraction operations. However, DCC would recommend that colleagues in High Peak Borough Council's Environmental Health Team are consulted to confirm that the submitted NAPP is accurate in its conclusions and recommendations.

Paragraph 4.2 of the NAPP identifies Minerals Policy Statement 2 Annex 2: Noise (MPS2) as one of the assessment criteria. However, this policy statement was cancelled and has been replaced by paragraphs 019 to 022 of the National Planning Practice Guidance. The current guidance, whilst similar to that previously contained within MPS2, has a slightly different emphasis which may be of relevance in the context of this application.

The NAPP suggests that, in order to mitigate against potential noise impacts associated with ongoing mineral extraction, the height of the proposed bund should be increased by a further metre. More detailed comments on this issue are provided by the County Landscape Architect (see below).

On a wider note, the Transport Assessment (TA) submitted in support of this application indicates that the likely source of the material from the bund is via a local operator at Victory Quarry, which is also located on Batham Gate Road. Please be aware that DCC, in its role as Waste Planning Authority, has recently received a submission from the operator of that facility providing details of its proposed restoration with the aim of ceasing the processing and recycling of inert wastes within the near future. In considering the assessment of Heavy Goods Vehicle movements associated with the transport of the proposed infill material, consideration may need to be given to the fact that, dependent on timing, the closure of this facility will require inert materials to be transported from further afield. In light of the need for additional inert materials, the TA may also need to be updated.

## (ii) 'Landscape'

The applicant has prepared a noise assessment and proposed mitigation measures which:

*'6.2 .....suggest a bund to infill the lower section of the existing verge, to the east, with the higher bunds either side of it, raising it by approximately 5m'. It is noted that an illustrative example of the coverage of this bund is shown in Figure 3 in the report.*

*'6.6 It is understood that additional features are proposed for the campsite in the form of dense woodland over the top of the proposed bund, as well as three water fountains in the ponds.'*

*'6.7 The woodlands will have little benefit in terms of mitigation of noise levels; however, the psychological effect of blocking the view of the quarry, combined with the masking noise introduced by wind through the leaves can only help improve the noise climate on the proposed site.'*

3.

The proposals are based totally on the creation of a high, large, artificial bund to reduce noise levels. Figure 3 in the NAPP shows that the proposed bund fill would raise the height of an existing embankment by approximately an additional five metres. The proposed noise bund is to the north-east of the site and runs along Dale Road, Dove Holes. There is already a large screening bund in this area parallel to the road (see Figure 1 below), and this already contributes to adverse visual effects from it.



*Figure 1: Photograph looking north showing the existing bund on the left which is part of the site and would be raised by approximately five metres. The addition of a further five metres would add to the adverse visual effect on this road.*

The photomontage in the NAPP shows a large, high, steep dam-like wall, the top of which has a highly artificial level skyline. There appears to have been little consideration given to the adverse visual effects created by this proposal, and planting with tree cover would not necessarily mitigate them.

Further consideration should be given to making any new landform less artificial in shape, with varying profiles and an undulating skyline to minimise adverse visual effects. The applicant should be asked to reassess the necessity to create such a large landform.

Appendix C - Bund Design indicates that a significant amount of fill would be required to construct this noise bund. In order to assess the full implications the applicant should be asked to provide the following information:

- The volume of material to be used to create this large artificial landform;
- The source of the fill material, and whether or not it would be taken from the existing site, thereby contributing to the restoration of the existing quarry site, or be imported;
- The type of material to be used;
- The type and finish of the surface of the bund, including whether or not top soil would be used for grass and tree planting, whether it would be imported, and if so how much, and whether it would be calcareous soil, which would be appropriate to the area;
- The method of construction;
- The time scale envisaged to build the bund;
- Details of types, species, size, areas, and objectives of tree planting;
- Details of site preparation, grass seed mixes and seeding rates; and

4.

- Aftercare and management details to establish the grass and tree planting regime short and long term.

The NAPP mentions tree planting on the bund. Details will be required to ensure that it accords with the landscape character of the area and does not visually attract attention to the area, or appear incongruous in the White Peak landscape. The site lies in the White Peak National Character Area and this has been further sub-divided as part of more detailed landscape character types by DCC landscape character assessment into the White Peak '*Plateau Pastures*', details of which are available on the DCC website: <http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/default.asp>

The scheme overall should conserve and enhance landscape character in line with High Peak Borough Council's Landscape Character policy EQ2 and other relevant policies.

Landscape and biodiversity are inextricably linked. It would be helpful, therefore, if habitat issues and effects were also to be considered by a suitably qualified ecologist.

Finally, DCC would suggest that the proposals should also take the opportunity to consider the restoration of the whole site, not just part of it.

I hope the comments above are of assistance in the assessment of the planning application. Please contact my officers, Vicky Webb on 01629 539804 and/or David Dale on 01629 539810 if you wish to discuss the comments further.

Yours sincerely

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Mike Ashworth  
Strategic Director – Economy, Transport and Communities