

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 AND 2011
EIA ANALYSIS AND SCREENING
S78 CASEWORK**

1	Case Details
a	Case reference(s) 2185633
b	LPA Devon County Council
c	Appellant MVV Environment Devonport Ltd
d	Site Address Whitecleave Quarry, Plymouth Rd/Strode Rd, Buckfastleigh
e	Brief description of development Construction and operation of materials recovery facility for inert construction waste and demolition waste, and construction and operation of incinerator bottom ash processing facility together with associated site engineering and infrastructure.
f	Site Area of development/works/new floorspace (as appropriate), i.e. m ² or hectares 9ha
g	Approval of reserved matters or conditions?
	If one of the above, enter the description of development subject of the related planning permission

2	EIA details
A	Schedule 1
(i)	Is the proposed development Schedule 1 development according to Schedule 1 of the EIA Regulations? If yes, go to Question 3.
	Yes
	No
(ii)	If YES, under which description of development?

B	Schedule 2	
(i)	Is the proposed development Schedule 2 development according to Column 1 of Schedule 2 of the EIA Regulations?	
	Yes	
	No	x
(ii)	If YES, under which description of development in Column 1?	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	Yes	X
	No	
(iv)	If YES, which area?	
	Potters Wood SSSI lies partly within the development area and adjacent to the development boundary.	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	x
	No	
(vi)	If yes, which applicable threshold/criteria?	
	>0.5ha	

3	LPA/SOS Screening	
	All applications inc reserved matters/conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	
	Yes	x
	No	
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	Yes	
	No	x
(iii)	If yes, is a copy of the SO/SD on the file?	

	Yes	<input checked="" type="checkbox"/>
	No	
(iv)	If yes, is the SO/SD positive?	
	Yes	<input checked="" type="checkbox"/>
	No	

4	Reserved matters/conditions applications only	
(i)	Has the LPA advised whether the original PP was subject to EIA screening?	
	Yes	
	No	
(ii)	Did the LPA/SoS issue a SO/SD for the original PP?	
	Yes	
	No	
(iii)	If yes, is a copy of the SO/SD for the original PP on file?	
	Yes	
	No	

5	Environmental Statement (ES)	
	Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	
	Yes	<input checked="" type="checkbox"/>
	No	

(Part 1) Question	(Part 2a) Answer to Question Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
Natural resources				
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the topography of the area?	Yes	An existing spur of dolerite within the application boundary will be blasted and removed and subsequently used to fill the existing quarry void.	Yes	Significant effects could arise from noise and vibration, removal of ecological habitat, changes to views, impacts to air quality, and from transportation.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy which are non-renewable or in short supply?	Yes	Land resources will be required and these would not be considered to be renewable.	No	Given the magnitude of the use no significant effects would be anticipated.

(Part 1) Question	(Part 2a) Answer to Question Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
3. Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the Project, eg forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	
Waste				
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	Solid waste will be produced during construction and, to a more limited extent, during operation.	No	Excavated materials (soils, rubble, dolerite) produced during construction will largely be re-used on site for landscaping and fill, or in the case of dolerite stored within the quarry void for eventual supply to the market. Relatively small quantities of inert waste are anticipated to remain following this re-use. During operation the site will employ up to 10 staff and it is unlikely that significant quantities of solid waste will result during this project phase.

(Part 1) Question	(Part 2a) Answer to Question in Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
Human health				
5. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No	Materials handled on site are classified as inert, and are not anticipated to give rise to adverse effect on health or the environment.	N/A	
6. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No	Risk is minimised by adoption of standard construction and operation safety practices.	N/A	
Pollution and nuisances				

<p>(Part 1) Question</p>	<p>(Part 2a) Answer to Question Part 1 Yes / No / NK</p> <p>(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site</p>		<p>(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')</p>	<p>(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')</p>
<p>7. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Yes</p>	<p>Non-toxic dust and particulate matter which are not normally associated with a risk to health. Effects on vegetation may result.</p>	<p>Yes</p>	<p>The excavations during construction and the processes to be employed during operation may result in sufficient quantities of airborne particulates as to be considered significant.</p>
<p>8. Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>Yes</p>	<p>The project will result in noise and vibration.</p>	<p>Yes</p>	<p>Blasting of the dolerite spur may give rise to significant noise impacts.</p>
<p>9. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>Yes</p>	<p>There is a risk of contamination of surface water and of groundwater given the proximity of Dean Burn and the principal aquifer.</p>	<p>Yes</p>	<p>Sources of contaminants are present and strong pathways exist between these and sensitive receptors.</p>

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10. Are there any areas on or around the location which are already subject to pollution or environmental damage, eg where existing legal environmental standards are exceeded, which could be affected by the Project?	NK		NK	
Water resources				
11. Are there any water resources including surface waters, eg rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the Project, particularly in terms of their volume and flood risk?	Yes	Dean Burn flows in a roughly south to north orientation adjacent to the western boundary of the application area. This watercourse may be affected by contaminants and given the change of use of the site and changes to topography, its volume and discharge may be affected.	No	Settlement ponds and a swale form part of the project design which are designed to control surface water and drainage and prevent significant impacts to local water resources.
Ecology and Nature Conservation				

<p>(Part 1) Question</p>	<p>(Part 2a) Answer to Question Part 1 Yes / No / NK</p>	<p>(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site</p>	<p>(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')</p>	<p>(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')</p>
<p>12. Are there any areas on or around the location which are protected under international, national, regional or local designations / classifications for their ecological value which could be affected by the Project?</p>	<p>Yes</p>	<p>South Hams SAC lies 700m to the north of the site. Potters Wood SSSI lies adjacent to and within the site to the south. Buckfastleigh Caves SSSI occupies the same area as part of South Hams SAC, 700m to the north of the site. Five County Wildlife Sites also exist within 2km of the site.</p>	<p>Yes</p>	<p>Direct impacts on South Hams SAC habitats are unlikely, however, all of these sites support internationally and nationally important bat roosts. The development has the potential to disrupt foraging routes. A small proportion of habitat within Potters Wood SSSI will be directly affected.</p>
<p>13. Are there any non-designated / non-classified areas on or around the location which are important or sensitive for reasons of their terrestrial, avian and marine ecology which could be affected by the Project, eg wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, nature reserves or parks?</p>	<p>Yes</p>	<p>The site is surrounded by a strip of semi-natural broadleaved woodland within and around its boundaries.</p>	<p>Yes</p>	<p>The spur of dolomite to be removed is a wooded area and some of this habitat will be therefore lost. While this is a relatively small area of woodland within the context of the site, it may support species of high conservation value (see Part 14, below).</p>

(Part 1) Question	(Part 2a) Answer to Question in Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
14. Could any protected, important or sensitive species of fauna or flora which use areas on or around the site, eg for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the Project?	Yes	Dormouse may be present on the site. A number of bat species, including greater and lesser horseshoes and barbastelle are present. Badgers are also potentially present. A breeding pair of peregrine falcon is also present within the quarry.	Yes	If present (results of surveys tbc) dormouse are likely to be affected by the removal of wooded habitat. Depending on the numbers of animals involved this impact may be significant. Given the high level of bat activity within the quarry void potential exists for significant impacts on this species group.
Landscape and Visual				
15 Are there any areas or features on or around the location which are protected under international, national, regional or local designations / classifications for their landscape (including historic) and scenic value which could be affected by the Project?	Yes	The site lies within close proximity (within 50m) of Dartmoor National Park which lies to the west just beyond the A38 corridor.	No	The National Park will not be directly affected by the development in terms of landscape and visual impacts. Changes to the existing screening and topography of the site are unlikely to indirectly affect this designated landscape.

<p>(Part 1) Question</p>	<p>(Part 2a) Answer to Question Part 1 Yes / No / NK</p>	<p>(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site</p>	<p>(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')</p>	<p>(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')</p>
<p>16. Are there any non-designated / non-classified areas or features of high landscape (including historic) or scenic value on or around the location which could be affected by the Project?</p>	<p>No</p>	<p>The site is bounded on the west side by the A38 and surrounded by agricultural land.</p>	<p>N/A</p>	
<p>17. Is the Project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	<p>Yes</p>	<p>The site is visible from the A38 and from residential areas to the west associated with Buckfastleigh.</p>	<p>No</p>	<p>Localised changes to views may result from the changes to the site topography, however, the project is likely to remain screened by the surrounding woodland. The majority of the site is obscured to residential areas by the raised carriageway of the A38 corridor. Existing road verge screening, which would remain unaffected by the development, would impede road users' views of the site. No footpaths or public rights of way exist around or within the site.</p>
<p>Cultural Heritage/Archaeology</p>				

(Part 1) Question	(Part 2a) Answer to Question in Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
18. Are there any areas or features on or around the location which are protected under international, national, regional or local designations/classifications for their cultural heritage or archaeological value which could be affected by the Project?	No	No such designations exist within or around the site.	N/A	
19. Are there any non-designated / classified areas or features of cultural heritage or archaeological importance on or around the location which could be affected by the Project?	No	No such features are known to exist within or around the site.	N/A	
Transport and Access				

(Part 1) Question	(Part 2a) Answer to Question Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
20. Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	No	The site has an existing private access road, no routes through the site for access to recreation or other facilities exist, including public footpaths.	N/A	
21. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No	No specific congestion or pollution problems are known on the transport routes within the vicinity of the site.	N/A	
Land use				

(Part 1) Question	(Part 2a) Answer to Question Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
22. Are there existing land uses on or around the location which could be affected by the Project, eg housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying?	Yes	The site supports an existing 'dormant' quarry. Topographical changes will result from the proposals (see section 1 above).	No	The land use of the site will be changed for the lifetime of the project, although the quarry resource/asset of dolerite will be allowed to remain usable and available for extraction under the proposed project design.
23. Are there any plans for future land uses on or around the location which could be affected by the Project?	NK		NK	

(Part 1) Question	(Part 2a) Answer to Question in Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
24. Are there any existing land uses / facilities relating to health, education, places of worship, leisure /sports / recreation, or other community facilities on or around the location which could be affected by the Project?	Yes	Dartmoor National Park lies within 50m of the site, and Tor Bay lies 14km to the east, an area with a strong association with tourism/recreation. To the north within Buckfastleigh are local visitor attractions including museums, South Devon Railway (steam railway), and wildlife attractions. A number of places of worship, schools, and other community facilities exist in Buckfastleigh.	Yes	None of these features or facilities would be directly affected by the proposals, however, during periods of high visitor numbers an increase in HGV movements to and from the site, both during construction and operation, may produce significant impacts as a result of traffic congestion, in particular on the A38.
Socio-economic				
25. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes	Employment will be created by the proposals, and existing employment on the site associated with the dormant quarry may reduce.	No	The facility is expected to employ around 10 staff in the long term, given this low number it is considered unlikely that a significant effect on local employment will result from the proposals.
Land stability / climate				

(Part 1) Question	(Part 2a) Answer to Question Part 1 Yes / No / NK	(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site	(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')	(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')
26. Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, eg temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	No	These conditions are not known to exist on the site.	N/A	
Cumulative effects				
27. Could this project give rise to cumulative effects together with the construction/operation of any other existing or planned developments in the locality?	Yes	Proposals for a change of use pertaining to an existing coach depot which is located within the site to the immediate west of the quarry entrance.	Yes	The proposals for the coach depot are relatively minor, comprising the installation of new portacabin facilities and parking areas. However, the construction period and timing is not known and should it coincide with construction activities for the IBA and MRF facilities the combined traffic effects may be significant.
Transfrontier effects				

<p>(Part 1) Question</p>	<p>(Part 2a) Answer to Question Part 1 Yes / No / NK</p>	<p>(Part 2b) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site</p>	<p>(Part 3a) Is a significant effect likely, having regard particularly to the extent, transfrontier nature, magnitude and complexity, probability, duration, frequency and reversibility of the impact? Yes / No / NK / NA (Use 'N/A' if answer in Part 2a is 'No')</p>	<p>(Part 3b) Reasons for answer to Part 3a (Use N/A if answer in Part 2a is 'No')</p>
<p>28. Is the Project likely to lead to transfrontier effects? (NSIPs only)</p>	<p>N/A</p>		<p>N/A</p>	

B. CONCLUSIONS		
(i)	Summary of features of project and of its location	
	a	Characteristics of development
		The development proposals comprise the construction and operation of materials recovery facility (MRF) for inert construction waste and demolition waste, and construction and operation of incinerator bottom ash (IBA) processing facility together with associated site engineering and infrastructure. To create these facilities an existing spur of dolerite within the application boundary will be blasted and removed and subsequently used to fill the existing quarry void. New buildings and storage areas will be constructed on site.
	b	Location of development
		The development is located immediately to the south east of the market town of Buckfastleigh, in Devon, approximately 14km west of Torquay. The site is a dormant quarry surrounded by semi-natural broadleaved woodland and agricultural land, with the A38 corridor at the western boundary of the site. The eastern edge of Dartmoor National Park lies 50m to the west of the site, on the far side of the A38 corridor. South Hams SAC lies 700m to the north of the site, and Potters Wood SSSI lies adjacent to and within the site to the south. Buckfastleigh Caves SSSI occupies the same area as part of South Hams SAC, 700m to the north of the site.
	c	Characteristics of the potential impact
		Significant effects could arise from noise and vibration, removal of ecological habitat and disturbance to protected species (bats and dormice), release of contaminants to soil and water, impacts to air quality, and to local traffic conditions. Cumulative impacts to traffic may arise from the project in combination with proposals at a coach depot which occupies part of the dormant quarry site.
(ii)	If a SO/SD has been provided do you agree with it?	
	Yes	x
	No	
(iii)	Is it necessary to issue a SD?	
	Yes	
	No	x
(iv)	Is an ES required?	
	Yes	x
	No	

C. SCREENING DECISION (Indicate below which, if any, model letter applies)					
Assessment		Action	✓	Initials	Date
Sch 1 development	ES required	Model letter H			
Sch 1 development - appeal is at an advanced stage	ES required	Model letter K			
Sch 2 development – threshold exceeded/criterion met/sensitive	ES	Model letter I			

area and likely to have significant effects on the environment	required			
Sch 2 development - appeal is at an advanced stage - threshold exceeded/criterion met/sensitive area and likely to have significant effects on the environment	ES required	Model letter L		
Sch 2 development – not likely to have significant effects on the environment	ES not required	Model letter F (Or G, if E has already been sent)		
Sch 2 development - appeal is at an advanced stage but development not likely to have significant effects on the environment	ES not required	Model letter M		
Sch 2 development but effects not clear at this stage – file to be reviewed at a later stage	N/K	Model letter E		
Sch 2 but not EIA development – negative LPA screening opinion/SoS screening direction issued – PINS agrees	ES not required	No action required		
Sch 2 but not EIA development – positive LPA screening opinion/SoS screening direction issued – PINS disagrees	ES not required	Model letter F (Or G, if E has already been sent)		

Name	Gail Boyle
Date	11 March 2013

No letter required – ES submitted and adequate.