



## Meeting note

<b>File reference</b>	TR050005
<b>Status</b>	<b>Final</b>
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<b>Date</b>	27.06.16
<b>Meeting with</b>	Four Ashes Ltd
<b>Venue</b>	Temple Quay House, Bristol
<b>Attendees</b>	Morag Thomson – Eversheds Matt Royall – Ramboll Environ Rachel Naylor – Ramboll Environ  Richard Hunt – Senior EIA and Land Rights Advisor Emma Cottam – EIA and Land Rights Advisor Callan Burchell – Assistant Case Officer
<b>Meeting objectives</b>	Feedback meeting on the EIA Scoping Approach.
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given:

The developer was reminded of the Planning Inspectorate's openness policy, that any advice given will be recorded and published on the Infrastructure Planning website under s51 of the Planning Act 2008 (as amended by the Localism Act 2011) (PA2008) and that any advice given does not constitute legal advice upon which Applicants (or others) can rely.

Introductions were made by everyone present, and individual roles were explained.

### Project Update

The developer provided a general project update on the scheme since the previous meeting. In summary, the developer noted that they started their stage one non-statutory consultation on 13 June 2016 and highlighted that it will run until 24 July 2016 and that it includes both s42 and s47 consultation bodies. The developer outlined that the tentative timetable as highlighted in previous meetings is progressing with no anticipated change to the submission date.

The developer provided a high level overview of the key features of the non-statutory consultation, highlighting that this will include several public exhibitions and will be based on the two layouts as highlighted in the previous meeting. The principal difference is the location of the rail terminal within the site, with one option

considering a location west of the mainline and the second option a location east of the mainline.

The Inspectorate discussed matters relating to the revised EIA Directive and queried whether the developer has considered whether they will be submitting their Development Consent Order (DCO) application under the old or new regime. The Inspectorate informed the developer that currently the implementation of the revised EIA Directive is required by May 2017. The Inspectorate noted that projects scoping prior to May 2017 would continue to be considered in line with the current version of the regulations.

### **EIA Outline Scoping Feedback**

The Inspectorate provided feedback on the outline EIA Scoping Approach proposed by the developer. The Inspectorate noted the importance of using the correct and appropriate description of the scheme that is being applied for throughout the documents. The Inspectorate also noted the importance of the developer referencing how their approach to the EIA addresses the environmental requirements of the National Networks National Policy Statement (NN-NPS).

#### *Agriculture and Soils*

The developer explained that a detailed Agricultural Land Classification survey of the site would be undertaken. The Inspectorate requested that the developer should explain and justify any proposed use of best and most versatile agricultural land, including why other sites were not considered appropriate. The Inspectorate also requested that the assessment include consideration of the project's impact on agricultural land holdings e.g. linking with the socio-economic assessment.

#### *Transportation*

The Inspectorate requested an update regarding the transport assessment (TA). The developer informed the Inspectorate that the Transport Models are being developed and will be appropriately assessed to understand the associated impacts of the models. The developer noted that the extent of the traffic modelling remains under discussion.

The developer noted their intention to include the TA as an appendix/annex to the Environmental Statement (ES).

#### *Ecology and Nature Conservation*

The developer outlined the progress of ongoing ecological surveys, including hedgerow and tree surveys. The Inspectorate queried whether ancient woodland or veteran trees were present and could be affected. The developer confirmed that this would be considered as part of the surveys. The Inspectorate queried whether the potential effect of nitrogen deposition on ecological sites, would be considered. The developer informed the Inspectorate that this would form part of the assessment.

The developer noted that they intend to submit a draft Habitats Regulations Assessment (HRA) report for review by the Inspectorate ahead of the submission of the DCO application. The HRA will consider the effect of the project on Cannock Chase SAC.

#### *Ground Conditions / Contamination*

The developer stated that the ES would include ground condition data including soil and groundwater analysis and monitoring. The ES chapter would also consider safeguarding of mineral resources.

The developer stated that it was considering the potential for effects on the Four Ashes Site of Special Scientific Interest (SSSI) due to drainage resulting in the reported submersion of exposures. The scope of assessment will be discussed with Natural England.

#### *Decommissioning*

The Inspectorate advised that decommissioning effects should be considered as part of the ES.

#### *Landscape and Visual*

The developer has spoken with consultees regarding the landscape and visual impact assessment and will agree viewpoints with consultees.

#### *Lighting*

The developer is considering whether to include a standalone chapter on lighting in their scoping report or whether to integrate this into the other technical chapters. The Inspectorate confirmed it has no preference on this, provided that the issue was assessed.

#### *Water issues*

The applicant stated that there are groundwater abstractions to the west of the site and that the site is within a Source Protection Zone (SPZ). The groundwater flow is generally east to west in the site. The design will need to consider the watertable and development plateaus requiring cut and fill in different areas of the site will be required.

The site is located in flood zone 1.

#### *Environmental Permit*

The developer explained that an existing environmental permit covers part of the site. The project is likely to require a variation to this permit and the developer is undertaking discussions with the Environment Agency (EA) and considering the implications of the permit within the masterplanning process.

#### *Cumulative Impacts*

The Inspectorate recommended that the cumulative effects throughout the proposed scheme should be assessed with reference to [Advice Note 17](#). The Inspectorate and developer agreed that the staged approach to the cumulative effects assessment (CEA) process (Table 1) was intended to reflect a broad continuum of activity rather than a rigid timetable and that elements of work could be brought forward if required.

### **EIA Project Update**

The developer provided an update on the progress of environmental matters since the previous meeting, including the consultation with statutory bodies. In summary, the developer outlined that they have consulted with a variety of bodies including; Highways England, the EA, Natural England and relevant Local Authorities. The developer highlighted that the consultation with these bodies is being used to inform the scope of the survey works including, landscape proposals, mineral extraction,

groundwater issues and archeological investigations.

**Follow up / specific decisions**

- Tentatively organise a site visit around the time of submitting a Scoping request.