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11 JUN 2010

Mr C Kelly  
John Grimes Partnership Ltd  
Leonards Road  
IVYBRIDGE  
Devon  
PL21 0RU

Your ref: Job no. 7397  
**Please quote: DJ/PE/Burrator**  
Direct line: 01626 831066

10 June 2010

Dear Charles

**Proposed extension to Yennadon Quarry, request for EIA screening opinion**

Thank you for your letter and accompanying submission document received 28 May 2010. Please find attached the EIA screening opinion adopted by this Authority for the above proposal.

I hope this gives clarification on the Authority's view, and enables you to move forward with your proposal. As discussed previously I would suggest the findings of the bore hole exploration will be the next important step in progressing your proposal.

As stated in the attached document this is a screening opinion and does not constitute the Authority's formal view on the scope of any subsequent EIA. That being said I hope this gives you some steer towards the scope of the EIA, and would welcome any discussions you would like to have in advance of any scoping exercise you choose to undertake.

If you require any clarification regarding the attached, or would like to discuss the proposal or the EIA further please do contact me.

Yours sincerely

Dan Janota  
**Planning Officer (Forward Planning and Community)**  
Email: [djanota@dartmoor-npa.gov.uk](mailto:djanota@dartmoor-npa.gov.uk)

Enc. DNPA EIA screening opinion, Yennadon Quarry extension  
CC. D Wallace, Yennadon Stone Ltd.  
Burrator Parish Council

Bill Hitchins Chairman Kevin Bishop PhD Chief Executive (National Park Officer)

The purposes of the Dartmoor National Park Authority are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and to promote opportunities for the understanding and enjoyment of the area's special qualities.

In pursuing these purposes the Authority has a duty to seek to foster the economic and social well-being of the local community.

A member of the Association of National Park Authorities



## Town and Country Planning Act 1990

### Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

#### Screening Opinion (10 June 2010)

**Proposal:** Extension to existing quarry

**Site:** Yennadon Quarry, Iron Mine Lane, Dousland, Yelverton, Devon

**Grid reference:** SX543688

**Parish:** Burrator

**District:** West Devon

#### Introduction

Environment Impact Assessment (EIA) is an important procedure for ensuring that the likely effects of the new development on the environment are fully understood and taken into account before the development is allowed to go ahead. The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ('The Regulations') provide a procedure which enables developers to apply to the planning authority for a 'screening opinion' on whether an EIA is needed in a particular case.

A request has been made by John Grimes Partnership Ltd on behalf of Yennadon Stone Ltd under The Regulations for a screening opinion in respect of a proposed extension to Yennadon Quarry.

#### Characteristics

Yennadon Quarry lies approximately 350 metres east of Dousland; a village on the south western edge of the Dartmoor National Park. In 1990 permission was granted for the winning and working of minerals at the quarry, subject to conditions, for a period of 35 years. The quarry stone is a blocky slate used mainly as a facing material.

Yennadon Quarry Ltd states that at current rates of extraction the resource within the permitted area will be exhausted within 5 years. It therefore proposes to extend the quarry to the north, allowing for a further 12 years of extraction continuing at the same rate of extraction.

The area of the proposed extension is part of Yennadon Down, an area of common land forming part of Meavy Common. The proposed development would result in a loss of this part of the common, over which there is a public right of access by foot and on horseback.

The proposed quarry extension lies within approximately 150 metres of a Public Right of Way.

Yennadon Down has been identified by the National Park Authority, under Section 3 of the 1985 Wildlife and Countryside (amendment) Act as an area of moor and heath whose natural beauty it is particularly important to conserve. Section 3 moor and heath totals 49% of the National Park, and is thus a key component the Dartmoor landscape, and its designation as a National Park.

The Historic Environment Record has two entries on or adjacent to the site; the quarry itself, and an adjacent tramway. Further to this the archaeological potential of Section 3 moor and heath is recognised in the saved policy AH5 of the Dartmoor National Park Local Plan. This proposed site also lies approximately 220 metres from the historic Devonport Leat.

The Authority holds records of bats, dormice, and butterflies in the vicinity and the proposed site and its surroundings have the potential as habitat for protected species.

It is proposed that access to the site would remain unchanged. Access to the main road (B3212) is gained through the village of Dousland and via a private access track which passes along the edge of Yennadon Down; this is the route used by all lorries and quarry employees.

The continued operation and extension of the quarry has the potential to generate both noise and dust (both currently controlled by planning condition). The quarry is approximately 350 metres from the nearest domestic properties on the edge of Dousland and immediately adjacent to an area of public access.

The continued operation and extension to the quarry has the potential to effect the water resource in the area.

### **Screening Opinion**

1. The proposal does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
2. The proposal does fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999:

“Extractive industry-  
(a) Quarries, open-cast mining and peat extraction”

The proposal falls within a National Park defined in The Regulations as a ‘sensitive area’, thus the thresholds identified in Schedule 2 do not apply.

3. There is a need to establish, through EIA, the significance of the impact the proposal would have on landscape and visual amenity, ecological interests, archaeological interests, and pollution and other nuisances.

For these reasons the Authority is of the opinion that the proposal is EIA development. This view is a screening opinion and does not constitute the Authority’s formal view on the scope of any subsequent EIA.



**C Jarvis**

**Acting Director of Planning (Development Management)  
Dartmoor National Park Authority**

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12 August 2010

Dear Charles

**Proposed extension to Yennadon Quarry, request for EIA scoping opinion**

Thank you for your letter dated 8 July 2010 regarding confirmation of the scope of the Environmental Impact Assessment (EIA) for the proposed extension to Yennadon Quarry, Dousland. Please find attached this Authority's scoping opinion under Part IV of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ("the Regulations").

I understand that the applicant may wish to adopt a phased approach to the preparation of the EIA. Whilst this in itself does not present an issue I should advise of the importance of information and assessment which is up to date and represents current best practice. This Authority would welcome further engagement in relation to the specific subject areas above.

Please note that the adoption of this scoping opinion does not preclude the Mineral Planning Authority from requesting additional information following submission by the applicant under Regulation 19 of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

If you would have any queries regarding this scoping opinion please do contact me.

Yours sincerely

Dan Janota  
**Planning Officer (Forward Planning and Community)**  
Email: [djanota@dartmoor-npa.gov.uk](mailto:djanota@dartmoor-npa.gov.uk)

**Bill Hitchins** Chairman **Kevin Bishop PhD** Chief Executive (National Park Officer)

The purposes of the Dartmoor National Park Authority are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and to promote opportunities for the understanding and enjoyment of the area's special qualities. In pursuing these purposes the Authority has a duty to seek to foster the economic and social well-being of the local community.

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## Town and Country Planning Act 1990

### Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (Part IV)

Scoping Opinion (12 August 2010)

**Proposal:** Extension to existing quarry

**Site:** Yennadon Quarry, Iron Mine Lane, Dousland, Yelverton, Devon

**Grid reference:** SX543688

**Parish:** Burrator

**District:** West Devon

**Applicant:** Yennadon Stone Ltd

**Agent:** John Grimes Partnership Ltd

#### Introduction

Environment Impact Assessment (EIA) is an important procedure for ensuring that the likely effects of the new development on the environment are fully understood and taken into account before the development is allowed to go ahead. The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ('The Regulations') provide a procedure which enables developers to apply to the planning authority for a 'scoping opinion' on the issues which should be included within an EIA in a particular case.

Following the Dartmoor National Park Authority's adoption of a screening opinion on 10 June 2010 that EIA is required a request has been made by John Grimes Partnership Ltd on behalf of Yennadon Stone Ltd under the Regulations for a scoping opinion in respect of a proposed extension to Yennadon Quarry.

#### Consultation

As per the Regulations and the advice given in Environmental Impact Assessment: guide to procedures (CLG January 2000) this Authority has invited comments on the scope of the EIA from the statutory consultation bodies. Further to this, as discussed with the agent, views of other local organisations with an interest in the land and/or its potential development have also been sought. Consultees were given 21 days to respond from the 21 July 2010. Further to the agents proposed list of consultees this Authority would consider the following organisations to be consultees relevant to this process.

- Dartmoor National Park Authority
- Environment Agency
- Devon Stone Federation
- Burrator Parish Council
- Devon County Council
- West Devon Borough Council
- South West Water
- English Heritage
- Natural England
- Dartmoor Preservation Association
- Dartmoor Commoners Council

As work on the EIA progresses other relevant consultees may be identified.

## Scoping Opinion

Based on the consultation response and the view of the Authority, the subject headings identified by the agent have been used as the basis for the scoping opinion below.

### - **Socio economic impact**

This subject area should include a consideration of access and public amenity issues in relation to the loss of land open to public access, as well as a consideration of the impact of the security/safety of the site. It should include a consideration of the impact of the development on the grazing rights of commoners.

Although perhaps outside the statutory scope of the EIA the applicant may like to consider whether a basic assessment of the role of Yennadon Quarry in the local employment/product market may support any accompanying planning application.

### - **Archaeology**

Existing records do not provide a lot of evidence of in terms of archaeological features already identified in this area. As such this section of the EIA should include a walkover survey and a test pit to provide an assessment by a qualified archaeologist of the nature of below ground conditions (e.g. presence of peat, depth of subsoil). Any further survey work identified as necessary should then also be undertaken as part of the EIA.

### - **Process pollution**

This should include a consideration of the adequacy of existing arrangements and an assessment of the potential for the proposal to result in an increase in dust generation.

### - **Emissions**

This should include a consideration of the adequacy of existing arrangements and an assessment of the potential for the proposal to result in an increase in emissions.

### - **Surface Water Management**

This should include a consideration of the adequacy of existing arrangements and an assessment of the potential for the proposal to result in changes to the local drainage regime, impact on surface water management and any avoidance or mitigation measures deemed necessary.

### - **Geology and Hydrogeology**

The site is identified as being on an Aquifer of Intermediate Vulnerability; it is approximately 450m from the inner water Source Protection Zone 1 and approximately 200m from the Devonport Leat. The EIA should consider the impact of the development on these features. Further advice from the Environment Agency is available in their publication *Scoping Guidelines on the EIA of Projects* (2002) (part D2 – opencast mining and quarrying operations).

### - **Noise**

This should include a consideration of the adequacy of existing arrangements and an assessment of the potential for the proposal to result in an increase in noise generation and any potential impact on sensitive receptors.

### - **Traffic**

This should include a consideration of the adequacy of existing access arrangements and an assessment of the potential for the proposal to result in an increase in traffic generation.

- **Ecological Impacts and Biodiversity**

This Authority would require assessment to comprise a Phase 1 habitat survey, as well as any specialist surveys then identified as necessary. The assessment should include a consideration of avoidance, mitigation and compensation measures as necessary.

- **Visual Impact**

This should comprise a landscape and visual impact assessment and include a consideration of impact during and after operation. Key viewpoints should be identified (in consultation with this Authority) as a basis for assessment. The visual impact assessment should identify the main views into the site including views from the adjacent common land and more distant views. Specifically, the assessment should consider (but not exclusively):

- the impact of operational machinery and temporary spoil heaps;
- impact of any structures and site enclosure;
- impact of any proposed hard or soft landscaping;
- light pollution and its impact on dark skies;
- impact of any proposed principles for restoration.

**Cumulative Impacts and an assessment of alternatives**

Further to the above topic areas it is essential that the EIA includes a consideration of cumulative impacts and demonstrates a consideration of alternatives. This is normally undertaken as part of each subject area, however an overview/summary of these two areas can also be helpful as a separate section of the EIA.

The Authority would advise that the assessment should refer each subject to its potential impact upon the special qualities of the National Park and the purposes of National Park designation.

The adoption of this scoping opinion does not preclude the Mineral Planning Authority from requesting additional information following submission by the applicant, under Regulation 19 of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.



**C Jarvis**

**Acting Director of Planning (Development Management)  
Dartmoor National Park Authority**