

Cabinet

6 October 2016

Warwickshire Minerals Plan – Publication (Regulation 19) Consultation

Recommendations

That Cabinet:

1. authorises the Strategic Director for Communities to:
 - (a) publish the proposed Minerals Local Plan in accordance with Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012
 - (b) finalise the proposed Minerals Local Plan, including making any minor modifications, and to prepare any other proposed submission documents and a statement of the representations procedure for publication with the Plan, and to carry out such public participation as she considers expedient following consultation with the Portfolio Holder for Transport and Planning and the Leader of the Council.
2. approves the revised Minerals and Waste Development Scheme set out in Appendix C

1.0 Background

- 1.1 This report seeks approval to go out to public consultation for a period of 6 weeks from November 2016 on the next stage of the Warwickshire Minerals Plan. This is the “Publication” consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which is also known as the Pre Submission Draft document.
- 1.2 The Publication document follows on from the Preferred Options Consultation which took place between October 2015 and January 2016. This version of the plan further develops the preferred spatial option and the core policies and development management policies to deliver the Minerals Plan which will provide the framework for the management of mineral planning in the county for the next 15 years. It also proposes the allocation of a number of sand and gravel sites to enable the production of a steady and adequate supply of aggregate over the plan period as specified in the National Planning Policy Framework.

- 1.3 The purpose of the consultation is to allow representations to be made on the proposed Plan before Council is asked to approve it for submission to the Secretary of State and subsequent consideration at an examination in public. Unless it is decided to withdraw the proposed Plan, the Plan must be submitted as published together with the representations received on it. After the examination in public, the County Council may make minor modifications to the Plan before it is adopted but any significant modifications can only be made if recommended by the Inspector appointed to conduct the examination in public or required by the Secretary of State. The Inspector will consider whether the proposed Plan has been prepared in compliance with legal requirements and whether it is sound, so representations on the proposed Plan should address these criteria and the County Council should not submit the Plan unless it is satisfied on both of those matters.
- 1.4 If your officers remain satisfied that the proposed Plan is legally compliant and sound following evaluation of any representations, there will be a further report to Cabinet in 2017 asking it to recommend Council to approve it for submission.
- 1.5 A sustainability appraisal report has been prepared and is being updated to reflect the latest version of the proposed Plan. This report informs consideration of the soundness of the proposed Plan and will be circulated to members of the Cabinet and put on the County Council's website shortly.
- 1.6 The Minerals and Waste Development Scheme is a statutory document which sets out what development plan documents a local planning authority intends to produce and when. Cabinet is asked to approve a revised Scheme to update the timetable leading to adoption of the Minerals Local Plan.

2.0 Developments since the Preferred Options Consultation

- 2.1 The Preferred Options consultation generated over 1500 individual comments from approximately 600 respondents. Every response was uploaded on to the consultation database and fully analysed. A summary consultation report, which sets out the main issues from the consultation and a summary of the officers' responses, is attached in Appendix A. The vast majority of comments related to the inclusion of sites for sand and gravel rather than to general issues relating to other minerals or the proposed strategy and policies. It should be noted that two petitions were submitted during the consultation period; one of 174 signatures from residents of Bourton on Dunsmore and surrounding villages and the other from residents of Marcliff of 51 signatures objecting to site 8 at Broom Court Farm, Bidford on Avon.
- 2.2 An additional sand and gravel site at Ryton on Dunsmore and an additional extension of the quarry at Shawell, were submitted during the consultation period and these were then the subject of an additional Focussed Consultation in June 2016 for 6 weeks. Two sites at Baginton and Brinklow which had previously been rejected, came forward again for reconsideration.

The Brinklow site was also the subject of a planning application for a large extension .This has now been approved by Regulatory Committee.

- 2.3 At the same time a separate consultation of the updated Statement of Community Involvement was consulted on between 30th June 2106 to12th August 2016. Other work carried out since the last stage includes the update of the Local Aggregate Assessment (LAA). Letters were sent to each landowner of the sites proposed for allocation to check whether sites were still available and deliverable in the plan period. Queries about individual issues raised by respondents in the consultation were also raised with the site promoters and in some cases these have resulted in the site boundaries being changed and the tonnages being revised in one case.

3.0 Minerals Plan final strategy based on the Local Aggregates Assessment

- 3.1 The National Planning Policy Planning Framework (NPPF) requires Mineral Planning Authorities to maintain a minimum seven year landbank for sand and gravel. The current landbank is now 8 years and we need to ensure there is enough sand and gravel to reach and maintain the 7 year landbank throughout the complete plan period. The landbank figure is worked out annually on the basis of information produced through the LAA.
- 3.2 The plan proposes the allocation of adequate sand and gravel sites to meet a figure produced in the County's LAA. The figure that has been calculated using a rolling average of the previous 10 years' past sales prior to 2015 is 0.573 mt which is reduced from 0.687 million tonnes per annum at the Preferred Options stage. The Preferred Options document also included a 10% increase on this total, but there were a number of objections to this approach, which has now been omitted. Using the 2015 sales figure the plan requirement is now 8.02 million tonnes to be provided over the 15 year plan period. Warwickshire therefore needs to allocate enough sand and gravel sites in the plan to meet this figure. This provision needs to be met from land won sources because Warwickshire is not able to rely on marine sources of materials, greater imports or just through increased recycled and secondary aggregates, particularly as the latter cannot provide continuity of supply or the range of materials the local construction market requires.
- 3.3 Following the original request for sites, 30 potential sand gravel sites were submitted. We have assessed the sites based on a number of criteria and identified the best ones to meet the required figure set out in the LAA. The sites are all included in the Minerals Plan document in Appendix B. We have calculated that 8 new sand and gravel sites may be required to maintain the county's 7 year landbank. Eight of the original nine preferred sites are recommended to be taken forward. Site 8 Broom Court is no longer considered to be deliverable. The further extension to Shawell Quarry (a new site) is included but not the other new Site 31 at Ryton on Dunsmore nor the previously rejected Site 17 at Baginton.

- 3.4 The landbank figure outlined above includes a proportion of the additional sand and gravel reserve approved at Brinklow Quarry recently under Planning Application RBC/16CM004. Some of the reserve cannot be counted in the landbank figure as much of the reserve is not likely to come forward for extraction within the plan period.
- 3.5 The NPPF also requires that a ten year landbank is maintained for crushed rock. Currently, Warwickshire has a large landbank of permitted reserves (29 years) based on the latest figures from 2015 but only a relatively small output from one site at Mancetter Quarry. No new crushed rock sites are expected to come forward in the future. Consequently, we consider there is no need to allocate any new sites for crushed rock production.
- 3.6 It is considered there is no reason to allocate sites for any other minerals than sand and gravel. Other minerals have been dealt with by the inclusion of criteria based policies. This includes crushed rock, brick clay, building stone, underground coal gas and coal. Policies have been prepared in accordance with the National Planning Policy Framework and national planning practice guidance and changed in the light of responses received on the Preferred Options consultation.

4.0 Timescales and Next Steps

- 4.1 The Proposed Plan is undergoing legal proofing and minor modifications will be made before it is finalised for publication. Minor modifications may be typographical or to improve clarity and consistency internally and with national policies but would not include changes which materially affect the policies in the proposed Plan. Similarly, the sustainability appraisal report (which is an iterative document) will need to be finalised together with any other supporting documents which need to be published together with the proposed Plan. Cabinet is asked to authorise officers to undertake this work in consultation with the Leader and the Portfolio Holder and proceed to publication without a further report.
- 4.2 The next stage of the plan-making process after this consultation has taken place will, if Council so approves, be the final submission of the plan to the Secretary of State in mid-2017. The examination in public which will follow submission will involve a public hearing where respondents can put their cases in front of an independent Inspector. It is expected that plan will be adopted by early 2018. The timetable is summarised in the Minerals and Waste Development Scheme in see Appendix C
- 4.3 There will be costs associated with the next stage of the process which as yet cannot be quantified, but which will be met from within the Transport and Economy business unit's existing approved revenue budget.

Background papers

None

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This report was circulated to the following members prior to publication:

Councillors Butlin, Clark, Johnson, Boad, Lea

APPENDIX A

Summary of Consultation – Minerals Plan (Preferred Options Stage)

Warwickshire County Council consulted on the preferred Option and Policies document between October 19th 2015 and January 4th 2016. The consultation was extended part way through to give additional time for further consideration of the document.

In the consultation we asked 35 questions relating to all aspects of the document from the spatial portrait and vision through to the strategy itself, the sites proposed as preferred options and then the Core polices and Development Management policies.

Overall there were 604 respondents providing a total of 1132 individual comments. The vast majority of the responses were comments on the individual sites.

This is a summary of the comments. The detailed responses to the comments by officers to individual respondents will be available on the minerals webpages before the next consultation takes place. All the main issues from the preferred options consultation were summarised and have been looked at here in detail. These have formed the basis of discussions with the landowners who promoted the sites and in some cases these have influenced changes within the sites.

The summary of consultation has sought to highlight only the main points raised in response to each question. It does not include all the responses but these give a good summary of the issues and responses. The full detailed comments will be available on the web pages in October 2016.

Question Number in the Preferred Options document	Subject of Question and number of comments	Summary of Comments	Summary of WCC's response
Question 1	Spatial Portrait (22 comments)	There were 22 comments on the Spatial Portrait. The comments were generally supportive. Inclusion of an agricultural land map and other factors such as rights of way in the portrait were requested.	<p>A map showing best and most versatile agricultural land has been provided in the plan. A plan showing the existing Air Quality Management Areas in the county has also been provided.</p> <p>Rights of way are now included.</p> <p>Figures 1.1 – 1.3 provide locational and contextual mapped information which is appropriate for a county based spatial portrait. The issue of the absence of existing permitted mineral sites on the Site allocation policy maps Figures 1.8 – 1.16 is noted. None of the existing permitted sites are proposed for extension in the plan where it would be appropriate to provide details of the existing site and its extension. The Site allocation policy maps provide details of the allocation: providing details of the existing</p>

			permitted sites on these maps could lead to confusion about what is being proposed and where and what the plan is or is not saying about the existing site.
Question 2	Other Issues (30 comments)	Requests to add other issues such as health, agricultural land, removal of the 10% buffer to the supply figure, restoration back to ground level should be written in to the issues. Comments also suggested that sand and gravel should not be dug out in river valleys and that best and most versatile agricultural land should not be used for quarrying. One respondent suggested that the precautionary principle needs to be applied to any application for fracking, shale gas or UCG as there are so many unknowns. Another respondent suggested including biodiversity offsetting where mitigation measures might not be sufficient and refer to supporting implementation of	Amendments to the objectives have been made and are included in the document. The 10% buffer figure has been removed and in any event has been superseded by the new Local Aggregate Assessment.

		<p>the WCS Green Infrastructure Strategy. Consider including Green Belt protection as a key issue.</p>	
Question 3	Spatial Vision (12 Comments)	<p>One comment suggested that the Spatial Vision is not realistic or sensible and there is no case for focussing mineral sites as close as possible to main settlements and this may be undesirable.</p> <p>Query about the difficulty in restoration of land to agriculture and the difficulty of doing that in some cases. This needs to be in the Spatial Vision.</p> <p>No account taken of the substitution of recycled aggregates in reducing the amount of primary. There is an objection to the 10% oversupply figure originally proposed.</p> <p>Two respondents said they would like to see promotion of green Infrastructure as part of</p>	<p>Amendments have been to the Spatial Vision where necessary - see plan document.</p>

		<p>restoration, if there is a lack of inert waste for fill and biodiversity-led restoration should be a priority for mineral sites, including the creation of new areas of priority habitat (at a landscape-scale, where appropriate), such that they contribute to establishing a coherent and resilient ecological network.</p>	
Question 4	Objectives (15 Comments)	<p>One respondent suggested that all agricultural land needs to be restored to its former quality even if not bmv land and objective 8 was mixing two separate issues regarding proximity and local distinctiveness.</p> <p>Request to include protection of the green belt as a separate objective</p> <p>Biodiversity led restoration should be a priority. No reference is made to the need to protect communities from unacceptable social and economic adverse impacts. Natural England advised that</p>	<p>Amendments have been to the Objectives where it is considered necessary - see plan document.</p> <p>The Green Belt is an important national planning policy which aims to prevent urban sprawl by keeping land permanently open: it sets the context for the preparation of the local plan. Since mineral extraction is not inappropriate development in</p>

		<p>the objectives should be strengthened to make reference to the following:</p> <ul style="list-style-type: none"> - Further reference to the protection of soils under Objective vii - Make clear reference to a green infrastructure approach where appropriate. 	<p>the Green Belt if its preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt and determination of inappropriateness is a site specific issue to be considered at the planning application stage there is no need to include it as a specific objective.</p> <p>There is no need to re-order the objectives. They are not listed in any order or any priority. They derive from the vision statement and form the basis of the policies set out in the plan</p>
Question 5	Spatial Strategy (15 Comments)	<p>Again there were a small amount of comments of the strategy itself.</p> <p>Some of the comments were objections to the strategy on the basis of the various sites such as Salford Priors and Wasperton.</p> <p>One respondent said that</p>	<p>It is considered that the Strategy was generally considered to be favourable given the lack of comments. The comments given are noted but there is nothing from WCC's view point that would point to a requirement to change the strategy.</p>

		<p>“Policy MCS2 implies that the sand and gravel areas shown on the Proposals Map are essentially "areas of search" in which windfall applications may be acceptable. As there does not appear to be a Proposals Map within the consultation document, we assume that the items on the Key Diagram will be transferred to a Proposals Map at a later stage. It would therefore be useful for the sand and gravel areas to be shown on the Key Diagram.”</p> <p>The Spatial strategy appears reasonable, however, the draft minerals plan does not appear to meet the spatial strategy and Preferred Sites Options (Option 3a); Sites 1 and 2 are within 500 meters of each other and the existing site of Ling Hall Quarry. Sites 1 and 2 represent some 50% of the Sand and Gravel extraction until 2032 for the County. There is no consideration or mention of the existing site at Ling Hall Quarry, the granted planning applications for</p>	
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		further extraction at Ling Hall Quarry, nor the site at Wolston Fields Farm, which is in the Parish of Wolston as is Site 2.	
Question 6	Site 1 Bourton on Dunsmore (258 Comments)	<p>Flooding</p> <ul style="list-style-type: none"> - Draycote village will be at risk from working and restoration. - A s106 planning obligation is required to provide permanent flood alleviation scheme to protect Draycote. - Flooding will also affect Birdingbury, Marton and Eathorpe and Fosse Way/Franklin Lane and Stretton village. - There is no catchment buffering to prevent storm surges passing through the village of Draycote. - The risk of flooding beyond the immediate area has not been properly assessed. - Loss of water storage 	The site area has been reduced from 110ha to 29ha. The Environment Agency and local flooding team have no objections to the allocation of the site. A Flood Risk Assessment will be required at the planning application stage which will need to demonstrate that throughout the working and restoration of the site mineral working will not cause an increase in flood risk both within and beyond the new site boundary.

		<p>capacity and no proposals to replace</p> <p>Restoration</p> <ul style="list-style-type: none"> - Lack of infill material – extend the time for completion and increase health risks - Exclude inert infilling. Lengthen time scale for restoration. - There should be a focus on enhancing biodiversity <p>Health</p> <ul style="list-style-type: none"> - Noise and dust impacts for those with respiratory problems. - Increased health problems from increased dust, diesel fumes and particulates <p>Sustainability Appraisal</p> <ul style="list-style-type: none"> - Text fails to record Bourton Settlement. - SA assessment of site as moderate negative impact is incorrect - No social and economic 	<p>The developer is proposing that the site be restored to agriculture with some wetland and marsh habitat. The amount of inert infilling required for restoration has therefore changed significantly. Phased working and restoration of the site is likely to minimise delays in restoring the site.</p> <p>The site boundary is now well away from Bourton village and other properties reducing the risk of any adverse impacts from noise and dust. Any potential health impacts will be addressed at the planning application stage.</p> <p>The SA has been amended in the light of the new smaller allocated site.</p>
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		<p>assessment carried out</p> <p>Traffic</p> <ul style="list-style-type: none"> - B4453 is a minor road. Siting the quarry not on an A road or trunk contrary to policy. Lorry routeing advisory map is unreliable. - B4453 too narrow. - All vehicles should travel north to A45 to avoid travelling south along B4453 (Princethorpe) - Increase in HGV use of the Straight Mile – danger to other users, more accidents, damage to verges and road - Impact on the Bourton and Draycote junctions on B4453 - Increase in traffic due to lack of scope to back haul inert wastes. - Increase in traffic through Bourton <p>We have categorised the other issues included effects on Biodiversity,</p>	<p>The site area and therefore the estimated site tonnage have been reduced. Mobile plant will be used to process the mineral. All traffic will be expected to use the A45 unless local deliveries are required. It is expected that a single access onto Straight Mile (B4453) would be used and workings on the opposite side of the road would be accessed by a tunnel beneath the road. There are no objections from the Highways Authority. A safe and suitable access can be achieved and the road network has the capacity to take the increase in HGV traffic.</p> <p>In summary the site has been substantially reduced in size following negotiations with the</p>
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		<p>Ecology/Ancient Woodland</p> <ul style="list-style-type: none"> - Within 500m of SSSI Draycote Meadows Nature Reserve. Source of wild meadow and green hay seed under Prince of Wales Coronation Meadows Project - Impact on 2 ancient woodlands – deterioration of woodland and impacts on species - Adverse impacts on protected and priority species - Impact on Popehill Spinney, Bog Spinney – need for increased stand off – 100m <p>There are badger setts right on the edge of the proposed site.</p>	<p>site promoter. We have no major outstanding objections in principle. The full assessment of every issue will be set out in full prior to the next consultation.</p> <p>The future development of the site will require the provision of suitable measures to protect and where appropriate enhance the special features of Draycote Meadows SSSI. As a result of the change in the boundary of the site Popehill Spinney is now over 350m and Bog Spinney 500m from possible mineral working. Protected species surveys will be required at the planning application stage.</p>
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		<p>Cumulative Effects</p> <ul style="list-style-type: none"> - No assessment of working of Sites 1 and 2 and Ling Hall – simultaneously. - Temporal overlap not addressed. - Landscape scale impacts on protected species and other wildlife habitats connectivity <p>Agriculture</p> <ul style="list-style-type: none"> - Loss of BMV agricultural land. - Lack of wastes - Lowering the land will harm the landscape 	<p>Ling Hall has ceased mineral working and is being infilled and restored. Consideration has been given to working Site 2 back to Ling Hall to reduce the impacts of working in the locality. The A45 represents a major physical barrier between the working of Site 1 and Site 2. Phased delivery of Sites 1 and 2 during the plan period is likely to help address the cumulative effects of working both sites.</p> <p>It is proposed to restore the BMV land Grade 2 (5.6 ha) and Grade 3a (18.4 ha) back to agriculture and the non BMV land Grade 3b (5.2 ha) to nature conservation. The amount of inert infilling required for restoration has changed significantly. The view that there is a lack of availability of inert wastes is not shared by all the mineral industry. Lowering the land will only be used where it is feasible.</p>
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		<p>Public Rights of Way - Diversion amounts to constructive closure</p> <p>Stand –offs - 100m inadequate should be 200m</p> <p>Rugby Garden Centre</p> <ul style="list-style-type: none"> - Need to amend phasing. - Move plant site away. - Increase landscaping zone. - No weekend working - No inert for restoration – takes too long 	<p>No PRoWs will be affected by the proposed allocation</p> <p>The national planning practice guide ID 27 -18 says that any separation distances should be established on a site specific basis and should be effective, properly justified and reasonable. In the 1995 Minerals Local Plan a buffer zone of 200m was provided around a cohesive group of 10 or more dwellings. As a result of the reduction in the size of the site stand offs to Bourton Village have increased to 500m.</p> <p>The land next to the Garden Centre is no longer available for allocation and therefore is not included.</p>
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		<p>Case for Site</p> <ul style="list-style-type: none"> - Not made. - Ling Hall should be extended. - No provision made for existing/increased recycling production - Brinklow quarry should be reconsidered – - Existing sites should be developed first.- <p>Landscape/Visual</p> <ul style="list-style-type: none"> - Loss of open landscape - Impact on Straight Mile a local feature - Increase in visual impact 	<p>Land around Ling Hall has not been promoted and therefore cannot be considered for allocation. A planning application to extend Brinklow Quarry has been approved. There are only two operating sites Wolston Fields and Brinklow Quarry: an extension at one site has been approved. An extension to the other is not included because of archaeological constraints. It is not possible to make provision for recycling due to the lack of an approved methodology to determine the provision to be made, the limited nature of the materials to substitute for construction materials, the temporary nature of the recycling sites, the lack of control over capacity use and market.</p> <p>The site area has been reduced from 110ha to 29ha which will have a significant effect reducing overall the potential landscape and visual impacts. Only part of the length</p>
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		<ul style="list-style-type: none"> - Impact on a regional character area – permanent, significant and damaging changes - impact from lowering the level of the land. - <p>Green Belt</p> <ul style="list-style-type: none"> - Site forms an important part of the Green Belt <p>Historic Villages, Previous proposals - 1990 PA (RO/90/001253) and Appeal refused/upheld – use of high quality agricultural land/visual amenities and amenity of local residents.</p>	<p>of the Straight Mile will be worked. Lowering the level of the land will only be carried out where it is feasible.</p> <p>Mineral proposals (including mineral extraction and engineering operations) located within the Green Belt that preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt will be regarded as appropriate development which would not harm the Green Belt. There is no differentiation made in national policy terms between different parts of the Green Belt.</p> <p>The site area has been reduced from 110ha to 29ha. The new site would be located 500m from Bourton and 1km from Draycote protecting the historic settings of these villages. Phased working and restoration of the site could help maintain historic settings.</p>
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		<p>The Plan -</p> <ul style="list-style-type: none"> - 2009 Plan – lists the 4 parcels of land and the position of the water table. It says Site 18 restored to conservation to avoid flooding the site and the pollution of the watercourses - Inconsistency in dealing with major towns (22 and 24) and application of constraints (13,20,23,24, and 28) - Definition of settlement <p>Hydrology High water table – leading to flooding or subsidence (downstream) plus Impact on the two lakes to the rear of MacBrae Farm 57 London Road</p>	<p>While previous proposals can highlight important issues to consider the allocation of sites need to be judged on current planning policy, economic needs and environmental concerns. There is a need to find sites to meet the plan requirements.</p> <p>The new allocation at Site 1 takes into account the parcel of land promoted in the 2009 Plan – Site 13. The new site could be restored to agriculture and nature conservation. Issues such as the proximity of the site boundary to properties, no. of properties/population likely to be affected, impact on development viability, size of the site have been taken into account in determining constraints. Changes have</p>
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		<p>Lighting Increase in lighting will have an adverse effect</p> <p>Infrastructure -No provision has been made for HS2</p> <p>Blight - Significant blight on local</p>	<p>been made where required to ensure a consistent approach. A settlement has been taken to be a cohesive group of 10 or more dwellings (see 1995 Minerals Local Plan).</p> <p>Any planning application for mineral extraction at this location will need to assess the short and long term impacts of the development on surface water, groundwater resources and quality.</p> <p>HS2 Limited have indicated that they do not require sites to be allocated to specifically meet the requirements of constructing the new railway and associated infrastructure. The HS2 proposals will be closely monitored through future Annual Monitoring Reports and taken into account at all stages as the Minerals Plan develops.</p> <p>The site lies on an important mineral resource. The potential</p>
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		<p>communities</p> <p>Buildings -Water table changes and risk of flooding pose a risk to structural integrity of properties in Bourton and Draycote</p> <p>Noise and Dust -Adverse impacts from increase in noise and dust.</p> <p>Rugby Local Plan -Bloom Garden centre has been put forward in the Local Plan SHLAA for housing development.</p>	<p>impacts of mineral working at this location will be considered in detail at the planning application stage. The site area has been reduced significantly from 110ha to 29ha.</p> <p>The new site boundary lies 500m from Bourton and 1km from Draycote making it unlikely that there will be a risk to the structural integrity of properties in these villages from changes to the water table and potential flooding</p> <p>The new site boundary lies 500m from Bourton and 1km from Draycote making it unlikely that there will be adverse impacts from an increase in noise and dust.</p> <p>Noted</p>
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		<p>Contamination - River Leam is protected for drinking water extraction and abstraction for Draycote reservoir.</p> <p>Information submitted - Other sites rejected for insufficient information should be included ahead of Bourton on Dunsmore.</p>	<p>As part of any planning application to develop this site an environmental assessment will be carried out to establish possible environmental impacts on surface water, and a plan will be required explaining what safeguards will be put in place to alleviate any pollution risk to the River Leam. There are no objections to the allocation of this site from the Environment Agency.</p> <p>The Government's Planning Practice Guidance Note for Minerals expects that where mineral planning authorities seek to designate specific sites that they provide the necessary certainty on where and when development may take place. Where sites have been put forward with insufficient information it means that the site may be a speculative proposal and would not provide the required certainty of the site coming forward so may not be deliverable within the plan period. If such sites were</p>
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		<p>Insufficient Public Consultation</p> <ul style="list-style-type: none"> - People didn't realise the consultation was in progress. <p>Archaeology</p> <ul style="list-style-type: none"> - Adverse effects on archaeological interests 	<p>included the plan could be found unsound.</p> <p>The plan consultation was advertised widely in the local press, on the WCC web pages and through email and hand delivered letters and site notices. The consultation period was also extended beyond the statutory 6 weeks for an extra 6 weeks till 4th January 2016. An interim newsletter was prepared over the summer and local members were briefed by officers prior to the consultation.</p> <p>A desk top Archaeological appraisal was carried out on this site previously and there is no objection to mineral development. In the event of a planning application being submitted a more detailed archaeological assessment would be required as part of that proposal.</p>
Question 7	Site 2 Lawford Heath (28 Comments)		The site area has been substantially reduced following

		<p>Archaeology</p> <p>Need to protect structural integrity of listed buildings</p> <p>Restoration</p> <ul style="list-style-type: none"> - Need to restore to original levels. Lack of details of how site to be restored. Should be a focus on enhancing biodiversity <p>Impact on Lawford Heath/ Wolston</p> <ul style="list-style-type: none"> - Noise, dust, traffic, quality of life, air pollution, loss of amenity and loss of quiet rural location. Continuation of 	<p>discussions with the operator.</p> <p>Noted. This requirement has been added to the site allocation policy for the site</p> <p>The site area has been reduced from 113ha to 61.7ha. The majority of the new site area is to be restored to agriculture using the importation of inert wastes and some small water bodies which will add to biodiversity. The restored level will be above the winter water level of the groundwater. This means that the final surface will vary from original levels to reduced levels.</p> <p>The site boundary has been changed with the agreement of the landowner. There is no proposal to work minerals to the west of Wolston Care Home and the site boundary to</p>
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		<p>nuisance for further 15+years.</p> <ul style="list-style-type: none"> - No assessment on impact on Care Home, Cattery (business), North Lodge, north Lodge Farm (including future development of barn for holiday let), The Cottage. Impact on The Crescent – 100m not enough, loss of amenity <p>Ling Hall Quarry and Landfill</p> <ul style="list-style-type: none"> - Past and present impact on community – The Crescent, Ryelands and individual properties – dust, noise, odours and traffic - Ling Hall processing plant should have been safeguarded. - Failure to deal with past complaints. 	<p>the east and south have also been changed to reduce the impact on the group of properties at Wolston Grange. Appropriate mitigation measures will be incorporated into the detailed design of the mineral working determined at the planning application stage to protect the amenities of nearby properties. The land around The Crescent (north, east and south) proposed for working has now been removed from the proposal.</p> <p>The site boundary has been changed to reduce any impacts on properties. The Ling Hall processing plant still benefits from planning permission. Please refer to Policy MCS5 which safeguards existing sites from non-mineral development. The site will be regularly monitored after planning permission has been granted. All complaints will be dealt with in accordance with the County Council's approved planning</p>
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		<p>Traffic</p> <ul style="list-style-type: none"> - Further damage to Lawford Heath Lane. - Speeding traffic - No control over lorry routing - Increase in traffic on local roads. - Road erosion problems in Coalpit Lane exacerbated. - Problem with current access into Ling Hall failure to prevent right turns on egress. - Need to consider impact on A45- landscape, boundary features and surface water drainage. 	<p>enforcement plan.</p> <p>If access is required from Coalpit Lane it will have to be improved i.e. road widening, resurfacing. The site area and available tonnage has been reduced. Appropriate traffic controls will be secured at the planning application stage through a Transport Assessment and imposition of planning conditions which will be monitored by the operator and the County Council. A safe and suitable access can be designed to meet highway standards. Appropriate stand-offs will be provided to ensure that the integrity of the A45 is protected. The length of the A45 which could potentially be affected by possible mineral working has been reduced. All HGV traffic will have to travel via A45. A routing plan will be required.</p> <p>Protected species surveys will be required at the planning application stage.</p>
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		<p>Ecology/Ancient Woodland</p> <ul style="list-style-type: none"> - Loss of protected species. Needs independent review of habitats and species. - Loss of habitats - Impact on ancient small leaved lime tree- need a buffer zone of 100m - No protection of ancient woodland - River Avon LWS needs to be protected - Impacts on quality and quantity of water down stream <p>Cumulative Effects</p> <ul style="list-style-type: none"> - No assessment of working of Sites 1 and 2 and Ling Hall and its approved extensions collectively and simultaneously. 	<p>The ancient small leaved lime tree will be protected. The site area has been reduced. No ancient woodlands are likely to be affected by this proposal.</p> <p>Protected species surveys will be required at the planning application stage. The ancient small leaved lime tree will be protected. The site area has been reduced. No ancient woodlands are likely to be affected by this proposal. Careful management of the site and high operational standards should ensure that the quality and quantity of water in watercourses is not affected.</p> <p>Ling Hall has ceased mineral working and is being infilled and restored. Consideration has been given to working Site 2 back to Ling Hall to reduce the impacts of working in the locality. The A45 represents a</p>
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		<ul style="list-style-type: none"> - No assessment of quarries/landfill and industrial estate re: noise, dust and traffic. - Temporal overlap not addressed. - Impact on landscape scale biodiversity <p>Agriculture</p> <ul style="list-style-type: none"> - Loss of BVM agricultural land. <p>Properties</p> <ul style="list-style-type: none"> - Decrease prices. <p>Stand –offs/ Excluded area</p> <ul style="list-style-type: none"> - Not adequate. Will not lessen impact. Not consistent with Wolston Farm – 200m. - Not consistent with Rugby BC – 200m - Wolston not treated the same as Ryelands. 	<p>major physical barrier between the working of Site 1 and Site 2. Phased delivery of Sites 1 and 2 during the plan period is likely to address the cumulative effects of working Site 1 and Site 2.</p> <p>The majority of the site will be restored to agriculture. All the soil resources will be retained and reused.</p> <p>Noted</p> <p>The site area has been reduced significantly from 113ha to 61.7ha. The national planning practice guide ID 27 - 18 says that any separation distances should be established on a site specific basis and should be effective, properly justified and reasonable. In the 1995 Minerals Local Plan a buffer zone of 200m was provided around a cohesive group of 10 or more dwellings. A minimum stand-off of 100m is therefore</p>
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		<p>SA – social and economic assessment</p> <ul style="list-style-type: none"> - No assessment carried out. <p>Prior Extraction</p> <ul style="list-style-type: none"> - Flexibility is required to allow for future commercial/residential development. <p>Care Home</p> <ul style="list-style-type: none"> - Threatened closure. - No reference to impact on access for emergency vehicles. - No consultation with Adult Social Care and Public Health England. - Conflict with policy HS2 in Rugby LP. - Fishing pond not assessed. - Impact on sewerage arrangements in 	<p>reasonable but the exact stand- off will be determined at the planning stage.</p> <p>Social and economic issues are dealt with in the SA by questions 15,19, and 27</p> <p>Noted</p> <p>The site area has been changed. There are no proposals to work minerals west of the Care Home and the southern and eastern boundaries to the Care Home have been amended. The access to the Care Home will not be used to access the mineral working therefore there should be no impact on emergency vehicles, utilities or other services. Public Health England has been consulted</p>
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		<p>adjoining field, private pipes and pumping station.</p> <ul style="list-style-type: none"> - Loss of roads (recreational space) for care home. <p>Future Working</p> <ul style="list-style-type: none"> - Work back to existing sites. - Reduce site back to 1995 plan area. - Setting a precedent for future working on other land in the locality. 	<p>and has raised no objections. Policy HS2 in the Rugby Borough Publication Draft Local Plan – July 2016 deals with impacts of development on the capacity of existing health services and facilities. There will be no reduction in capacity as a result of working of minerals at this location so there will be no conflict with policy HS2.</p> <p>Consideration has been given to working the site back to Ling Hall. The site area has been reduced and is considered to be an improvement on the original proposal in terms of its potential impacts on properties and development potential. A large part of the site lies within the Area of Search AS3 in the 1995 Local Plan. The proposal has the support of the landowner, there are viable resources available, the proposal addresses site specific issues /constraints, and it is better related to existing infrastructure and</p>
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		<p>features making it more likely to be acceptable in planning terms and deliverable.</p> <p>Flooding</p> <ul style="list-style-type: none"> - Existing problems on Coalpit Lane exacerbated. - Flooding in The Crescent. - Potential impact on Draycote <p>Planning Enforcement</p> <ul style="list-style-type: none"> - Failure to monitor and enforce planning conditions at Ling Hall e.g. Replacement tree planting. <p>Policy S2</p> <ul style="list-style-type: none"> - Amend and add further conditions 	<p>There are no objections from the Environment Agency. The site is located with Flood Zone 1. Localised drainage issues are unlikely to be impacted upon by mineral extraction. The issue can be considered in more detail at the planning application stage to determine if there is an opportunity to provide some localised mitigation.</p> <p>The site will be regularly monitored and any substantiated breaches of planning control will be dealt with in accordance with the County Council's approved planning enforcement plan.</p> <p>See also answer to Issue 14 above. The site area has been reduced. The additional requirements requested are either too</p>
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		<p>Noise/Dust/ Dirt/Odours/Litter</p> <ul style="list-style-type: none"> - Increased adverse effects <p>Safety</p> <ul style="list-style-type: none"> - Increased risks for children <p>Contamination</p> <ul style="list-style-type: none"> - Risks of land contamination 	<p>detailed for a local plan, unrelated to mineral extraction or will need to be considered at the planning application stage when detailed proposals are before the County Council.</p> <p>The site area has been reduced and there are stand-offs provided. Impacts from noise and dust will be considered in more detail at the planning application stage when detailed proposals are before the County Council.</p> <p>Health and safety issues will be addressed by the mineral operator and the HSE in the quarry design. Warning signs and fencing will be erected around the working areas in accordance with normal quarry practices.</p> <p>There are no objections from the Environment Agency. Risks will be minimised by good operational site practices and mitigation measures</p>
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		<p>PROW</p> <ul style="list-style-type: none"> - Loss of safe routes to A45/A4071 <p>Rugby</p> <ul style="list-style-type: none"> - Site on gateway into Rugby -adverse effects. <p>The Plan</p> <ul style="list-style-type: none"> - Need for an Environmental Management Plan <p>Rugby Local Plan</p> <ul style="list-style-type: none"> - Site submitted for 	<p>determined at the planning application stage.</p> <p>There is only one PRow affected by these proposals R164 and that is two short lengths around Lawford Heath Lane. It will be possible to provide temporary safe alternative routes.</p> <p>Mineral extraction is a temporary operation. Phased working and restoration will minimise any potential adverse effects. Existing vegetation will be retained. A large part of the site is unlikely to be visible from A45/A4071 due to existing features/vegetation and topography.</p> <p>Agreed</p> <p>Noted</p>
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		consideration (SHLAA)	
Question 8	Site 3 Shawell Quarry (12 Comments)	<p>Restoration</p> <ul style="list-style-type: none"> - No inert wastes. - Not consistent with current proposals <p>Traffic</p> <ul style="list-style-type: none"> - No details of access for inert waste disposal. Access from Gibbert Lane is unacceptable. - Need to consider impact on A5 – landscape, boundary features and surface water drainage 	<p>The text to the site allocation policy has been amended. Restoration is to be to agriculture without the importation of inert wastes.</p> <p>The text to the site allocation policy has been amended. Restoration is to be to agriculture (low level) without the importation of inert wastes. There will be no access directly from A5, A426 or Gibbert Lane. The site will be worked back to the existing plant site by overland conveyor. Any potential impacts on the A5 will be dealt with at the planning application stage. Perimeter hedgerows will be retained. Soil bunds will be located away from the verge/ carriageway edge. There is no anticipated impact upon the existing surface water drainage regime so there should be no direct impact on the A5.</p>

		<p>Additional Land</p> <ul style="list-style-type: none"> - Land to the east of A5 should be allocated. – add. 100K tonnes - Amend red line boundary on Fig 1.10 <p>Proposals</p> <ul style="list-style-type: none"> - Production figure wrong 300-500 not 300. - Inconsistency between quoted figures 0.67 and 0.87. - Should allow for program of hedgerow removal. Para. 7.18 <p>Policy S3</p> <ul style="list-style-type: none"> - Delete all stand-offs to trees and properties. - Stand- off should be increased to 250m to deal with dust impact on all properties. 	<p>Agreed. The additional land is recommended for inclusion as Site 32.</p> <p>Agreed. The figures have been amended. Internal hedgerow removal will be considered in detail at the planning application stage when detailed designs are available.</p> <p>The national planning practice guide ID 27 -18 says that any separation distances should be established on a site specific basis and should be effective, properly justified and reasonable. In the 1995 Minerals Local Plan a buffer zone of 200m was provided around a cohesive group of 10 or more dwellings. The stand-offs for the woodland areas are appropriate. The exact stand-offs to properties can be determined at the planning</p>
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		<p>SA – Social and economic assessment</p> <ul style="list-style-type: none"> - No assessment provided. <p>Ecology</p> <ul style="list-style-type: none"> - Need to check LCC records - Need to protect the watercourse and woodlands (Cotton and Newton Spinneys) <p>Properties</p> <ul style="list-style-type: none"> - Need to consider impact on the redevelopment of Coton House. 	<p>application stage. Given the land and environmental conditions, plant complement and mitigation used to control dust a stand- off of 250m cannot be justified. The site lies outside of an Air Quality Management Area.</p> <p>Social and economic issues are dealt with in the SA by questions 15, 19, and 27.</p> <p>Noted The woodlands are protected by the incorporation of a 30m stand-off. This stand-off will also help protect the watercourse which runs alongside the woodlands and the southern boundary</p> <p>Mineral extraction and associated operations are in excess of 300m from the redevelopment of Coton House. Coton Spinney lies between the site and the redevelopment acting as a noise, dust and visual barrier. The site lies to the north east</p>
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		<p>Rugby Local Plan</p> <ul style="list-style-type: none"> - Land and land to the south submitted for consideration (SHLAA) <p>The Plan</p> <ul style="list-style-type: none"> - No reference to EMP. <p>Agriculture</p> <ul style="list-style-type: none"> - No ALC survey and assessment has been submitted 	<p>of the redevelopment beyond the prevailing wind. There are no direct impacts on the redevelopment.</p> <p>Noted</p> <p>A reference has been added to the site allocation policy.</p> <p>An ALC has been submitted. This shows that the 33ha site is divided into Grade 3a 20.4ha and 13.6 ha of Grade 3b.</p>
Question 8a	Site 4 Wasperton (210 Comments)	<p>Traffic</p> <ul style="list-style-type: none"> - Suitability of A429 to accommodate HGVs - Increased risk of accidents on A429 – due to slow moving vehicles. - Location and safety of proposed access onto A429 - Increased traffic through 	<p>According to the Highway Authority the A429 should be able to accommodate a high volume of traffic and larger vehicles (HGVs). According to the Highway Authority it provides an excellent link onto the A46 and M40, and then onto the wider highway network. There are no</p>

		<p>Barford- traffic should be banned.</p> <ul style="list-style-type: none"> - Wasperton Lane unsuitable for HGVs. - Increased traffic on A429 –Barford Bypass, junctions (access/ egress) in village - Impact on northerly junction into Barford <p>Proximity to Housing</p> <ul style="list-style-type: none"> - Too close –elderly people, residents in Sandy Way. - Field behind Sandy Way 	<p>objections from the highway authority. The road is described as a “major access road” on the Warwickshire Advisory Lorry Route Map. The Highway Authority’s preference is that site will utilise the same existing access. Depending on the number of vehicular trips likely to be generated and the direction of travel a right turn lane may also be necessary. The exact location of the access will be determined at the planning application stage so the references in the plan document have been changed. Other than local deliveries to the village there will be no access to the site through Barford village. The developer advises that the majority of the traffic will travel north via the Barford Bypass. Agreed Wasperton Lane is unsuitable for access to the site. The developer has amended the northern boundary of the site so that there will be no working within 350m of properties in Barford. The field behind Sandy Way has been</p>
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		<p>should be excluded.</p> <p>Noise/Vibration/Dust/Dirt/Air Quality –pollution</p> <ul style="list-style-type: none"> - Adverse impact on local school, Barford (Beehive) Nursery, Barford village and farm properties - Screening bunds will not alleviate increased noise and dust. - Impact from vibration on Forge Cottage C17th listed building <p>Blight – increase in blight</p> <p>Agriculture</p> <ul style="list-style-type: none"> - Loss of BMV - Site contains Grade 1 - Impact on/Loss of farm holding - Site used for market gardening. - Previous Court decision 	<p>excluded.</p> <p>The proposed mineral working is now 350m from properties in Barford village so there is unlikely to be any adverse impacts. Screening bunds can alleviate noise and dust emissions. The Cottage is located to the west of the A429 so it is not adjacent to the site and any risk of vibration will be from traffic along the A429.</p> <p>A properly operated and managed mineral site will not create blight. It is a temporary activity. The site will be restored when working has been completed.</p> <p>There is unlikely to be any irreversible or permanent loss of Best and Most Versatile agricultural land. The survey provided by the developer does not show any Grade 1 land on the site. Only 58% of the site is BMV the remainder</p>
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		<p>in 1993</p> <ul style="list-style-type: none"> - Reference to Grade 2 missing from SA text. <p>Properties - Devaluation</p> <p>Health</p> <ul style="list-style-type: none"> - Impact of noise/dust/dirt on local residents – asthma, mental health - No health assessment. - Impact on allotments - No study of the health and morbidity of the residents of Wasperton. 	<p>is Grade 3b and 3c. The developer accepts that there will be an impact on the agricultural businesses. There is a recognised compensation procedure when a tenancy needs to be terminated in full or part. The Court of Appeal decision in 1992 dealt with the proposals and the national planning policy position at that time. The policy position has changed and so have the proposals so they now need to be considered on their merits.</p> <p>Noted</p> <p>The site boundary has been amended reducing the likely risk of potential health problems. A properly operated and managed mineral site is less likely to create any health issues. The developer advises that the nature of the development is that the only activity that might create PM10 or finer dust is crushing and this is a wet process so if these</p>
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		<p>Properties - Devaluation</p> <p>Countryside - Adverse impact on Rural aspect – nature of villages, settings and context.</p> <p>Conservation Areas - Proximity to Conservation Areas - Jubilee Field Conservation area will be adversely affected. - Consistency with approach taken to Sites 18 and 23.</p>	<p>finer dust particles are generated they do not escape. Crushing will only take place occasionally. A health impact assessment will be undertaken as part of an environmental assessment to accompany a planning application to develop the site.</p> <p>Minerals can only be worked where they are found which means that mineral extraction takes place in the countryside and in rural areas. The site boundary has been amended to move working further away from Barford. A properly operated and managed mineral site is unlikely to have significant adverse impacts on rural locations.</p> <p>There is property and land and roads between Barford and Wasperton Conservation areas and the site. The boundary of the site has been amended to move it further from Barford village. Where the site is open and is only separated by a</p>
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		<p>Environmental, - Adverse impact on River Avon</p> <p>Future Uses, -The site may become a waste disposal site. - Unclear about what the future use of the land will be.</p> <p>Hydrology - Adverse Impact on local water table. - Position of water table not known.</p>	<p>road from the boundary of a conservation area then the impact on its setting is likely to be higher. Where the site is separated by distance, land, buildings and features then the impact on the setting is likely to be lower. There is no inconsistency with Site 18.</p> <p>The River Avon is unlikely to be directly affected by working this site as the river lies to the west of both the site and A429. A large section of watercourse draining into the river is also excluded from the site boundary.</p> <p>According to the promoter the site will be restored to agricultural land and nature conservation. Any further changes of use will need separate planning permission.</p> <p>On site there is a relatively shallow seam (1.5 – 3.5+metres) of sand and gravel lying above clay. There is groundwater within the sand</p>
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		<ul style="list-style-type: none"> - Impact on local drainage - At least one house in Wasperton relies on well water - melgreen <p>Listed Buildings</p> <ul style="list-style-type: none"> - need reference to protection of building - structural integrity -Adverse impact on Barford House. -No reference to Forge Cottage and Seven Elms -Consistency with decisions on Sites 12, 16, and 22. -Distance and bunds will not protect asset. 	<p>and gravel that will be at a variable depth below the ground surface. This is very typical for sand and gravel sites and will be managed during the operations, with appropriate mitigation measures to ensure any impacts are kept to a minimum. If the well water is derived from the sand and gravel from the site then appropriate mitigation will be provided. This could involve a connection to mains water. This will be determined at the planning application stage through an environmental assessment.</p> <p>This has been added to the site allocation policy. The site boundary has been amended so working is some distance from Barford House and is therefore very unlikely to be affected. Distance from working areas and screening bunds will protect assets. There are no inconsistencies. In the case of Site 12 there was a potential loss of 3 listed</p>
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		<p>Restoration</p> <ul style="list-style-type: none"> - High water table limits options for restoration. - Site would become waterlogged. - Reinstatement not possible – lack of wastes – see Key Issue 2. - Lowering land will not secure BMV - Failure to restore adjoining land at Wasperton / Charlcote - Cost of infill greater than the income from quarrying. - Reference to infilling contrary to Hanson’s comments in pro forma. - Provide riparian habitats along the river corridor. <p>Lack of Need</p> <ul style="list-style-type: none"> - There are other more suitable sites with fewer 	<p>buildings; Site 16 abuts a major Scheduled Ancient Monument, and the northern part of Site 22 lay opposite a large Grade 2* historic park and gardens Coombe Abbey.</p> <p>The developer proposes to restore most of the area back to agriculture including all the BMV land with suitable inert material. This is consistent with the views of Hansons. The water table is not a limitation on restoration. The site is unlikely to be water logged. (see comment on hydrology). The developer believes the volumes of inert wastes needed are relatively modest and should be available over the period of the development. The land is unlikely to be lowered. A good restoration scheme supported by planning conditions and regular monitoring by the planning authority and the landowners should ensure that the site is properly restored avoiding the past problems on other sites.</p>
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		<p>effects. Increased use of recycling would obviate the need for the site.</p> <p>Visual Impact and Landscape, - Adverse effects - Bunds and trees inadequate to mitigate impacts - Loss of agricultural land. - Bunds and planting inappropriate in the landscape - Loss of hedgerows - Important landscape in the Avon Valley</p> <p>Ecology / Protected Species /</p>	<p>The landowners have indicated that they intend to appoint specialist consultants to ensure that the site is properly restored to high quality agriculture. This site is in the right location, of the right size and subject to fewer constraints than other sites considered by the Council. Reliance on recycling only will not provide either the materials the construction market needs or the consistent quantity of materials required over the plan period.</p> <p>A landscape and visual assessment will be carried out as part of the work needed for an Environmental Assessment. The use of soils for temporary visual (and noise) screening is encouraged as good practice to reduce impacts. There will be no permanent loss of BMV land. Peripheral boundary features such as hedgerows and trees will be retained and enhanced.</p> <p>Protected species surveys will</p>
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		<p>Habitats</p> <ul style="list-style-type: none"> - Barn Owls - Loss of species - River Avon LWS – watercourses and river need protecting <p>Lack of Information,</p> <ul style="list-style-type: none"> - On the working and restoration of the site. <p>Flooding,</p> <ul style="list-style-type: none"> -Quarrying will increase flooding. - Land off Wasperton Lane subject to periodic flooding- water logged. <p>Safety,</p> <ul style="list-style-type: none"> -Proximity to children’s play area. -General health and safety concerns. 	<p>be carried out. A large part of the River Avon LWS now lies outside the site boundary. The remainder will be protected by leaving a suitable margin from the banks.</p> <p>Further information has been provided. (see comments above on restoration and hydrology).</p> <p>Most of the site lies within Flood Risk Zone 1. Mineral extraction is considered to be generally “flooding” compatible. The land next to Wasperton Lane has now been excluded so will not be affected by potential localised flooding/drainage problems</p> <p>Health and safety issues will be addressed by the mineral operator and the HSE through the quarry design and at the planning application stage. Mitigation measures, the temporary duration, distance to the working face, phased working and restoration will</p>
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		<p>Buffer Zones, -Buffer zones should be 250m -100m from River Avon unacceptable -Clarify difference between stand off and excluded areas such as Site 2 and Site 7 and Barford</p> <p>The Plan, - Contrary to the vision para 6.10 - S4 p48. Northern access would avoid access onto single carriageway. - Mitigation by planting not mentioned on rejected sites. - Barford is a major settlement. - Site different to 2009 proposals</p>	<p>address any potential adverse effects from noise and dust.</p> <p>There are now no excluded areas shown on the site maps. All sites either have amended boundaries or stand-offs. Exact stand –offs will be determined at the planning application stage. The national planning practice guide ID 27 -18 says that any separation distances should be established on a site specific basis and should be effective, properly justified and reasonable.</p> <p>The allocation is consistent with the vision. See section on highways. If there are other insurmountable constraints on rejected sites then mitigation by planting is unlikely to change its status. The site is now very similar to the 2009 proposals. Noted.</p>
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		<p>Amendments to S4 requirements.</p> <p>Tourism, and SA – Social and economic assessment. - Loss of tourist holidays</p> <p>Visual appearance of quarrying will deter tourism -Lack of a tourism profile/evaluation</p>	<p>Boundary vegetation within the site and along the A429 will be retained. Passing traffic will only have fleeting views of the site. Bunding could be provided to minimise visual impact. The transitory nature of the operations will help to minimise any potential adverse impacts. It is unlikely therefore that the working of the site will affect local tourism.</p> <p>Social and economic issues are dealt with in the SA by questions 15, 19, and 27. Without detailed designs it is not possible to determine what if any features will be lost. In general terms there will be no loss of any major areas of trees, hedgerows, ponds and a large part of the watercourse now lies outside the site boundary.</p>
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<p>Question 9</p>	<p>Site 5 Glebe Farm (158 Comments)</p>	<p>Archaeology</p> <ul style="list-style-type: none"> - Further assessment required to address SAM – Thelsford Priory <p>Health and safety</p> <ul style="list-style-type: none"> - Adverse impact from noise and dust (silica dust) on people and animals 	<p>The site was the subject of an evaluation. As it is some 250m from the proposed mineral site and separated by the shallow valley of the Thelsford Brook no further assessment is required at this stage. An archaeological evaluation will be required at the planning application stage.</p> <p>Health and safety issues will be addressed by the mineral operator and the HSE through the quarry design and at the planning application stage. The northern half of the site is likely to be beyond the prevailing wind reducing the risk of any potential adverse impacts. Mitigation measures, the short duration, distance to the working face, phased working and restoration will address any potential adverse effects from noise and dust. The site is to be worked in conjunction with Site 4 so there will be no quarry traffic on the existing access to Glebe Farm and Seven Elms properties.</p>
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		<p>Listed Building/Conservation Areas</p> <ul style="list-style-type: none"> - Inadequate landscape mitigation to offset impact on listed building Seven Elms and Wasperton conservation area and settings - 250m stand- off required - Charlecote Park – no adverse impact on the character of the area and setting of the Park, Listed Building, Conservation Areas <p>Visual Impact</p> <ul style="list-style-type: none"> - Stand off and bunds unacceptable - Consultation replies say visual impact cannot be mitigated. 	<p>Mitigation measures, the short duration, distance to the working face, phased working and restoration will address any potential adverse impacts on the listed building, conservation area and Charlecote Park and their settings.</p> <p>Land and environmental conditions, plant complement and usage and mitigations measures mean that a stand-off of 250m cannot be justified. Exact stand-offs will be determined at the planning application stage.</p> <p>The site does not lie within a designated landscape area. Visual impact is classed as only moderate from properties to the east of the site. The site is to be worked in conjunction with Site 4 to minimise any potential visual impacts. Carefully designed bunds, stand-offs and phasing can help minimise any potential visual impacts. Stand-offs from the properties should help</p>
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		<p>Access/ Access to Properties</p> <ul style="list-style-type: none"> - Access to A429 dangerous/inadequate/not viable - Loss of access - Loss of structural integrity to access track - Service pipes in track - Loss of use of footpaths <p>Site Size</p> <ul style="list-style-type: none"> - Workable area only 8ha- too small should be rejected - Protections reduce the size of the site 	<p>protect the fields with moderate sensitivity. Mineral working will be a temporary activity. Existing roadside (A 429 and the access track to the properties) features will be</p> <p>The site is to be worked in conjunction with Site 4. Access to the combined site will be from Site 4. There will be no access for quarry traffic from the access to Glebe Farm. The developer advises that there is a legal requirement to maintain services and to make sure there is a vehicular /pedestrians to the properties at all times and these details will form part of the details at the planning application stage</p> <p>The developer does not agree that the site is too small. The developer recognises that the recoverable reserve within the site is modest but it is of high quality. The available tonnage takes into account appropriate environmental safeguards. The developer confirms that the site is viable.</p>
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		<p>Proximity</p> <ul style="list-style-type: none"> - Too close to properties <p>Site Investigations</p> <ul style="list-style-type: none"> - Investigations - lack of evidence to justify available tonnage <p>Agricultural Land</p> <ul style="list-style-type: none"> - Loss of BMV - Contrary to 1993 Court Decision – no change - SA – excludes reference to Grade 2 land. 	<p>A stand-off of 100m from properties together with other mitigation measures is likely to provide adequate protection and reduce the risk of mineral resources being sterilised. The national planning practice guide ID 27 -18 says that any separation distances should be established on a site specific basis and should be effective, properly justified and reasonable. The exact stand-off will be determined at the planning application stage.</p> <p>Adequate information has been submitted to justify the available tonnage</p> <p>Only 5.3ha of the 14ha site is best and most versatile agricultural land so there is very unlikely to be any loss of BMV. The Court of Appeal decision in 1992 dealt with the proposals at that time and the national planning policy position. The policy position has changed and so have the</p>
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		<p>Infilling – Restoration</p> <ul style="list-style-type: none"> - Conflict with operators comments - Not cost effective to infill –price of landfill - Lack of availability recognised in Plan (Key Issue) <p>Lowering Land – restoration</p> <ul style="list-style-type: none"> - Very low land- high water table – option not feasible. Land regularly waterlogged. <p>Stand offs</p> <ul style="list-style-type: none"> - 100m not adequate should be 200m - Stand offs required from trees and hedgerows to address drawdown - Site too close to A429. 	<p>proposals so they need to be considered on their merits.</p> <p>Some mineral operators have taken a different view on the availability of inert waste. They believe that suitable material is available and will come forward during the plan period. As this is a small site the prospects of finding a smaller quantity of infill material are likely to be higher. In the opinion of the developer the site will be returned to close to original levels and the full soil resource will be replaced.</p> <p>The developer advises that the site will be restored to close to original levels.</p> <p>100m is considered to be adequate but the exact stand-off will be determined at the planning application stage. The site is 250m from the A429. Trees and hedgerows will be adequately protected. This will be determined at the planning application stage</p>
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		<p>Blight</p> <ul style="list-style-type: none"> - Lack of opportunity to move. Lost sale of Seven Elms <p>Hydrology</p> <ul style="list-style-type: none"> - Wet working –needs pumping potential for contamination of brook course <p>Landscape</p> <ul style="list-style-type: none"> - Bunding inappropriate in landscape <p>Conflict of Interest</p> <ul style="list-style-type: none"> - The County Council acting as judge and jury 	<p>A properly operated and managed mineral site should not create blight. This site would be worked over a temporary and short duration.</p> <p>The site will be dry worked requiring it to be dewatered. The extracted water will be used to mitigate any adverse impacts (i.e. recharging the groundwater, maintaining flows in ditches etc.). The water will pass through suitable interceptors to ensure that the brook course will not be contaminated.</p> <p>Carefully designed bunds can be accommodated in an open landscape; it depends on size, shape, configuration, construction and management. This is not a designated landscape area.</p> <p>Noted</p>
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		<p>Tourism</p> <ul style="list-style-type: none"> - Adverse impact due to location of site on tourist route to Cotswolds and visual impact of quarrying <p>Biodiversity</p> <ul style="list-style-type: none"> - Adverse impact - Adverse impact on the Thelsford Brook <p>Other Sites</p> <ul style="list-style-type: none"> - There are better sites elsewhere – more remote and lower BMV 	<p>The site is 250m from the A429. Passing traffic will only have fleeting views of the site. Existing vegetation will be retained and bunding provided at a distance to minimise visual impact. The small size of the site and short duration of the working will help to minimise any potential adverse impacts. It is unlikely therefore that the working of the site will affect local tourism.</p> <p>A protected species survey will be required at the planning application stage. The Brook will be protected. The developer intends to leave an undisturbed margin to ensure the banks are not impacted. There is an opportunity to increase biodiversity.</p> <p>Sites are required across the county to meet future requirements. To minimise transportation distances sites which are closer to development areas will be favoured. Other sites may potentially have certain</p>
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		<p>Other Environmental issues River Avon – no adverse impact –water quality, aquatic environment and surrounding natural environment flooding, water table, floodplains, natural wildlife,</p> <ul style="list-style-type: none"> - loss of fishing, climate change, low carbon economy, water pollution, bats and newts. 	<p>acceptable features but may not be the right size, have viable resources confirmed, be in the right location and free of site specific planning constraints making them deliverable.</p> <p>There will be no direct impact on the River Avon from working of this site. All the other matters will be determined at the planning application stage when detailed designs are available.</p>
Question 10	Site 6 Coney Grey Farm (16 Comments)	<p>Cumulative effects</p> <ul style="list-style-type: none"> - No assessment of effects of working with existing sites 	<p>There are only two existing working sites and they are Wolston Fields and Brinklow Quarry. Ling Hall and Bubbenhall have ceased extraction. There are unlikely to be any direct effects of working this site and the two</p>

		<p>Green Belt</p> <ul style="list-style-type: none">- Sites outside the green belt should be worked.- Proposal will not protect the openness of the GB.- Site will become brownfield land available for other uses	<p>existing working sites due location, distance.</p> <p>National Planning Policy Framework (NPPF) 2012 recognises that certain forms of development, in particular, mineral extraction are not inappropriate in the Green Belt. Sites are proposed for working which are not within the Green Belt. Other sites in the Green Belt have been discounted for other reasons such as there being no viable resource, impact on heritage assets and location. Both existing working sites lie in the Green Belt.</p>
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		<p>Traffic</p> <ul style="list-style-type: none"> - Inadequate access between site and Bubbenhall. - lorry routing plan. - Need to keep roads clean - Increase in HGV movements past homes increase in noise, dust, disturbance. - Need to increase visibility splay to properties. <p>Stand off</p> <ul style="list-style-type: none"> - Increase to 200m to be consistent with Wolston Fields 	<p>It is understood that the site will be accessed from the existing roundabout on Oxford Road (A423).</p> <p>The route between the site and Bubbenhall Quarry is largely on "A" class roads which are suitable to take large vehicles (HGVs). There are no objections from the Highways Authority. A safe and suitable access can be achieved and the road network has the capacity to take the increase in HGV traffic. The cleanliness of the roads will be dealt with at the planning application stage.</p> <p>A minimum stand-off of 100m from individual properties fronting onto the eastern half of the site (north and south) but the exact stand-off to be determined at the planning application stage. The national planning practice guide ID 27 - 18 says that any separation distances should be established on a site specific basis and should be effective,</p>
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		<p>Liaison Committee</p> <ul style="list-style-type: none"> - Committee required 24hr contact required. <p>Restoration -</p> <ul style="list-style-type: none"> - Return land to same levels <p>Policy S6</p> <ul style="list-style-type: none"> - Working Mondays to Fridays should be 8am - 6pm - Boundary bunding - Reinstatement of previously worked land. - Needs EIA which is carbon neutral. 	<p>properly justified and reasonable.</p> <p>Noted</p> <p>Phased working and progressive restoration to agriculture with increased biodiversity and flood storage/flood alleviation. Materials removed from the western side of the site shall be used to restore the land on the eastern side.</p> <p>All soils to be stored on site for future use in the restoration of the site. Working this site provides the opportunity to reinstate previously worked land. Boundary bunding and working hours will be dealt with at the planning application stage. Comments relating to EIA are noted.</p>
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		<p>SA – Social and economic assessment</p> <ul style="list-style-type: none"> - No assessment <p>Prior Extraction</p> <ul style="list-style-type: none"> - Need to maintain option for future use for commercial/ residential uses. <p>Site Yield</p> <ul style="list-style-type: none"> - Too small. <p>Should be left in the ground.</p> <p>Proximity to housing</p> <ul style="list-style-type: none"> - Site is too close. - Possible structural damage to properties <p>Ecology</p> <ul style="list-style-type: none"> - Siskin Drive bird sanctuary LWS would be affected – ponds, hedgerows, woodland and grassland. - Negative impact on 	<p>Social and economic issues are dealt with in the SA by questions 15, 19, and 27</p> <p>Noted</p> <p>Noted</p> <p>The potential impacts of mineral working at this location will be considered in detail at the planning application stage. Stand –offs have been suggested to minimise any potential adverse impacts.</p> <p>Protected species surveys and the provision of suitable measures to protect and where appropriate enhance the special features of Brandon Marsh SSSI and Ryton Woods SSSI and the River Avon LWS</p>
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		<p>Previous Working</p> <ul style="list-style-type: none"> - Site has been previously worked. <p>Noise</p> <ul style="list-style-type: none"> - Increased noise levels <p>Air pollution</p> <ul style="list-style-type: none"> - Increase in pollution from dust and particulates. 	<p>Only the eastern part of the site has been previously worked. There are still mineral resources in the centre of the site which could be released.</p> <p>Impacts from noise and dust will be considered in more detail at the planning application stage when detailed proposals are before the County Council.</p> <p>Impacts from noise and dust will be considered in more detail at the planning application stage when detailed proposals are before the County Council.</p>
Question 11	Site 7 Lower Farm, Salford Priors (85 Comments)	<p>Conflict of interest</p> <ul style="list-style-type: none"> - Decisions should not be based on county owned land. - Motives of WCC as developer- purely financial - Does WCC have the legal right to develop the land for sand and gravel extraction? 	<p>There is no restriction on who can promote sites through the Local Plan. The County Council's Property Services proposals have been treated in exactly the same way as other proposals. The Council owns the land and the minerals. There are no restrictive covenants that prevent the land being developed for</p>

		<ul style="list-style-type: none"> - Has the site been promoted for other land uses in Stratford local plan <p>Dust</p> <ul style="list-style-type: none"> -Configuration of site. -Proximity to housing. - Prevailing winds -Site conditions- lighter soils -Health – school and kindergarden -People and animals -Proximity village hall and village school in School Road. -Adequacy of soil bunds to arrest dust. <p>Watercourses and ditches</p> <ul style="list-style-type: none"> - Increased sedimentation and pollution particularly the Ban Brook and south of 	<p>mineral extraction. The Council has promoted land in the locality for other uses but it has decided to pursue the mineral extraction option at this site.</p> <p>The workable area is only 20ha which is 60% of the total site. The developer advises that sand and gravel has a natural moisture content so excavation does not generate dust. The principal source of dust will be from the active site roads and they will be dampened when in use. The site will be worked on a campaign basis minimising the exposed working area. It will also be worked and restored on a phased basis (6 phases) which will help minimise dust emissions. Good operational practices should minimise the risk of dust events.</p> <p>The developer advises that should processing take place on site water will either be settled in small ponds or by a mobile silt press. As the recycled water is fully recycled</p>
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		<p>Lower Farm.</p> <p>Marsh Farm Quarry</p> <ul style="list-style-type: none"> - Impacts from past workings – operations – traffic and dust and walking routes. - Failure by WCC to control past operations effectively. - Lack of restoration to farmland. - Duration of impacts - Maps in the Plan do not show MFQ as an existing site. - Failure to infill the site within the permitted timescale has set a precedent. - Restoration to lower levels has not been achieved and a large lake has been introduced. 	<p>there is likely to be no discharge and therefore no sedimentation and pollution of the watercourse is considered very unlikely.</p> <p>There is a Site Liaison Committee for the quarry which helps to monitor impacts and the actions taken by the operator to address and resolve those impacts. This site is a lot smaller than Marsh Farm and therefore could be worked over a shorter or longer period. Once planning permission has been granted the site will be regularly monitored. The restoration will be back to reduced ground levels through the importation of a limited quantity of suitable inert reclamation material for the northern area and revised drainage.</p>
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		<p>Traffic</p> <ul style="list-style-type: none"> - Increase in traffic – products and workers and Harvington Quarry. - Roads too narrow - Impact on School Road – health and safety – plant crossing - Congestion – impact on businesses, people and buses - Disruption to bus routes and timetables particularly in School Road. - Integrity of road network – blind spots - Diesel fumes from HGVs and plant working. - Danger to pedestrians including school children from plant, vehicle movements, noise, dust and spillages - Not carbon neutral. - Mud on the road. - Traffic going to Evesham – need to consult Worcs CC Highways. 	<p>There will be one access off the B4088 to the northern half of the site if the existing access road to Marsh Farm Quarry cannot be utilised. The B4088 is suitable for HGV use. The developer advises that there will be no reason to use any surrounding “C” roads unless delivering to a specific site. There are no objections from the highway authority. The site will be worked on a campaign basis and in a phased way. Two separate crossing points will be provided linked to the phasing to minimise the impacts on School Road. The crossing points will only be active during the campaign period providing the flexibility to close them at certain hours to reduce the impact on the school timings and avoid congestion at peak times.</p>
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		<ul style="list-style-type: none"> - Contrary to highways policy. - Road crossing should be replaced by conveyor under the road. - Need to exclude HGVs from C103 and C2010 - Need to use Marsh Farm Quarry access - Vehicles should avoid Harvington and travel north on B4088 <p>Ecology / Wildlife</p> <ul style="list-style-type: none"> - Increased damage and adverse effects. - Loss of habitats - Impact on the water quality of the River Arrow LWS - Impact on protected species – birds and great crested newts - Need to protect semi-improved neutral grassland along Ban Brook - Phased working could help retain hedgerows. 	<p>Protected species surveys will be required. There is unlikely to be any loss of habitats or protected species due to the small area of working, the configuration of the site and phased working and restoration. Important trees and hedgerows will be protected.</p>
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		<p>Noise</p> <p>Increase in noise levels. Proximity to housing – Park Hall</p> <p>Bleeping of vehicles and mobile plant</p> <p>Vibration</p> <p>Increase in vibrations – structure of soils</p> <p>Amenity</p> <p>Loss of amenity Appearance, position and location of screen bunds along School Road</p> <p>Loss of visual amenity- walk up to Cock Bevington</p>	<p>100m stand offs are provided from individual properties this should help protect amenity. The site will be worked on a campaign basis and a phased to minimise noise emissions. Using the existing access road at Marsh Farm would help further reduce noise impacts. Restrictions on working times and the provision of screening bunds and or acoustic fencing could further limit noise emissions at the site. These issues would be dealt with at the planning application stage when more detailed designs were available.</p> <p>Noted</p> <p>Carefully designed bunds could assist in minimising any potential loss in amenity. Campaign working, phased working and planning controls could help protect amenities.</p>
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		<p>Impact of lighting Fires at night Surrounded by quarry</p> <p>Countryside Adverse impacts from working. Loss of rural environment.</p> <p>PROW Impact on bridleways and footpaths</p> <p>Properties Devaluation No provision for compensation</p> <p>Landslide - Increased risk</p> <p>Flooding -Increased risk Potential to flood School Road and land to the south east. Increased risk of flooding from the Ban Brook ,within the site</p>	<p>Minerals can only be worked where they are found so working is likely to take place in the countryside. A good operational and well managed site should not have adverse impacts on the rural environment.</p> <p>The existing PROWs will not be affected by these proposals.</p> <p>Noted</p> <p>There is very unlikely to be any landslips as a result of mineral extraction in this location due to the nature and location of the deposit.</p> <p>The site abuts two watercourses one in the south and one in the north that do flood but very little of the working area is within either</p>
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		<p>and downstream</p> <p>Landscape Design and appearance unacceptable. Heavy landscaping and planting is required near Park Hall. Bunding should be provided along the northern boundary of the northern half of the site</p> <p>Housing Previous planning refusal Impact on planned housing Orchard Farm NDP site. Cumulative impact of additional housing. Likely to deter now housing affecting viability of village school</p> <p>St Matthews Church - Impact</p>	<p>Flood Risk Zones 2 or 3. There is no objection to the site from the Environment Agency. A Flood Risk Assessment will be required at the planning application stage.</p> <p>This is a small site with a small working area. It will be worked on a phased basis and on a campaign basis. Bunding and the retention of existing peripheral vegetation should help minimise any potential visual and landscape impacts. Bunding can be provided along the northern boundary if required although there are no noise sensitive properties to the north of the site.</p> <p>Housing could still be provided once the site has been worked out and restored or when a particular phase has been completed. The exact details and timings can be determined when detailed designs are available</p> <p>There is not likely to be any</p>
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		<p>on listed building</p> <p>Employment - No local jobs</p> <p>Restoration -No guarantee that BVM land and features will be returned -Restoration controls should be enforced to ensure early restoration of the site -Restoration is not viable due to the depth of the water table – lowering the level of the land. -Clarify restoration to agriculture – lack of fill.</p> <p>Development timeframe -Likely to be longer than 5 years for extraction.</p>	<p>impact on St Matthews Church due to the distance from the site and intervening features and buildings.</p> <p>There are no details yet of the likely level of employment to be created. The operator may recruit locally for any jobs which need to be filled.</p> <p>The developer recognises that the majority of the site is Grade 2 agricultural land. They propose to restore the land back to agricultural use. The restoration will be back to reduced ground levels through the importation of a limited quantity of suitable inert reclamation materials. The developer believes that there will be sufficient inert wastes to enable the site to be properly restored. The quantity of material is modest and will be required principally for the northern area.</p> <p>The duration of working is dependent on the rate of production. The rate of</p>
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		<p>-Marsh Farm Quarry has a 60 year timespan. -Impact of potential developments in Harvington</p> <p>Other Documents -Contrary to W Sustainable Community Strategy – safe environments.</p> <p>The Plan -Text S7 incorrect – description of where the site lies. -Means of mitigation for adverse effects need to be clarified -Should only be supplying sites in Warks -S7 needs to be amended to include a number of additional requirements (Rep 367)</p> <p>Site size -Too small to justify the level of impacts.</p>	<p>production will be influenced by the planning controls in place to minimise impacts on amenities. A site producing 100,000 tonnes of material per annum will take 8 years to complete. A rate of 150,000 tonnes will take just over 5 years.</p> <p>The Sustainability Appraisal confirms that the site is a sustainable location for mineral working. Noted</p> <p>See previous comments. The reference to cross border supplies recognises the fact that the site lies very close to market areas in Worcestershire. The requirements have been amended.</p> <p>The site is modest in size but contains a good quality resource. The estimated</p>
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		<p>-Site affected by restrictions – crossing points, electricity mains and overhead cables, buffer zones, retention of field boundaries.</p> <p>Proximity -Too close to Salford Priors -Primary school – danger to children</p> <p>Proposed Working -Northern area worked and restored first. Southern half accessed from south of - Queens Head PH. Phase 2 excluded -More details of one site processing -Depth of deposit not known -Discharge of duties – where will water be discharged – Ban Brook.</p> <p>Cumulative effects Sites 7 and 8 should not be worked at the same time</p>	<p>tonnage takes account of the safeguards required to properties and road and utilities.</p> <p>There will be no direct impact on the School.</p> <p>The developer has considered accessing the southern area from the B4088 but rejected it due to the potential impacts on properties, the limited size of the southern area, and the active management of the crossing point would reduce the impact on school times. The site can either be developed using a small modular processing plant or the materials taken to a remote processing plant. Water discharge will be dealt with at the planning application stage.</p> <p>Site 8 is no longer being allocated so there are no issues of cumulative impacts</p>
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		<p>Stand offs 100m should be measured from property boundaries not the building.</p> <p>Agricultural Land Loss of good quality horticultural land and employment Agricultural Land</p> <p>School -Proposal could impact on the continued viability of the School.</p> <p>Local Businesses/ Tourism -Impact on local B & B -Impact on the local tourism economy – caravan parks, hotel and b/bs</p> <p>Sites outside the county - Concerns about increase in local quarrying due to creation of large lakes on site in Worcs</p>	<p>from working Site 7 and Site 8.</p> <p>It is normal practice to measure the distances from the façade of the buildings.</p> <p>The land will be restored back to agriculture. It will be worked on a phased basis to minimise the temporary loss of land from production.</p> <p>There will be no direct impacts on the school.</p> <p>There is unlikely to be any adverse impacts on local tourism due the small size of the site, its limited duration, the small working area and the phasing and campaign based working regime proposed.</p> <p>Noted</p>
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Question 12	Site 8 Broom Court, Bidford on Avon (27 Comments)	27 Comments were received on a variety of subjects. These will be set out in the full consultation document prior to the next plan consultation.	Following discussions between the Council and the site promoter for the provision of further information to support the site submission, the landowner withdrew the site.
Question 13	Site 9 Hams Lane, Lea Marston (19 Comments)	<p>Green Belt</p> <ul style="list-style-type: none"> - Loss of land <p>Buffer/Barrier</p> <ul style="list-style-type: none"> - Loss of buffer between village and Dunton Quarry. - Loss of GB barrier between village and M6Toll/M42/A446/A409 7 - Loss of strategic barrier <p>Traffic</p> <ul style="list-style-type: none"> - No access on Hams Lane identified 	<p>National Planning Policy Framework (NPPF) 2012 recognises that certain forms of development, in particular, mineral extraction are not inappropriate in the Green Belt. The site will be restored to agriculture and nature conservation following working.</p> <p>There will be intervening land between the site and Dunton Quarry which should maintain a strategic barrier and a green belt barrier. The proposed HS2 route will also lie between the quarry and the site and the village. Once the site is worked out and restored it will return any barriers. Mineral working is a temporary activity.</p> <p>The exact location of the proposed access will be</p>

		<ul style="list-style-type: none"> - Hams Lane too narrow and subject to weight limitations - Adverse impact on commuter traffic on Hams and Haunch Lane including buses - Adverse impact on traffic going to and from Kingsbury Oil Depot - Mud on the Road – Hams Lane and Faraday Avenue - Adverse impact on Hams Hall Distribution park and Faraday Avenue and temp road to HHDP and Hams Lane - No exclusion of traffic from Lea Marston - Increase in traffic on local roads as a result of HS2 construction - Lorry routeing needs to be carefully considered <p>Conveyor belt to Dunton Quarry</p> <ul style="list-style-type: none"> - Not acceptable because processing plant would be required at Dunton 	<p>determined at the planning application stage. Preference will be given to locating the access point at the southern end of the site. No objections received from the Highway Authority to the use of Hams Lane. In relation to HS2 construction traffic, this will only be for a temporary period, if it is approved. Access to Lea Marston village is excluded. Impacts relating to highways and access will be considered in more detail at the planning application stage when detailed proposals are before the County Council.</p> <p>Using a conveyor belt back to Dunton Quarry would negate the need to use local roads</p>
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		<p>Over development</p> <ul style="list-style-type: none"> - Impact of HS2 – two rail lines, Delta junction, kingsbury railhead, and Birmingham/Derby points and sidings. - Former and existing mineral sites <p>Tame Valley Wetland Landscape Partnership Scheme</p> <ul style="list-style-type: none"> - No reference to the scheme in any document 	<p>and the need to site a standalone processing plant at the site. However if Dunton Quarry is not available or it is not possible to secure a route for the conveyor then a small modular processing plant could be accommodated on the site.</p> <p>It is recognised that the development of the site creates further development in an area of great change. The development of the site offers the opportunity to release a valuable resource which may be lost, to work and restore the site in conjunction with the HS2 development. Opportunity to work the minerals and supply projects locally.</p> <p>Agreed. The plan has been amended. The working and restoration plan should take into account and contribute to the Tame Valley Wetlands Partnership</p>
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		<p>Watercourses and Drainage and Flooding</p> <ul style="list-style-type: none"> - Adverse impact - Loss of natural drainage - Blackgreaves Lane, Haunch Lane and Church Street all regularly flood. - Impact on River Tame – flooding and water quality <p>Ancient Woodland/Ecology</p> <ul style="list-style-type: none"> - Adverse impact on Dunton Wood LWS – dust and chemicals - Impact on birds from lighting - Impact on Whitacre Heath SSSI- open water habitats, hydrology and water quality - Impact on Sych Wood – soil base and wildlife 	<p>Scheme and Trent and Tame River Valleys Futurescape project.</p> <p>No objection from Environment Agency. Drainage, localised flooding and hydrology matters can be dealt with at planning application stage</p> <p>Protected species surveys will be required. A 30m stand-off is to be provided from Dunton Wood to minimise any impacts. Provision of suitable measures to protect land and where appropriate enhance the special features of Whitacre Heath SSSI will be required. The working and restoration plan should take into account and contribute to the Tame</p>
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		<ul style="list-style-type: none"> - Impact on the ecological regeneration of the River Tame. - Lea Marston old quarry LWS, Hams Hall Woodlands LWS will be affected. - No protected species surveys conducted. <p>WCC Grassland Creation Strategy</p> <ul style="list-style-type: none"> - No reference. Site lies within grasslands and woodlands creation priority areas. <p>HS2</p> <ul style="list-style-type: none"> - Loss of barriers noise and visual - Access and construction traffic - Tonnage removed by HS2 not taken into account – Site 11, 12 and under railhead - Proposed pumping station taking water from HS2 construction 	<p>Valley Wetlands Partnership Scheme and Trent and Tame River Valleys Futurescape project.</p> <p>It is recognised that the site lies within grassland and woodland creation priority area. This will be taken into account during the preparation of the plans for working and restoration for the site at the planning application stage.</p> <p>There will be intervening land between the site and HS2. The plan requires that account be taken of any mitigation approved to minimise the impact of HS2 on Lea Marston village. The removal of minerals within the footprint of HS2 (Site 11,12 and railhead) will reduce the need to supply the railway project. However</p>
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		<p>to balancing pond in Church Road.</p> <ul style="list-style-type: none"> - Site falls within offset project for LM Special Case for HS2 - No reference to HS2 in documentation - HS2 will be constructed between 2017 -2032. No evidence that the site can be extracted before that project commence. - Construction of HS2 mainline and railhead will require 3 balancing pools. The pools will be affected by mineral extraction. <p>Dust/Noise</p> <ul style="list-style-type: none"> - Hillside location – no barriers - Prevailing winds towards village 	<p>this site is required to supply materials to the general construction market in the general area and beyond. Detailed concerns about the impact of working this site and the HS2 project will be considered at the detailed planning application stage or by the HS2 project. Reference has been made to HS2 in the document. The site could be worked out during the plan period and therefore within the life time of the construction works for HS2.</p> <p>Phased working and restoration should help minimise any impacts from noise and dust. Careful siting of the internal haul roads should also minimise impacts. These matters can be dealt with at planning application stage. They can be controlled through planning conditions and monitored at post planning</p>
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		<p>Other Sites</p> <ul style="list-style-type: none"> - Marston Fields Farm – poor controls over mud on the road and dust. - Sites 11 and 12 – unreasonably discounted <p>SA – Social and economic assessment</p> <ul style="list-style-type: none"> - No assessment undertaken - SA should address ecology and hydrology <p>Cycling</p> <ul style="list-style-type: none"> - Loss of amenity on Haunch Lane/Hams 	<p>permission stage.</p> <p>The Council recognise that there is a different opinion about the controls enforced on other sites. This site if granted planning permission will be regularly monitored. Site 11 was rejected because it is directly affected by HS2, too small, the potential impacts on adjacent properties and land uses, landscape and visual impact and viable resources were not confirmed. Site 12 was rejected because it is directly affected by HS2, impact on heritage assets, visual impacts and viable resources were not confirmed.</p> <p>Social and economic issues are dealt with in the SA by questions 15, 19, and 27.</p> <p>There will be no access via Haunch Lane so the cycling</p>
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		<p>Lane and water park</p> <p>Vibration</p> <ul style="list-style-type: none"> - Increase vibration on 4 vulnerable properties on Haunch Lane. - BMW. <p>PROW</p> <ul style="list-style-type: none"> - Adverse impacts on four PROWs. - M16 will be affected by HS2 - No clear plans on access (present and future) to the wider countryside including access improvements and links to Tame Valley. 	<p>route will not be affected. Additional HGV traffic on Hams Lane is unlikely to have any impact on cycling. The site is too far away from the water park for there to be adverse impacts on cycling.</p> <p>Haunch Lane will not be affected by these proposals. There is an existing road, and railway line in cutting and building and other uses between the site and BMW. It is very unlikely that there will be any impacts from increased vibration.</p> <p>The PROWs crossing the site will have to be temporarily diverted during working and restoration. Phased working and restoration should help minimise any disruption.</p>
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		<p>Infilling</p> <ul style="list-style-type: none"> - Past over tipping on sites in locality. - No details of infilling and controls <p>Landscape/Visual</p> <ul style="list-style-type: none"> - Adverse effects <p>Local Businesses</p> <ul style="list-style-type: none"> - Adverse effects on BMW, Lea Marston Hotel, Dunton Hall Stables, Pavilion Restaurant, and Reindeer Lodge. - No assessment of the economic impact of working the site on local residents and business community. 	<p>Details of the amount of inert waste that need to be imported to restore the site will be determined at the planning stage. Previous proposals have shown that the site is capable of being filled in an environmentally acceptable way.</p> <p>It is recognised that there will be some impacts but these can be minimised by phased working and restoration to be agreed at planning application stage.</p> <p>Impacts on businesses will be taken into account at detailed application stage. However these proposals are unlikely to have any direct impacts on any local businesses due to their location, business activity, timing of the works, existing and intervening features and uses, and the provision of mitigation measures.</p>
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		<p>Aircraft safety</p> <ul style="list-style-type: none"> - Impact on flightpath. No reference <p>Restoration</p> <ul style="list-style-type: none"> - Lack of information - Should be informed by TVWLPS – enhanced biodiversity - Details of restoration levels required to avoid future surface flooding <p>Cumulative effects</p> <ul style="list-style-type: none"> - Mineral extraction and the development of major infrastructure projects, noise, light and air pollution, vehicle movements, habitats disruption, species movement and hydrology. 	<p>Noted</p> <p>The detailed restoration will be determined at the planning application stage. However, working and restoration plan should take account and contribute to the Tame Valley Wetlands Partnership Scheme and Trent and Tame River Valleys Futurescape Project. No objections received from Environment Agency.</p> <p>There will be some cumulative effects of working the site with the HS2 project but they will be temporary. However, there may be opportunities to improve the restoration of the site. By using an overland conveyor and working the site back to Dunton Quarry some effects can be minimised. Phased working and restoration will help minimise any potential adverse impacts.</p>
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		<p>Temporary Lighting</p> <ul style="list-style-type: none"> - Impact of light spillage on local residents and migratory birds. <p>Properties</p> <ul style="list-style-type: none"> - Decrease in valuation. 	<p>Noted. This will be dealt with at the planning application stage.</p> <p>Noted. This is not a planning matter.</p>
Question 14	MCS1 Supply of Minerals	<p>While the statements regarding the recycling of material and alternative sources are laudable, they seem to have had no effect on the estimation of demand levels from landbased Warwickshire sites. A quarry at Salford Priors in the centre of the "Salford Seven" hamlets and village would impact terribly on our rural settlement. Quarry traffic would be crossing School Road and using minor and unsuitable roads to come and go. The natural and built environment would be destroyed and new housing left empty as who would move to such an environment? We need these new people in the village to support our shop and school.</p> <p>We would like the first line of policy MCS1 to read as</p>	<p>In light of the comments made, substantial amendments have been made to Policy MCS1 – See Plan document.</p>

		<p>follows:- <i>The County Council will seek to maintain a supply of materials from alternative sources and will take account of this before considering the extraction of aggregate minerals in the County. <u>Within this aim the County Council will support proposals that seek to maintain the supply of aggregates from existing aggregate recycling and recovery facilities where it can be achieved in an environmentally acceptable way.</u></i></p>	
Question 15	MCS2 Provision of Aggregate Minerals (12 Comments)	<p>A respondent said that the 'adjustment' increasing the requirement from 10.32 Mt (Policy MCS2a) into 11.33Mt (para. 8.6) was unjustified and should be removed.</p> <p>There was a disagreement that identified preferred sites should be given a presumption</p>	<p>In light of the comments made, amendments have been made to Policy MCS2 – See Plan document. The plan requirement figure for sand and gravel has changed as a result of the new Local Aggregate Assessment.</p> <p>The extra 10% figure, which was included to provide additional flexibility, will be removed from the plan.</p>

		<p>for development at planning application stage.</p> <p>Policy MCS 2a – we do not understand the difference between the ‘sand and gravel areas’ and the ‘sand and gravel reserve’ in this policy especially since the criteria for both are almost exactly the same. Perhaps this could be clarified.</p> <p>Should the text in the LAA paragraph 3.1 recognise that the sub national apportionment guidelines still have to be taken into account as a guideline or indicator, as per the NPPF/NPPG?</p> <p>One respondent queried whether the proposed allocations are sufficient to maintain the proposed level of provision over the Plan period?</p> <p>Our strong opinion is that if the site screening had been carried out thoroughly, in accordance with Policy MCS2, then about half of Site 2 would be excluded from minerals</p>	<p>If the site is allocated there will be a presumption that the site would be acceptable in principle, but full details would need to at planning application stage subject to a full environmental assessment.</p>
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		<p>development at this 'preferred options' stage.</p> <p>Natural England stated that in regards to the consideration of designated landscape; Paragraph 116 of the NPPF states that 'Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest' and requested policies be amended.</p>	
Question 16	MCS3 Crushed Rock (8 Comments)	The Mineral Products Association said that "given that Policy MCS2b deals with the provision of crushed rock, we do not see the need for another policy (Policy MCS3) on the same subject particularly as they conflict in the detail of the wording".	Noted. In light of the comments made, substantial amendments have been made to Policy MCS3 – See Plan document.
Question 17	MCS4 Secondary and Recycled Aggregates (11 comments)	Generally the policy is well supported. People acknowledge the importance of recycled and secondary aggregates as substitute to	In light of the comments made, some amendments have been made to Policy MCS1 – See Plan document.

		<p>primary aggregates.</p> <p>One respondent suggested that the proposed policy should be made more proactive and more ambitious, including annual targets for secondary and recycled aggregates</p>	<p>Recycled aggregates whilst a major source of construction material cannot be counted in the LAA as a replacement for primary aggregates. At best it could be promoted as a reason for not producing additional primary aggregate over the 10 years past sales average.</p> <p>Targets are not generally used at a local level as supply is too difficult to measure – many sites are not licensed and some may only be temporary or may involve mobile plant.</p> <p>Comments noted</p>
Question 18	MCS5 Safeguarding of Minerals and Minerals Infrastructure (16 Comments)	<p>The principle of mineral safeguarding is well supported; however, certain respondents such as the Mineral Planning Association and certain planning consultants stated that the policy needs to be changed for various reasons –</p> <p>The Policy MCS5 as currently written does not reflect the 'balance' that is set out in the NPPF. The reference 'where</p>	<p>In light of the comments made, substantial amendments have been made to Policy MCS5 – See Plan document.</p>

		<p>practicable' applies to the proposals both for non-mineral development and prior extraction. Where prior extraction is being considered, the result of any prior extraction should not result in the non-mineral development becoming impracticable.</p> <p>However, what is missing from the policy is that even if prior extraction is not feasible it may be that it would be preferable to leave the mineral in the ground for future generations, and the relative merits of mineral safeguarding and development need to be considered as part of the planning balance. Therefore, we consider that a policy for safeguarding needs to give priority to safeguarding first, and then to other considerations. The impossibility of prior extraction should not be used as justification for non- mineral development to go ahead.</p> <p>Policy MCS 5 – Safeguarding</p>	
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		<p>of minerals and minerals infrastructure: The policy should state which mineral resources are to be safeguarded.</p> <p>My only comment relates to Figure A14: Warwickshire MSA - Cement raw materials. Whilst we are hugely supportive of the extensive area that has been identified for safeguarding just for the avoidance of doubt and to reassure the local communities close to our existing Southam site our future mineral working aspirations are likely to be focused south of the A426. We have no intention of working land west or north of the works.</p>	
Question 19	MCS6 Brick Clay (6 Comments)	<p>The policy was supported –</p> <p>One respondent stated that the plan indicates that there are sufficient reserves to maintain a landbank for the Kingsbury Works but as discussed, it should be established whether clay is being supplied from these works to other plant</p>	In light of the comments made, some changes have been made to Policy MCS6 – See Plan document.

		<p>operated by Wienerberger. There is a need to monitor cross border movements of clay and this is an aim of continued co-operation between the West Midland mineral planning authorities.</p>	
Question 20	MCS7 Building Stone (9 Comments)	<p>The policy is generally supported. The Mineral Products Association would like the policy broadened to large scale sites too.</p> <p>Historic England endorse the inclusion of this policy which “ <i>supports proposals for the small scale extraction of building stone where the proposal encourages local distinctiveness, contributes to good quality design and provides for high quality restoration</i>”.</p> <p>You may wish to refer to the Warwickshire Strategic Stone Study – a building stone atlas of Warwickshire</p> <p>CPRE Warwickshire supports conservation of the existing</p>	<p>Noted - In light of the comments made, substantial amendments have been made to Policy MCS7 – See Plan document.</p>

		<p>quarries and bringing them back into use. Providing local stone for building is very desirable and their reopening is supported. This stone is worth exploiting not just for repair of historic buildings but for new houses and walls in the local vernacular.</p> <p>The MPA believes that limitation of policy to small scale operations is counter-productive and unjustified. This is the outcome of a prejudice against dimension stone and a misinterpretation of national policy. NPPF does not say that all dimension stone operations must be small scale, just that consideration should be given to the supply of small scale operations from 'relic quarries' to supply the heritage market. Only about 10% of MPA members' output goes to the heritage and repair sector. And this part of para 144 of NPPF should not apply to them.</p>	
Question 21	MCS8 Coal Mining	This policy was generally supported subject to some modifications to wording.	In light of the comments made, amendments have been made to Policy MCS8 – See Plan document.

		<p>Although the Coal Authority has no particular objection to this planning application we would request that the reference to 'opencast' coal mining in the policy title be replaced by the term 'surface mining', as set out below:</p> <p>In order to meet Objective 9 on climate change and the imperative to reduce global warming, the policy should be a presumption against the extraction of any fossil fuels in the county. This would be consistent with the NPPF's presumption against coal extraction (paragraph 8.33). The emphasis should be on energy reduction and renewable energy. Unacceptable proposals cannot be made acceptable through planning conditions.</p> <p>Previously, a proposal for surface coal extraction has been indicated in North Warwickshire alongside the</p>	
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		<p>border with Staffordshire. Since the demise of UK Coal, no further interest has been indicated in pursuing this proposal and therefore, the Plan should confirm that there are no proposals indicated for surface coal extraction.</p>	
Question 22	MCS9 Conventional Hydrocarbons (7 Comments)	<p>The Coal Authority notes that the policy proposed for unconventional hydrocarbons includes areas of 'particular consideration' in respect of potential impacts which are not included in the considerations for conventional hydrocarbons. The Coal Authority objects to this approach as the consideration requirements for both conventional and unconventional hydrocarbons should be the same and be addressed in a single policy.</p> <p>West Midlands Friends of the Earth are pleased to see reference to unconventional hydrocarbon extraction within the document but have suggested new policies which apply the Precautionary</p>	<p>In light of the comments made, amendments have been made to Policy MCS9 – See Plan document.</p>

		Principle. In terms of unconventional hydrocarbons they are covered in MCS10. Could policies such as these outlined below be included??	
Question 23	MCS10 Unconventional Hydrocarbons (10 Comments)	<p>The Coal Authority notes that the policy proposed for unconventional hydrocarbons includes areas of 'particular consideration' in respect of potential impacts which are not included in the considerations for conventional hydrocarbons. The Coal Authority objects to this approach as the consideration requirements for both conventional and unconventional hydrocarbons should be the same and be addressed in a single policy. They have suggested some policy wording for consideration.</p> <p>The Cotswolds Conservation Board wishes to note: The Government's Consultation "<i>Surface Development Restrictions for Hydraulic Fracturing</i>"</p>	Comments noted. In light of the comments made, Policy MCS10 has been deleted and incorporated in to Policy MCS9 – See Plan document.

		<p><i>Consultation – Department of Energy and Climate Change 4th November 2015</i> effectively bans surface fracking from within AONBs (and to below a depth of 1200m). Policy MCS10 should therefore take this into consideration.</p> <p>The National Trust suggests that particular consideration should also be given to the impacts of such development on the Green Belt.</p>	
Question 24	MCS11 Underground Coal Gasification (6 Comments)	<p>The Coal Authority objects to the wording of the policy and the additional ‘considerations’ identified as being relevant to proposals for underground coal gasification, which are not identified for conventional hydrocarbons. The Coal Authority considers that proposals for underground coal gasification should be subject to the same considerations as conventional hydrocarbons in order to provide a consistent approach.</p>	<p>In light of the comments made, substantial amendments have been made to Policy MCS11 to address the concerns of the Coal Authority – See Plan document.</p>

		<p>The Coal Authority also objects to the negative nature of the policy wording and requests that the policy be amended – they have suggested the revised policy wording.</p>	
Question 25	DM1 Natural and Built Environment (16 Comments)	<p>English Heritage said that “It should be noted that national policy for the built, natural and historic environment are different. EH have recommended different policy wording to treat the two issues separately.</p> <p>Other consultees agreed with the policy and stated that they expect the policy to be strictly applied.</p> <p>The Woodland Trust thought that ancient woodland was not adequately protected through the policy.</p> <p>The Cotswolds Conservation Board supports references to the AONB, the Management Plan and other cross references to Paragraphs 115 and 116 of the NPPF.</p>	<p>In light of the comments made, amendments have been made to Policy DM1. The policy has now been split between the different subject areas as suggested by various respondents – See Plan document.</p>

		<p>The policy is supported by Public Health Warwickshire as it ensures that there will be no unacceptable adverse impacts on open space, tourism and other recreational facilities as a result of minerals development.</p> <p>Good quality landscapes, including urban spaces as well as the wider countryside, have huge potential to improve our health and wellbeing, often offering a more cost-effective solution than clinical interventions.</p> <p>Less green space in living environments is associated with a greater risk of anxiety and depression, feelings of loneliness and perceived shortage of social support (Public Health Evidence for Planning and Developers 4.1).</p> <p>The MPA supports the policy wording.</p> <p>The RSPB asked for revised policy wording.</p> <p>Policy DM1 - please include</p>	
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		“flood risk and land drainage” in the list of unacceptable adverse impacts	
Question 26	DM2 Health Economic and Amenity Impacts (12 Comments)	<p>DM2 as proposed is unacceptable. It contains no objective, qualitative or quantitative criteria for its implementation and is ultimately "meaningless". Another respondent suggested that it would be helpful to know at this stage what the criteria are in determining harm and what is an acceptable impact at the planning stage, especially where preferred sites are identified close to residential settlements.</p> <p>Rugby Borough Council's Environmental Services team comment that in principal the wording of the policy is deemed ok, but it is queried why no reference has been made to Mineral Policy Statements 2: Controlling and mitigating the environmental effects of mineral extraction in England. This document states the principles to be followed in</p>	In light of the comments made, amendments have been made to Policy DM2 – See Plan document.

		<p>considering the environmental effects of mineral working and expands in appendices, on the need for community consultation and involvement and environmental management systems (EMSs). It is accompanied by separate technical Annexes on particular environmental effects, of which Annex 1 Dust and Annex 2 Noise are published alongside this MPS.</p> <p>The National Trust supports Policy DM2 but suggests that the council considers amending the wording of the final paragraph to emphasise the need for satisfactory mitigation, offsetting and/or compensatory measures. It has suggested amendments to the wording of the policy.</p> <p>No - the need to identify potential social and economic impacts Ref's 1,2 3 & 4 is not included within the Policy. It is also noted that there is no guidance (either in this Policy or elsewhere in the Preferred</p>	
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		<p>Option and Policies), on the methodology to be used for identifying and taking into account the differing sensitivity of receptors and the relationship of this sensitivity to the outcomes</p> <p>The last phrase of the proposed policy (in italics) is not acceptable. It appears to dilute the NPPF guidance and the importance of complying with the mitigation hierarchy, specifically the need to avoid impacts. The added phrase should be removed.</p>	
Question 27	DM3 Sustainable Transportation (8 Comments)	<p>Policy DM3 is too weak on alternatives to road transport 'where feasible'. The proposed sites are located such that rail or water transport is not feasible, making the Plan self-defeating. The process driven by operators, land-owners and developers bringing forward sites for mineral extraction is not an adequate approach for a balanced plan-led process. The Council should identify suitable sites located to make</p>	<p>In light of the comments made, some minor amendments have been made to Policy DM3 – See Plan document.</p>

		<p>rail/canal transport feasible.</p> <p>Although we generally support this policy, we consider that to demonstrate the minimising of transportation distances without qualification in all cases would be onerous. If the statement were qualified by reference to the consideration of alternative modes where feasible and practicable and in the context of the intended market, we think it would be a fairer test of sustainability. Secondly, the second bullet point of the second paragraph, to the effect that a TIA needs to demonstrate that the proposal seeks to keep the transportation of minerals, mineral derived products and wastes to a minimum is surely not possible. If this were followed to its logical conclusion then no material would be transported off site at all. The wording looks as if it has been lifted out of a policy intended for another purpose because the whole point of a quarry is to produce material to</p>	
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		<p>transport to market. We suggest this criterion is dropped from the policy.</p> <p>Public Health Warwickshire supports this policy. The World Health Organisation (2011), describe the need for Planners to place an increasing emphasis on transport systems. WHO recommend that policy makers should consider the needs of disadvantaged and vulnerable groups in society, explore potential alternative transport technologies and consider the mandates and responsibilities of other policy areas such as health, transport and environmental health (Public Health Evidence for Planning and Developers 3.3).</p>	
Question 28	DM4 Public Rights of Way and Recreational Highways (11 Comments	<p>The JPC considers DM4 to have little value - There is absolutely no protection for PROWs or for the public who would use them.</p> <p>The Rambler's Association welcome the proposals in this</p>	In light of the comments made, amendments have been made to Policy DM4 – See Plan document.

		<p>policy. The wording of the policy has been very clearly articulated and agrees well with Warwickshire Ramblers charitable objectives of protecting public rights of way.</p> <p>Policy DM4 and Question 28 appear to be the most relevant to the Rights of Way team and I can confirm that we have no objection regarding this policy or its wording.</p> <p>Public Health Warwickshire supports this policy. Promoting safe access for pedestrian and sustainable transport provision for residents is supported by Public Health Warwickshire and therefore Public Health Warwickshire would not wish to see unacceptable adverse impacts on public rights of way and recreational highways.</p> <p>It is not acceptable to impose on walkers long diversions of public footpaths for many years of mineral working in a site (e.g. Site 1). In practice,</p>	
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		<p>such diversions amount to 'constructive closure'.</p> <p>Offering Rights of Way enhancements should not be definitive.</p>	
Question 29	DM5 Flood Risk and Water Quality (10 Comments)	<p>Barford, Sherbourne & Wasperton Joint Parish Council strongly supports DM5 and would hope to see it fully implemented. There should be extra concerns - and permissions/allocations should be refused - where proposals are close to rivers and where contamination by "pumping" is inevitable.</p> <p>Natural England supports the reference to the county's Strategic Flood Risk Assessment. We advise that reference is made to the Flood Risk Management Strategy currently being prepared and that the two policy documents are considered cumulatively and align.</p> <p><u>Section 9 – Development Management Policies</u> The differences between DM1</p>	In light of the comments made, amendments have been made to Policy DM5 – See Plan document.

		<p>(Protection and enhancement of the natural and built environment), DM2 (Managing Health, Economic and Amenity Impacts of Mineral Development) and DM5 (Flood Risk and Water Quality) are a bit ambiguous.</p> <p>It may be helpful to make clear that any Planning Application will need to be supported by a detailed assessment of the potential impacts on the water environment. Impacts may relate to:</p> <ul style="list-style-type: none">• Sub-water table working,• The replacement of natural permeable materials with potentially poor quality and lower permeability imported materials may pose a long-term risk to water quality and could also impact on surface water and groundwater flows and levels. Environmental Permitting Regulations may require an impermeable liner to be constructed in Excavations, prior to infilling which will further inhibit the movement of groundwater.	
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		<ul style="list-style-type: none"> • The storage and use of hazardous substances (e.g. fuel) may pose a risk to 'Controlled Waters' receptors in terms of water quality. 	
Question 30	DM6 Aviation Safeguarding	Comments are all supportive	No changes were necessary for this policy
Question 31	DM7 Reinstatement, reclamation, restoration and aftercare	<p>Residents have had issues with the restoration of mineral workings in the past and have made several comments on the policy. These include the following:</p> <p>DM7 as written is far too weak and mealy-mouthed - it will be an operators' charter to avoid their responsibility. It should be re-written with a presumption of reinstatement to (1) original physical levels, (2) original agricultural quality (3) in a phased manner to avoid vast swathes of neglect which becomes reliant on usually ineffective enforcement actions usually.</p>	In light of the comments made, substantial amendments have been made to Policy DM7 – The main change is that biodiversity led restoration has been included as requested. See Plan document.

		<p>Given the Plan objective (6.10.x) 'to ensure the best quality agricultural land is protected or replaced to its former quality', DM7 should state clearly that such land should either not be worked at all, or completely restored to its original quality. 'Satisfactory provision' is too vague.</p> <p>Planning permission for mineral development will not be granted unless satisfactory provision has been made for high quality reinstatement or restoration of the site, for the steps to be taken to bring the land up to the required standard for the intended after use and for the long term management of its after use and unless it has been demonstrated that the site can be reclaimed at the earliest opportunity</p> <p>We are of the opinion that Policy DM7 should contain a requirement for land to be assessed for its suitability to be</p>	
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		<p>restored to a level below the original before approval as a preferred site. Although reference to this is made in the Justification we are still of the opinion that this is sufficiently important for it to be included in Policy DM7.</p> <p>The Mineral Products Association supports the policy.</p> <p>The RSPB state that mineral site restoration can play a vital role in halting and reversing declines in biodiversity, preference will be given to biodiversity-led restoration proposals which contribute to establishing coherent and resilient ecological networks, primarily through the creation of priority habitat (in a landscape-scale context, where appropriate).</p>	
Question 32	DM8 Mineral Safeguarding	The MPA state although they generally support this policy they have two concerns. The first is that the minor development needs to be	In light of the comments made, substantial amendments have been made to Policy DM8 – See Plan document.

		<p>defined in the plan by reference to a schedule if arguments about what constitutes minor development are to be avoided. This is accepted good practice. Second, the qualification in the first criterion "or economically viable deposits of a similar quality exist elsewhere in the county" is not good practice and we oppose it. The protection of mineral should focus on the area affected. The presence or otherwise of alternative mineral resources in other localities should not influence decisions about whether to keep a viable resource in a particular place. Taken to its logical conclusion all mineral deposits except the last would fail this criterion, which would vitiate national policy on safeguarding. The clause should be deleted from the policy.</p> <p>When the Mineral Safeguarding Maps are combined, the result is that nearly the whole county is</p>	
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		<p>covered by safeguarding. This generic approach, combined with the stated presumption in favour of prior extraction, makes this policy very dangerous. The Glossary defines Mineral Safeguard Areas as “very likely to be subject to a planning application for extraction in the near future”. Safeguarding must be more refined, targeting only the most critical areas.</p> <p>The Development Management Policy DM 8 needs to reflect the changes proposed to Policy MCS 5, and in particular that prior extraction should not leave the site incapable of the non-mineral development being carried out. It is not clear whether this is what is meant in the second sub-paragraph where it is suggested this could be rephrased along the lines,</p> <p>'it can be clearly demonstrated that prior</p>	
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		<p>extraction of minerals would result in the site being incapable of non-mineral development' .</p> <p>The last paragraph in the section on justification states that any prior extraction will need a separate application. This approach is too inflexible, especially if prior extraction is to be encouraged. Discussions with other MPAs recognise that the quantity of minerals that can be practically extracted will be variable depending upon the details of each scheme. Subject to the quantity that is able to be prior extracted, the emerging consensus is that this is best achieved through a Construction Management Plan which is part of the non-mineral development permission, usually a 'prior to construction' type of condition.</p>	
Question 33	DM9 Whole Life approach to Mineral Developments	Generally this did not raise many comments except that one response said DM9 as	Comments noted. In light of the comments made, amendments have been made

		<p>written is vague and fails to detail what is actually meant. Hopefully it means that when assessing all proposals full account will be taken of both short and long term impacts and implications of proposals and it would be good to have extra and specific reference here to health implications for nearby residents, workers and mineral industry operatives. It is surprising that it has not been deemed necessary to include the term "Whole Life" approach in the Glossary submitted within the documentation.</p>	<p>to Policy DM9 – See Plan document.</p>
<p>Question 34</p>	<p>Implementation and Monitoring (9 Comments)</p>	<p>The policy was generally supported by respondents including the Coal Authority and the Mineral Products Association.</p> <p>Concern from the public came in two particular comments - that the policy is not strong enough to make operators – it does not inspire confidence that the interests of impacted communities will be best protected. Bullet points 1-4</p>	<p>Comments noted.</p>

		<p>need to be undertaken with rigour so that operators understand site allocation and planning conditions and it is clear that they must stand by their obligations.</p> <p>The targets quoted in Table 10.1 are mostly unspecific, going no further than 'in line with policy'. This adds little because the policies generally contain no specific targets.</p> <p>One respondent stated that “the record of WCC to date in recognising non-compliance and imposing compliance with site Planning Conditions is perceived to be poor, and reassurance is sought that WCC will be self-motivated to undertake enforcement in the future”.</p>	
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Appendix B: Minerals Local Plan Publication 2016

Cabinet

6 October 2016

**Warwickshire Minerals Plan – Publication
(Regulation 19) Consultation**

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1 Introduction

- 1.1** The Warwickshire Minerals Plan (which was formerly called the 'Minerals Core Strategy') is a Development Plan Document which sets out the spatial strategy, vision, objectives and policies for guiding minerals development in the County for a 15 year period. It also provides the framework for minerals development management including implementation and monitoring so that any new planning applications submitted will be assessed against the most up to date policies which accord with the most recent Government guidance.

What have we done so far?

- 1.2** Work commenced on the Minerals Core Strategy in 2006/2007. During 2008/09, there was a major amendment to the scope of Warwickshire's Minerals Core Strategy, which meant that instead of moving forward to the submission stage, it was agreed with Government Office for the West Midlands that the Issues and Options would be revisited. The Council consulted on the 'Minerals Core Strategy - Revised Spatial Options' document in February 2009. This set out three strategy options for locating new minerals development, 19 key issues and policy principles and 27 potential minerals sites submitted to the Council for possible allocation in the plan. The 27 sites were submitted by operators, landowners or developers following the Council's 'call for sites' in late 2008. The site submissions covered a variety of different mineral types (including sand and gravel, cement clay/limestone, shallow coal and Etruria marl brick clay). They were all included in the document and no decisions were made on the sites as views were sought on the submissions before more detailed analysis of the sites was undertaken.
- 1.3** The Council considered all the responses received and were working towards the next consultation when Central Government wrote to all Waste Planning Authorities advising that waste plans should be produced as soon as possible to ensure compliance with European legislation. Consequently, since 2010, the Council has prioritised the progression of the waste plan. The Warwickshire Waste Core Strategy was adopted in July 2013 which then enabled the Council to restart work on the Minerals Plan. Following a second request for sites in 2013 the Council consulted on the Minerals Plan Preferred Options and Policies between October 2015 and January 2016, which put forward sites for sand and gravel only. Since the end of the consultation work has been carried out in further assessing the sites against the responses received.
- 1.4** The National Planning Policy Framework (NPPF) and supporting technical guidance was issued in March 2012. The Government has also produced updated planning policy guidance in what is now known as Planning Practice Guidance. This provides guidance on the planning for mineral extraction in plan making and the planning application process. The Council needs to ensure that its policies, strategy and proposals accord with this guidance in order for the plan to be found sound. The NPPF and the Planning Practice Guidance replace the former Minerals Planning Guidance Notes and Statements.

Where are we now?

- 1.5** Government guidance requires that Mineral Planning Authorities (MPAs) should plan for a steady and adequate supply of minerals including the provision of certain amounts of 'aggregates' i.e. sand and gravel and crushed rock. The Government issued a revised aggregates apportionment for the West Midlands region in June 2009 and requested that the then West Midlands Regional Assembly (WMRA) should apportion amounts to individual MPAs, taking into account advice from the Regional Aggregates Working Party (RAWP) and the MPAs. Although the WMRA chose a preferred methodology for calculating the apportionments, the RAWP and the majority of the MPAs did not agree with the recommendation. In March 2010, the WMRA and all other Regional Planning Bodies were abolished as part of the Government's Localism agenda and the proposed apportionments were never formally adopted.
- 1.6** Since that time, the Government has produced the National Planning Policy Framework. This requires that MPAs should prepare an annual Local Aggregate Assessment (LAA) based on a rolling average of 10 years past sales and other relevant local information and an assessment of all supply options (including marine dredged, secondary and recycled sources) and to present it to the West Midlands Aggregate Working Party (WMAWP) for comment. The Council adopted its first LAA on 24th June 2014 and consulted on the second LAA in October 2015. The third LAA is currently under preparation and will be presented to the WMAWP later this year. The Council's latest consultation, the subject of this current stage of the Plan, is the Publication (pre Submission Draft) plan which will be undertaken in November 2016.

1 Introduction

Sand and gravel provision in Warwickshire

1.7 The National Planning Policy Framework states that MPAs should make provision for a sand and gravel landbank of at least 7 years of permitted reserves. Warwickshire's landbank currently stands at 8 years based on calculations within the most recent LAA (2016). A number of sites have closed since 2008 and until this year only one new site at Wolston Fields has been put forward by the industry since then, which started operating in late 2014. However, planning approval has now been given to extend the existing Brinklow Quarry to provide an extra 3.4 million tonnes.

Crushed rock provision in Warwickshire

1.8 The National Planning Policy Framework requires that MPAs should maintain a crushed rock landbank of at least 10 years. Warwickshire's crushed rock landbank remains healthy at 29.18 years with a 25,680,700 tonnes reserve at December 2013. However, there is only one quarry producing crushed rock and much of the County's landbank is provided by other permitted sites which are dormant and not currently operational. The mineral resource area for crushed rock in the county is very limited and subject to a number of constraints but is safeguarded as a mineral safeguarding area (MSA). A map showing the extent of the MSA is appended to the plan. The plan contains policies against which proposals for future working of the mineral resource area will be considered.

1.9 Provision of other minerals in the County 1.9 There are also landbank targets for cement working (15 years) and brick clay (25) years which are relevant to Warwickshire. However, there is only one site for each of these minerals and their continued operation depends more on mineral safeguarding than finding new sites. For this reason all minerals other than sand and gravel will be addressed in the plan through specific planning policies rather than site allocations. Underground Coal Gasification (UCG) and Fracking.

1.10 Underground Coal Gasification (UCG) is a separate process to fracking and involves the burning of Underground Coal Gasification is a separate process to fracking and involves the burning of coal seams underground and using the resulting gas to produce energy. The Coal Authority is responsible for issuing licences granting the right to access the coal, but no UCG operations can take place until the applicant has secured all other necessary rights and permissions. This would include securing the necessary permission from Warwickshire County Council as the Mineral Planning Authority. The Minerals Plan will need to contain a policy to ensure that UCG proposals can be adequately assessed and this will have to accord with national planning policy guidance.

1.11 Fracking is a process whereby the rock is fractured by injecting water at high pressure which forces gases through pipes above the surface. The Minerals Plan will look to address the issue through a policy in the plan. However, it should be noted that the geology within Warwickshire may not be conducive to enabling fracking as there are no major shale deposits in the County. No operator has expressed any interest in fracking in the County at the current time.

2 Policy Context

National Minerals Planning Policy

National Planning Policy Framework

- 2.1** The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It replaced all previous Planning Policy Statements/ Guidance Notes and Minerals Policy Statements/ Guidance Notes.
- 2.2** The key policy messages are:
- Identify and include policies for extraction of mineral resources of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction;
 - So far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
 - Define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;
 - Safeguard: - existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and existing planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.
 - Set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place;
 - Set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip-and-quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;
 - When developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
 - Put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding and conserving the long term potential of best and most versatile agricultural land, geodiversity, biodiversity, nature woodland, the historic environment, recreation and soil resources).

Minerals Planning Practice Guidance

- 2.3** The Guidance advises on planning for mineral extraction in plan making and the application process. It explains what minerals are and why permission is required to extract minerals. It sets out how minerals can be safeguarded from non-mineral development, and how local authorities can identify suitable locations for mineral development and how they can plan for mineral extraction.
- 2.4** Mineral planning authorities are encouraged to plan for minerals extraction using Ordnance Survey-based proposals maps and relevant evidence provided by the minerals industry and other appropriate bodies.
- 2.5** This approach will allow mineral planning authorities to highlight areas where mineral extraction is expected to take place, as well as managing potentially conflicting objectives for use of land.
- 2.6** Mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority):
1. designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms. Such sites may also include essential operations associated with mineral extraction;

2 Policy Context

2. designating Preferred Areas - these are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or
3. designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.

Local Planning

Warwickshire Minerals Local Plan (adopted 1995)

- 2.7** The Minerals Local Plan was adopted in February 1995 and remained in effect until September 2007. Thereafter, only certain policies were saved to form part of the statutory development plan for Warwickshire. The saved policies remain in effect until the new Minerals Plan is adopted.

Warwickshire Waste Core Strategy (adopted 2013)

- 2.8** The Warwickshire Waste Core Strategy was adopted at the meeting of Full Council on the 9th July 2013. Once adopted, these policies became part of the statutory development plan for Warwickshire, replacing the saved policies of the Warwickshire Waste Local Plan 1999.

Warwickshire Local Transport Plan (WLTP)

- 2.9** The Warwickshire Transport Plan sets out how the County and its partners intend to improve transport and accessibility, as well as outlining longer term improvement schemes in the County for the period up to 2026. The County's existing Local Transport Plan (LTP3) came into effect on the 1st April 2011. The Minerals Development Framework will need to accord with the policies and principles of the LTP3.

District and Borough Local Plans and Neighbourhood Planning

- 2.10** These provide the planning policy context at a local level. In the same way as the Minerals and Waste Local Plans are being replaced by new Local Plans, each district and borough in Warwickshire is in the process of producing new Local Plans. Rugby and North Warwickshire now have adopted plans and the other Districts and Boroughs are now in the latter stages of plan preparation. Communities now have new powers to shape development through neighbourhood
- 2.11** planning, which is a new right introduced through the Localism Act 2011. A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

Warwickshire's Sustainable Community Strategy

- 2.12** At the heart of the Minerals plan is the community strategy for the County which is the "Warwickshire Strategic Partnership Plan". This plan will help to shape the Minerals Local Development Framework. It has been produced by a number of agencies including the County Council, the Districts and Boroughs, Health Care Trusts, the Police and business and community organisations. The strategy aims to provide a strategic County-wide direction to specific activities which can only be achieved in partnership and act as a strategic driver for progressing the key issues facing Warwickshire, the sub-regional, regional and national partners. The aims of the strategic plan are to provide:

- Good quality housing available at an affordable price.
- Safe environments for all those who live, play, work and visit Warwickshire.
- A natural environment, climate and resources that support and enhance lives for future generations.
- Sustainable economic growth, where jobs are created and retained; and residents are equipped with appropriate skills and competencies.
- The best possible health and well-being for all.
- The plan sets out the context for the MDF and this is outlined in our spatial portrait below.

Planning Policy summary

2.13 The national and local plans, policies and guidance set out above set the context for the Minerals Plan. In applying these policies, plans and guidance to produce the County's Plan, it is important to have a thorough understanding of the local context. The next chapters will provide a spatial portrait of the County's characteristics as well as a broad overview of Warwickshire's mineral context.

2 Policy Context

3 Spatial Portrait

Locational Context

- 3.1** Warwickshire lies to the south and east of the West Midlands conurbation and has established strong sub-regional links with the adjoining authorities of Coventry and Solihull and wider linkages with different parts of the West Midlands. The location of the County also means that it also has economic links with the East Midlands and the South East.
- 3.2** Warwickshire is bounded to the north west by the West Midlands Metropolitan conurbation and Staffordshire, Leicestershire to the north east, Northamptonshire to the east, Worcestershire to the west, Oxfordshire to the south and Gloucestershire to the south west. Despite the focus of population within the main towns of the County, a significant part of Warwickshire is rural in nature with the majority of people living in the north and central areas of the County.
- 3.3** Warwickshire is a two tier local authority and has five district/borough areas:
- North Warwickshire Borough
 - Nuneaton and Bedworth Borough
 - Rugby Borough
 - Stratford-on-Avon District
 - Warwick District

Population

- 3.4** Warwickshire is home to 548,000 people according to the latest population figures from the 2013 mid-year estimates. There has been a 20% increase in the annual number of births in Warwickshire during the last 10 years. Population sizes within the districts and main settlements are shown in Table 3.1 and Table 3.2, but the largest towns in Warwickshire as of 2011 are Nuneaton (pop 82,000), Rugby (72,100), Leamington Spa (49,600) and Bedworth (37,200).
- 3.5** Across Warwickshire, as a whole the highest rates of projected population growth are in the groups aged 65 and over. The rate of growth increases with age, with the oldest age group (those aged 85 and over) projected to increase by more than 40% between 2011-2021.

Districts	Population
North Warwickshire	62,124
Nuneaton and Bedworth	126,003
Rugby	101,373
Stratford-upon-Avon	120,767
Warwick	138,162
Warwickshire	548, 727

Table 3.1 Population sizes (mid 2013 estimates) – source: Quality of Life in Warwickshire, 2014/15

	Mid 2002 Ward Estimates 2012	Mid 2012 Ward Estimates	% change 2002 - 2012
Alcester	6,000	6,000	13.3

3 Spatial Portrait

	Mid 2002 Ward Estimates 2012	Mid 2012 Ward Estimates	% change 2002 - 2012
Atherstone and Mancetter	10,900	11,000	0.9
Bedworth	34,700	37,300	7.2
Coleshill	6,300	6,500	3.2
Kenilworth	23,300	23,400	0.4
Leamington Spa	45,800	50,500	10.0
Nuneaton	78,500	82,400	5.0
Polesworth	7,000	7,000	0.0
Rugby	61,700	72,600	17.7
Shipston-on-Stour	4,500	5,100	13.3
Southam	6,500	6,600	1.5
Stratford-upon-Avon	22,300	27,600	23.8
Studley	6,000	5,800	-3.3
Warwick	26,100	30,300	16.1
Wellesbourne	7,000	6,800	-2.9
Whitnash	8,200	8,900	8.1

Notes: Mid 2011 ward population estimates are the most recent population estimates available. The definition of Bedworth used here includes the wards of Bede, Exhall, Heath, Poplar, Slough but not Bulkington ward, which has a population of 6,000. All figures are rounded to the nearest 100.

Source: Warwickshire Observatory; National Statistics mid-year population estimates for 2012 wards, (www.statistics.gov.uk) © Crown Copyright 2014.

Table 3.2 The population of the main settlements in Warwickshire

Employment and Training

- 3.6** The market towns of northern and eastern Warwickshire were industrialised in the nineteenth century and include Atherstone, Bedworth, Nuneaton and Rugby. Major industries include (or included) coal mining, textiles, engineering and cement production, but heavy industry has been in decline, being replaced by distribution centres, light to medium industry and services. The prosperous towns of central, southern and western Warwickshire include Leamington Spa, Stratford upon Avon, Kenilworth, Alcester and Warwick which sustain light to medium industries, services and tourism as major employment sectors.
- 3.7** Whilst the sub-region retains its traditional links with manufacturing (particularly the motor industry), it has experienced significant growth in the service sector economy over the last 20 years. The completion of the M40 in the early 1990s and improved rail services between the West Midlands and London has resulted in the creation of jobs in the area.
- 3.8** The number of people who are claiming Job Seekers Allowance in Warwickshire is below the national and regional levels. At borough and district level, the proportion of residents claiming such benefits ranges from very low in Stratford-on-Avon District (6%) to fairly high in Nuneaton and Bedworth Borough (7% although this was as high as 8% in 2010). In the twelve months from June 2013 -2014, all districts have experienced a fall in their claimant count rate, with reductions in North Warwickshire Borough, Stratford-on-Avon District and Warwick District all exceeding 40%.

Spatial Portrait 3

- 3.9** Long term unemployment remains a concern in the county; in June 2014, some 1.320 residents had been unemployed for 12 months or more. As the data visualization at the start of this section shows, total unemployment and youth unemployment have returned to levels experienced before the downturn, however long term unemployment has yet to return to levels witnessed a decade ago. One half of all those long term unemployment in the county reside in Nuneaton & Bedworth Borough Council compared to just one fifth in June 2002. This is due to the number of long term unemployment in Nuneaton & Bedworth Borough increasing at a faster rate compared to the rest of the county.
- 3.10** Over one in five (21.6%) of Warwickshire residents have no formal qualifications. This varies at a local level and when comparing Warwickshire to the national average (England & Wales), the County is positively outperforming. One of the targets for Warwickshire County Council and the Warwickshire Local Enterprise Partnership (which are working on a skills strategy for the sub-region) is to develop the skills of Warwickshire residents.

Quality of Life in Warwickshire

- 3.11** Despite being a prosperous County there are inequalities, with the majority of the less prosperous areas with higher levels of deprivation being located in the north of the County in the Boroughs of Nuneaton and North Warwickshire. However, even in the more prosperous southern districts, pockets of deprivation exist. Higher levels of deprivation are often epitomized by the physical and practical problems of lack of transport and support services and of limited employment opportunities outside the main towns.
- 3.12** The latest English Indices of Deprivation (IMD 2015) provide the most detailed and comprehensive measure of deprivation and disadvantage to date. They reveal that at a county level, that Warwickshire is ranked 124th out of 152 upper tier authorities in England meaning that it is amongst the 20% least deprived areas in England according to the IMD rank of average score.
- 3.13** Nuneaton & Bedworth has the highest levels of deprivation in the County, indicated by the highest average SOA score. The Borough ranks as the 111th most deprived Local Authority District (out of the 326 Local Authorities in England). Stratford-on-Avon is the least deprived in Warwickshire with a national rank of 272nd.

Local Authority District	IMD - Rank of average score (out of 326)
North Warwickshire	190
Nuneaton & Bedworth	111
Rugby	240
Stratford-on-Avon	272
Warwick	267

Source: English Indices of Deprivation 2015, Department for Communities & Local Government

Table 3.3 Local Authority Ranking by Average Deprivation

- 3.14** Various indicators measured at Super Output reveal a mixed picture within the County in terms of health and disability, income, employment, crime, educational skills and training and barriers to housing and living environment deprivation. For income deprivation, employment, crime and education the general pattern is that the larger concentrations of deprivation are in Nuneaton and North Warwickshire with only a few isolated pockets in Stratford and Warwick. The picture in relation to Barriers to Housing and Services is slightly different with the problem areas particularly in the more prosperous districts of Stratford and Warwick. Housing is less affordable in these areas.
- 3.15** There are eight LSOAs in Warwickshire ranked within the top 10% most deprived LSOAs nationally on the overall IMD 2015. Six of these eight are located in Nuneaton & Bedworth Borough, one within Warwick District and the other within North Warwickshire Borough. This compares with nine LSOAs ranked within the top 10% most deprived LSOAs in the IMD 2010, all of which were located within Nuneaton & Bedworth.
- 3.16** The annual Warwickshire Quality of Life Survey 2014/15 shows that all boroughs and districts have experienced a downward trend in the numbers of people claiming Job Seekers Allowance benefit in the last year. Whilst the health of people across the County is generally above the national average, the performance across a range

3 Spatial Portrait

of indicators between boroughs and districts presents a more varied picture. On a positive note, fear of crime levels have fallen and are currently the lowest seen in the County in ten years. This is mirrored by a fall in recorded crime across the County with just under 10% of fewer crimes being recorded in 2009-10. Serious road casualties have also continued to see a decline in numbers and are half the number experienced ten years ago. Waste disposed of per head of population is still falling and recycling and composting rates are continuing to build on previous improvements.

Transport

- 3.17** Warwickshire lies at the heart of Britain's transport network with several key strategic routes passing through the County including the M6, M6 toll, M40, M42, M45 and M69 along with a number of key trunk routes including the A5, A45, and the A46. The A46 and A444 act as a key route in the North-South corridor from Nuneaton down to Leamington and Warwick and the A46 provides a strategic link between the East Midlands (M1/M69) and the South West (M5). Warwickshire experiences a high level of through road freight traffic movement (M6, M40, M42 and A46).
- 3.18** Warwickshire is well connected by rail with the West Coast Main Line running through the County from the north west to London and the south east. These are important passenger and freight movements. There are two rail freight terminals in the County, both of which lie in North Warwickshire; Birch Coppice and Hams Hall. The Daventry International Rail Freight Terminal (DIRFT) is also located just beyond the Rugby borough border in Northamptonshire.
- 3.19** There are also plans for a high speed rail link through the County, known as HS2. In 2010, the Department for Transport with HS2 Ltd announced the proposed route for a high speed rail link between Birmingham and London Euston. The proposed route is highlighted in Fig. 1.1. Whilst the HS2 rail proposals are at a very early stage, there may be implications for the emerging Minerals Plan. The HS2 proposals will be closely monitored through future Annual Monitoring Reports and taken into account at all stages as the Minerals Plan develops.
- 3.20** There are four canals which run through Warwickshire which form the Warwickshire Ring. The Coventry Canal links Coventry and Fradley Junction just north of Lichfield. It also runs through the towns of Bedworth, Nuneaton, Atherstone, Polesworth and Tamworth. It is navigable for boats up to 21.9m (72ft) length. The Stratford-upon-Avon Canal runs for 25 miles in total, comprising two sections. The southern section starts at the River Avon in Stratford-upon-Avon and stretches north as far as Kingswood Junction near Lapworth, where it is connected to the Grand Union Canal by a short spur. The northern section continues, joining the Worcester and Birmingham Canal at Kings Norton Junction in south Birmingham.
- 3.21** The 135 mile Grand Union Canal links Birmingham and London and enters Warwickshire by coming in via the south-east by Braunston Junction near Daventry. It joins up with the Oxford Canal to share a small section. They both head west, travelling between Long Itchington to the north and Southam to the south, before splitting again at Napton Junction. Here the Oxford Canal turns south to travel out of the County while the Grand Union heads north-west. The Oxford Canal is a 78 mile long narrow canal linking Oxford with Coventry via Banbury and Rugby.
- 3.22** The settlement pattern and transport infrastructure, together with the existing mineral sites within the County, are shown in Fig. 1.1. The County Council's advisory lorry routes are shown in Fig. 1.2.

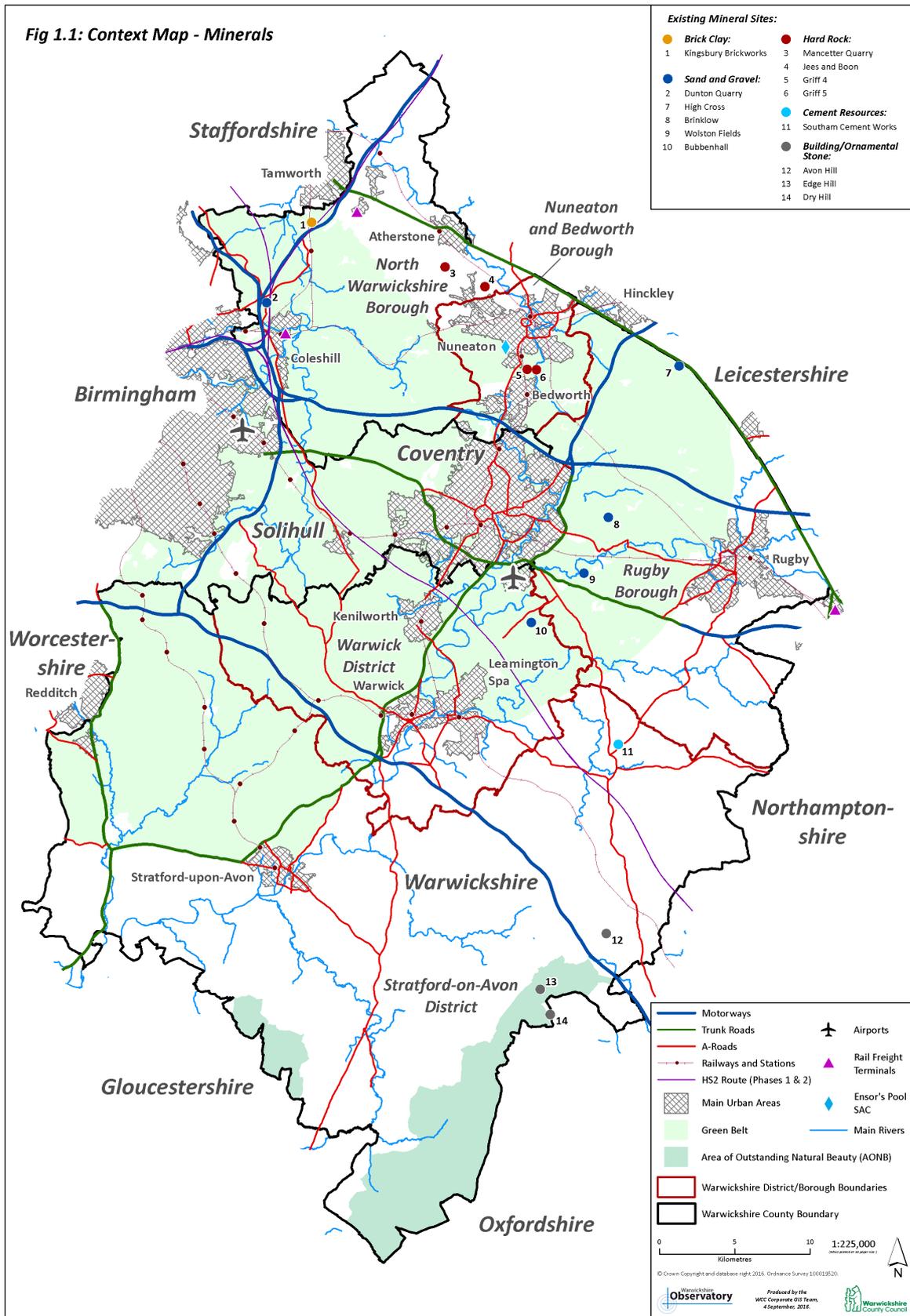


Figure 3.1 Sub-regional context - Minerals

3 Spatial Portrait

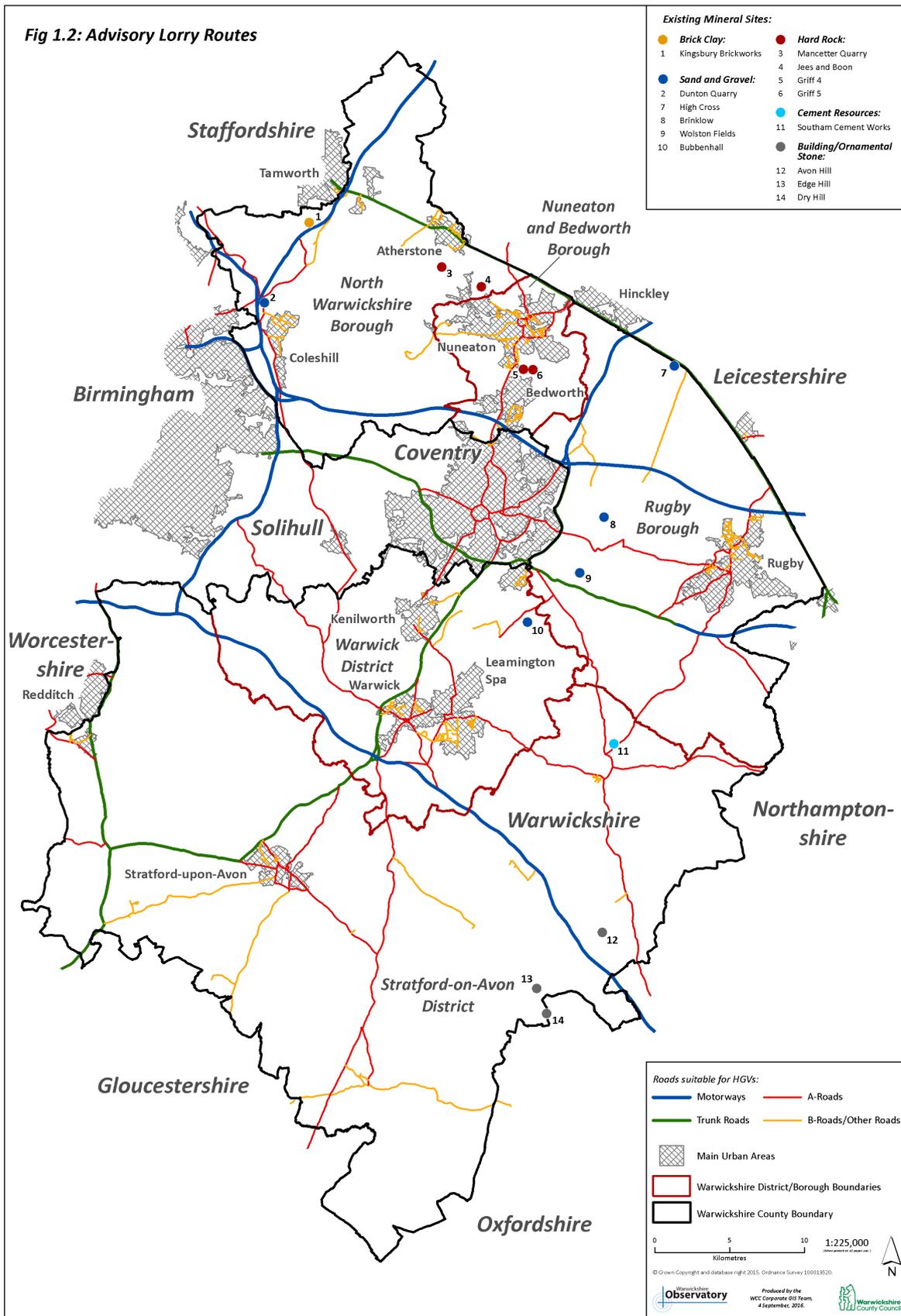


Figure 3.2 Advisory Lorry Routes in Warwickshire

Environment

- 3.23** Warwickshire has a landscape of considerable variety and complexity, with seven distinct landscape character areas: Arden, Dunsmore, Avon Valley, Feldon, Cotswolds, High Cross Plateau and Mease Lowlands. Part of the Cotswolds character area is designated as an Area of Outstanding Natural Beauty (AONB), a national designation to conserve the natural beauty of landscapes of recognised importance. Warwickshire County Council have produced a set of guidelines designed to offer advice on maintaining diversity and beauty, to conserve the landscapes for future generations and have also produced the Warwickshire, Coventry and Solihull Green Infrastructure Strategy. Furthermore, a large proportion of the County is covered by a swathe of designated Green Belt (depicted in Fig. 1.3).
- 3.24** In accordance with Articles 6.3 and 6.4 of the European Habitats Directive, Warwickshire County Council must undertake a Habitats Regulations Assessment (HRA) to assess that its plans or projects, either individually or in combination, do not impact upon the conservation objectives of European designated sites. As Warwickshire is host to a site of European importance (shown on Fig. 1.3), and there are sites in proximity of the county, an initial screening assessment has been undertaken. Further assessment will be undertaken as the Minerals Plan develops.
- 3.25** The County has seen a decrease in unimproved grassland as well as a loss of hedgerows and traditionally managed woodland. Warwickshire is one of the two worst hit Counties in England, as flower rich pasture and meadowland has reduced to just a few hundred acres (a 97% loss between the second World War and 1996) and approximately 32% of hedgerows have been lost, both as a result of agricultural intensification. Although there have been isolated successes in halting the loss of Warwickshire's biodiversity, there is a need for appropriate spatial planning to protect and enhance wildlife populations and habitats. Therefore the Plan will seek to support the overarching aim and objectives of the County's Biodiversity Strategy, and seek to protect or enhance the 26 species and 24 habitats set out in the Warwickshire, Coventry and Solihull Biodiversity Action Plan. The Biodiversity Action Plan is informed by the Habitat Biodiversity Audit (HBA), a project led by the Warwickshire Wildlife Trust that seeks to provide up-to-date, accurate and readily accessible ecological data to partners including the County Council. This will provide accurate measurements and monitoring of priority habitats in the County. The Warwickshire Biological Records Centre also provides information on species distribution and ecological sites in the County. This work will provide an important context for the Minerals Plan and will help to shape the proposals and policies contained within it.
- 3.26** The County's Historic Environment Record (HER) has recorded 18,882 Historic Landscape Character Areas (including 4968 Historic Farmstead Records) and 10,470 monuments. Of these monuments, 198 are designated as Scheduled Monuments of national importance. The County also has approximately 6,008 Listed Buildings of historical or architectural interest and 138 Conservation Areas. Furthermore, there are 31 Registered Parks and Gardens and there is 1 Registered Historic Battlefield site at Edgehill. Warwickshire's historic landscape makes a considerable contribution to the County's character and local distinctiveness and the Warwickshire Historic Landscape Characterisation project (in conjunction with the then English Heritage) will further contribute to the understanding of how the County's landscape has developed over time, and its capacity for change, so that an integrated approach to its sustainable management can be established. There are also a number of National Trust land and properties in the county.
- 3.27** Warwickshire's topography and river drainage pattern means that parts of the County are at particular risk of flooding. In recent years a number of large scale events have occurred across the country. The flooding events of 1998 and 2007 as well as near misses in the winters of 2012/13 and 2013/14, and very recent flooding in February and March 2016, as well as many localised extreme events, indicate flooding is a significant ongoing risk in Warwickshire. This reflects the fact that the County is relatively flat and has numerous watercourses. The most severely and regularly affected areas are all of the reaches of the Leam and Avon and the tributaries of these rivers. Stratford-upon-Avon and Leamington are the main urban areas mostly affected by large scale flooding but many more rural towns and villages have also suffered. Under the Flood and Water Management Act (2010) ('the Act') Warwickshire County Council (WCC) became a Lead Local Flood Authority (LLFA), responsible for managing local flood risk from surface water, groundwater and ordinary watercourses in Warwickshire. One of the new duties placed upon WCC as the LLFA, to assist in the management of local flood risk, is to 'develop, maintain, apply and monitor' a Local Flood Risk Management Strategy. This Local Flood Risk Management Strategy ('the Strategy') provides an overview and assessment of local flood risk in Warwickshire, setting out objectives and measures for how WCC will manage and reduce local flood risk. It covers the county of Warwickshire comprising the five local authorities of North Warwickshire, Nuneaton and Bedworth, Rugby, Stratford upon Avon and Warwick.

3 Spatial Portrait

- 3.28** In August 2007, Warwickshire County Council, Coventry City Council, Solihull Metropolitan Borough Council and the Districts and Boroughs of Warwickshire commissioned consultants to produce a level 1 Strategic Flood Risk Assessment (SFRA). The outputs from the SFRA provide information to inform the Minerals Plan to ensure that due regard is paid to flood risk in the creation of policies and plans. The SFRA maps all forms of flood risk and uses this as an evidence base to locate new development primarily in low flood risk areas. Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources, including the Environment Agency, Warwickshire County Council, Severn Trent Water, the Highways Agency and the Canal and Rivers Trust.
- 3.29** In Warwickshire the latest agricultural land classification information for the county shows that 0.1% of the land is grade 1, 11.9% is grade 2, 74.5% is grade 3, 7.9% is grade 4, and 0.1% is grade 5. Figure 1.6 shows the geographical distribution of the various grades.
- 3.30** Details of the Air Quality Management Areas in the county is shown on Figure 1.7
- 3.31** Tourism makes a key economic contribution to the Warwickshire economy and the quality of life for the county's resident population. The county has assets with national and international visitor appeal and is a popular destination for day visiting, and indicators suggest opportunities for significant future growth. The total business turnover generated in Warwickshire as a result of tourism is estimated to be £971,315,000 or, turnover of just under £1 billion, and supported 20,800 jobs and 3610 firms (2011).

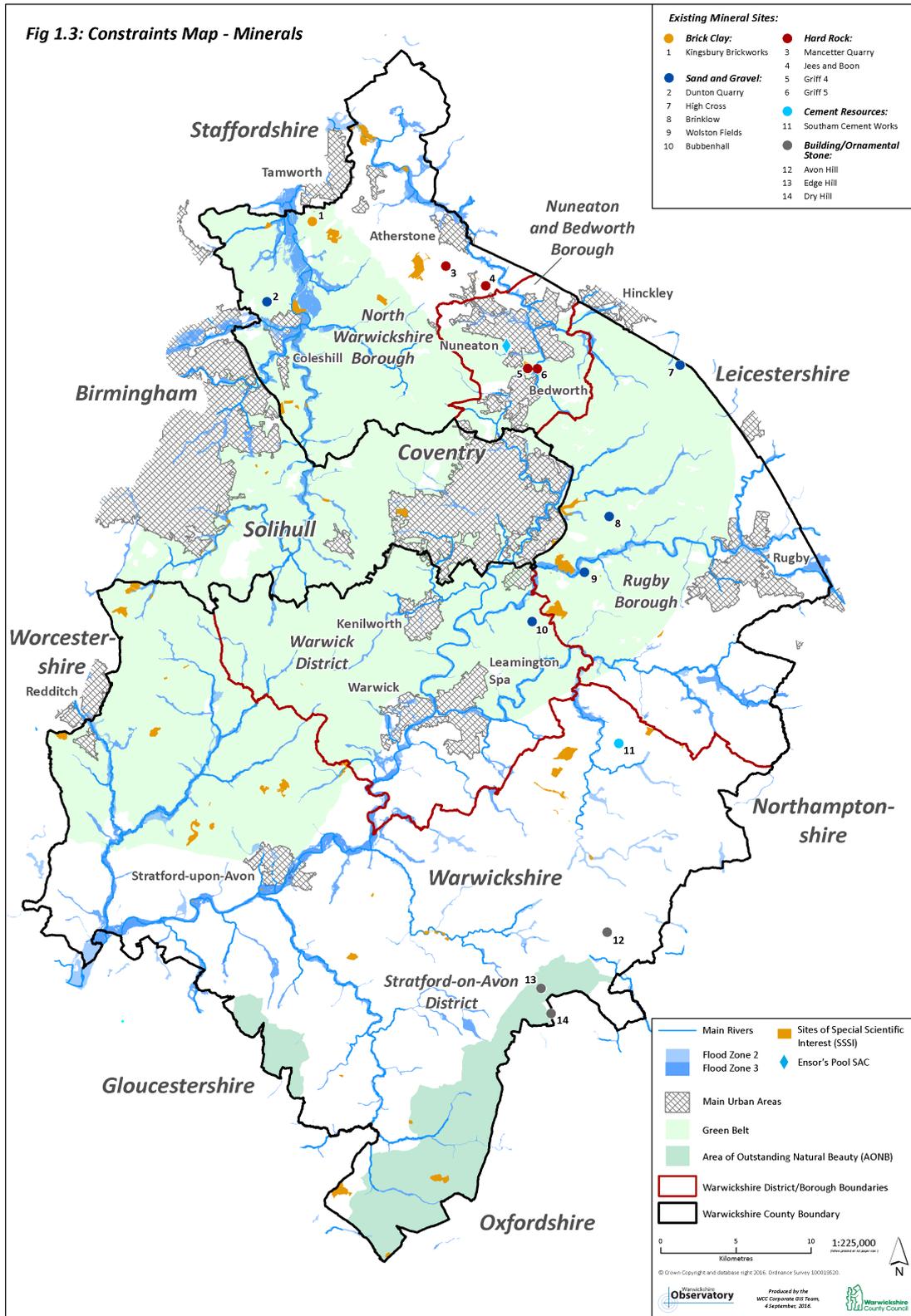


Figure 3.3 Mineral Constraints Map

3.32 Since the SFRA was carried out in 2008, some areas have been remodelled, including the Rivers Stour and Leam, Shottery Brook and additional modelling has been undertaken for Southam on the river Itcham and the Pingle Brook. The most recent updates to the SFRA is available on the Environment Agency website.

3 Spatial Portrait

- 3.33** In addition, when considering the wider implications around hydrology over and the above flooding issues, the Water Cycle Study (WCS) is an important part of the evidence base. A WCS is a more holistic approach than the SFRA as it helps to determine what sustainable water infrastructure is required and where and when it is needed.
- 3.34** The WCS has been carried out at a sub-regional level and covers all the districts within Warwickshire. The existing sub-regional Water Cycle Study is considered adequate to inform the development of the Minerals Plan.
- 3.35** As a co-deliverer of the Water Framework Directive (WFD) 2000/60/EC , Warwickshire County Council needs to ensure that its policies and strategies support the Directive's aspirations and targets. The WFD does not allow for any drop in quality of the water environment, and aims for all waterbodies to achieve 'Good' status by 2015. The Environment Agency have subsequently produced River Basin Management Plans (RBMPs) which assess the current state of the water environment and include measures for protecting and improving the water environment. The RBMPs specify what is required to be undertaken to ensure that Good Status is achieved on schedule.
- 3.36** Whilst the administrative area of Warwickshire covers the three river basins of the Severn, the Humber and the Thames, the majority of the County lies within the Severn river basin. The policies contained within the Minerals Plan will therefore need to help to achieve the aims, objectives, priorities and targets set out in these plans, particularly the Severn RBMP.
- 3.37** To achieve this, while mitigating climate change and the additional development proposed, policy and decision makers need to take a tough stance on the control of water pollution, ensuring betterment from the existing situation is achieved wherever possible, and the risk of contamination of Controlled Waters is minimised in all new developments and redevelopment proposals.
- 3.38** In order to achieve the Spatial Vision we have, in previous consultations, set out a number of objectives, which have been refined during our previous consultation work. These are set in the context of the main objectives for national mineral planning. These are set out in chapter 6.

4 Minerals Context

Minerals Context

- 4.1** The diverse mineral resources of Warwickshire have been exploited since the first human settlements developed in the County. Today extraction of cement resources, building stone, sand and gravel, crushed rock and brick clay still occur and reserves of these minerals still exist. A map of the County's geology with all of the existing mineral sites is shown in Figure 1.4 below.

4 Minerals Context

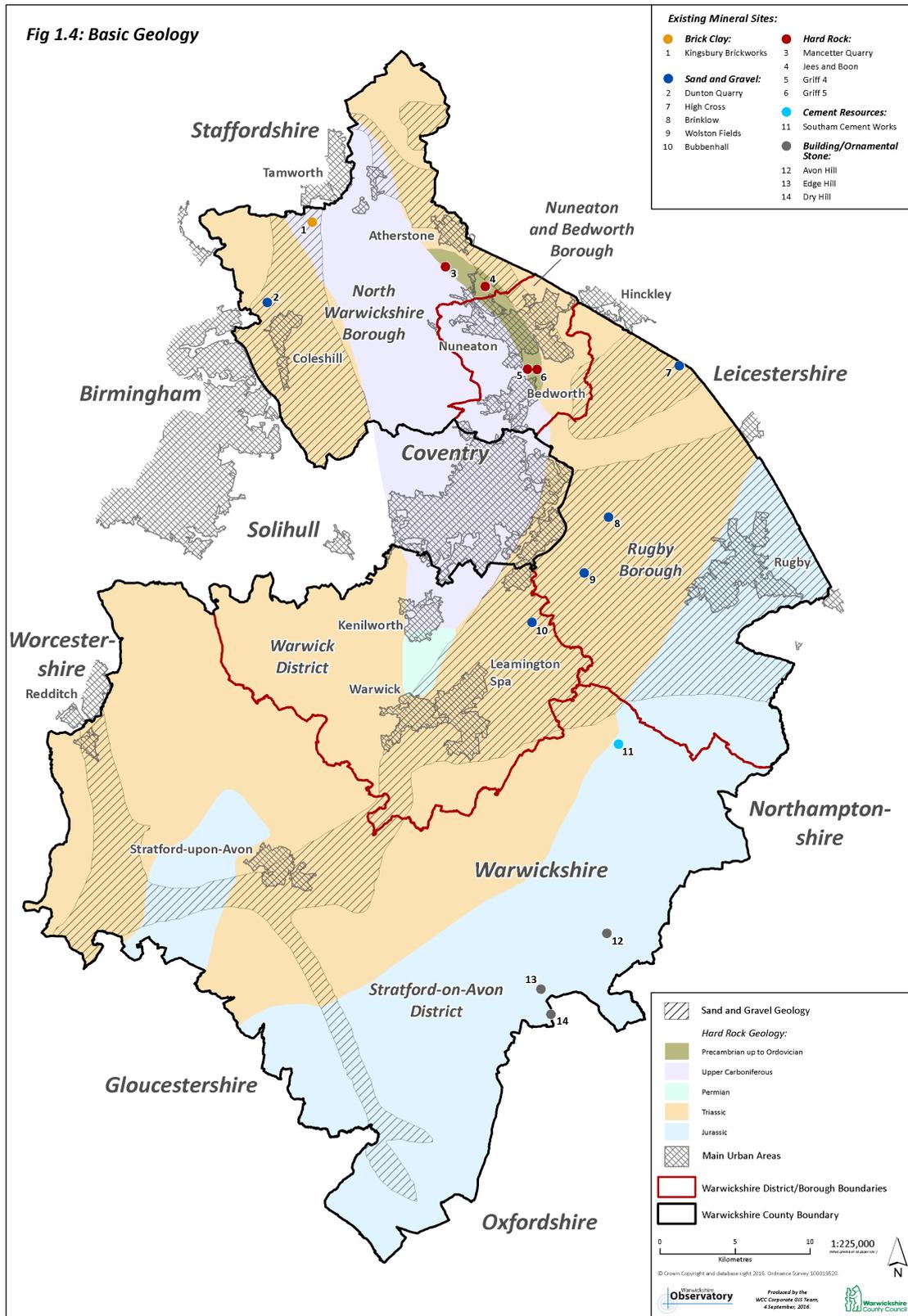


Figure 4.1 Warwickshire's Geology

Sand and Gravel

4.2 Sand and Gravel has traditionally been extracted on a large scale for centuries. The mineral resource is widespread around the County but is generally found in river terrace deposits along the floors of major river valleys such as the Tame and the Avon. Glacial deposits of sand and gravel are also widespread but are mainly centered around Dunchurch and Wolston, and along the A5 corridor from Hilmorton to Wolvey. There is only two large sand and gravel quarries operating in these areas. Warwickshire's proximity to the West Midlands Conurbation and increasing demand from within the County has led to a depletion of reserves in recent years.

Brick Clay

4.3 Historically bricks have been made across Warwickshire wherever suitable clay was found. The use of local clay for the production of bricks has ceased with the exception of the large scale brickworks at Kingsbury which extracts the high quality Etruria Marl which is part of the County's Carboniferous sequence of rocks. However, this is a major plant of regional significance owing to the specialist brick types which are exported around the country.

Building Stone

4.4 The use of local stone for building purposes has been widespread in Warwickshire with Warwick and Kenilworth Castles being obvious examples. Stately homes, churches and various settlements have been constructed from local materials such as Triassic sandstones and Jurassic Ironstones, reflecting the County's varied geology. However, the stone quarries supplying local materials have all but finished, which is creating a problem in repairing local buildings and retaining the local distinctiveness of many towns and villages.

Coal

4.5 Coal from the Carboniferous Coal Measures which are exposed at the surface in the north of the County has been exploited since Roman Times. Small scale operations from shallow pits continued until the middle to late 19th century when numerous deep mines began operational in North Warwickshire reflecting an increase in the demand for coal and advances in mining technology. The last deep mine at Daw Mill, near Arley in North Warwickshire closed in 2013 following a huge underground fire. Previously, coal extraction had taken place in the Corley Moor area at a depth of around 800 – 900 metres.

Cement Production

4.6 The production of cement has a long history in Warwickshire with extraction of the required minerals (Jurassic Lias limestones and shales) occurring around Southam and Rugby. Current production comes from the one cement plant in Rugby, where locally extracted materials are mixed with chalk from Bedfordshire.

Crushed Rock

4.7 The Precambrian and Ordovician igneous rocks which outcrop around Nuneaton up to Mancetter in North Warwickshire are a vital source of high specification roadstone and aggregates which supply the main road networks of the West Midlands and neighbouring regions.

Recycled Aggregates

4.8 Companies that produce recycled aggregates are contacted each year as part of the West Midlands AWP Survey. There are 9 recycled aggregate sites in the county but one site at Dunton Landfill is by far the most important and recycles at least half of the county's material. Permitted capacity stands at approximately 830,250 tonnes per annum but several of these sites have only temporary permissions. A plan showing the location of the nine sites is provided in Figure 1.Xx

4 Minerals Context

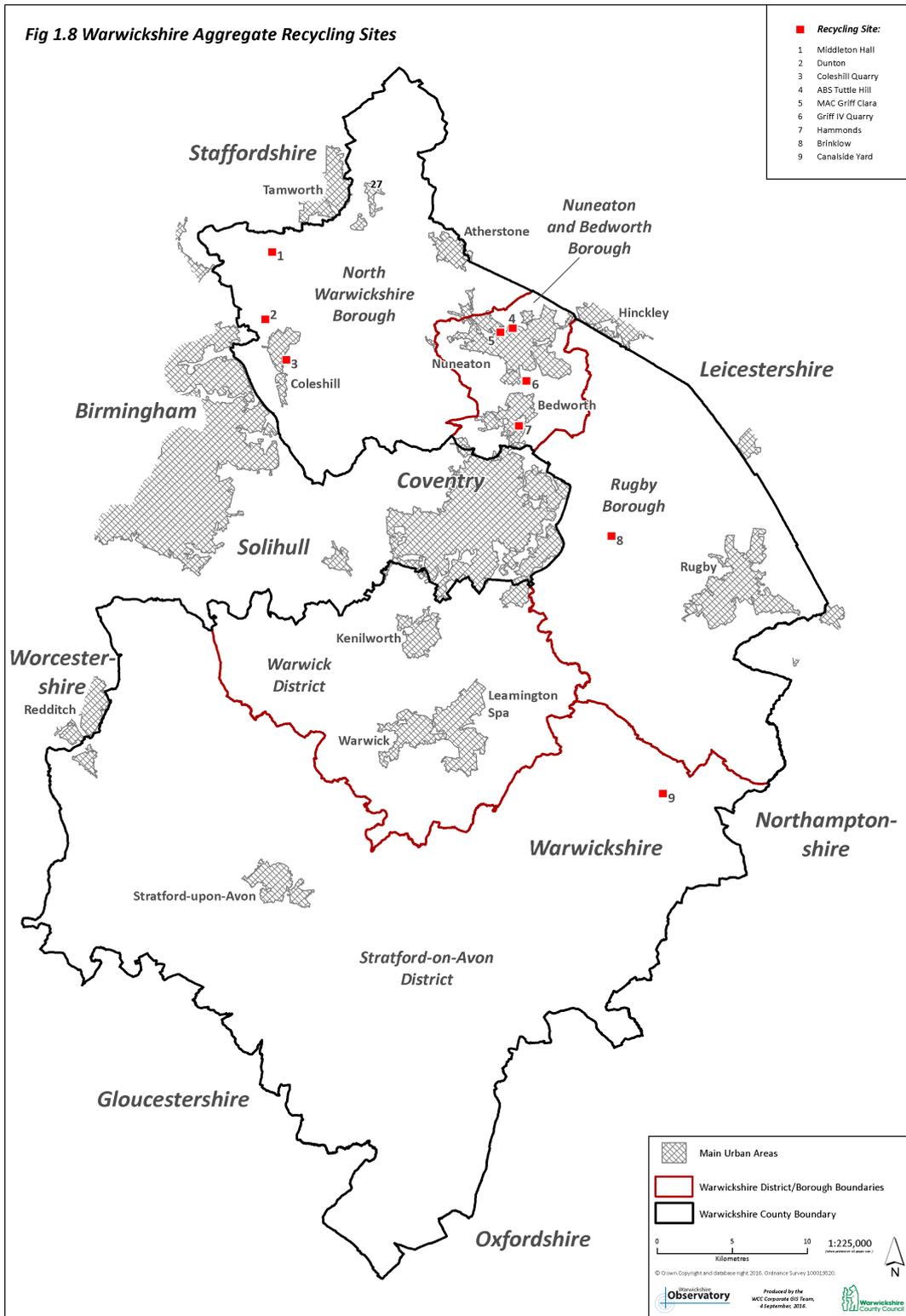


Figure 4.2 Warwickshire Aggregates Recycling Sites

Key Issues for Minerals in the County 5

5 Key Issues for Minerals in the County

Warwickshire Local Aggregate Assessment

- 5.1** The NPPF requires the preparation and maintenance of an evidence base (The Local Aggregates Assessment) to inform its annual production requirements based on a methodology of a rolling average of the previous 10 years' sales and other relevant local information such as levels of planned construction including housebuilding. The 2014 LAA using 2012 data gave a production requirement of 0.751 million tonnes per annum which equates to a figure of 12.241 million tonnes over the 15 year plan period (2017-2032). However, the draft 2015 LAA using 2013 data shows the production requirement down to 0.688 million tonnes and the 15 year plan requirement down to 10.3 million tonnes. The draft 2016 LAA using 2014 data shows production down again to 0.573 million tonnes giving a revised plan requirement of 8.02 million tonnes. This requirement will be met by providing sand and gravel site allocations in the plan as it is not practicable to make future provision through use of secondary and recycled aggregates due to the limitations and constraints on the continuity of supply, use of such materials in the construction market, the temporary nature of sites and the variability of production capacity and sales at existing sites.
- 5.2** The Planning Officers Society and the Mineral Products Association have recently published good practice guidance on LAAs and this advises that the starting point for the LAA should be the latest available 10 year sales, which is the 2014 data. The guidance also emphasises the importance of taking account of other relevant local information. The guidance accepts that there is no currently defined methodology for quantifying and translating aggregates demand from future housebuilding rates. The guidance simply encourages local information to be based on sound evidence which is relevant, adequate, proportionate and up to date. In the previous consultation on the Preferred Options and Policies document a figure of 10% was added to address any concerns about a low 15 year plan requirement. Based on the draft 2015 LAA the plan requirement increased from 10.3 million tonnes to 11.6 million tonnes using the 10% addition. The 10% was challenged by respondents to the plan arguing that it was an entirely arbitrary figure not based on any robust evidence or substantiated basis or established methodology. Recent guidance from the Mineral Product Association and Planning Officers Society suggests that there will need to be sufficiently robust information to justify deviation from the starting point of the 10 years rolling sales average. There were concerns that this would represent a significant oversupply when sales were declining to a historic low of 0.322 million tonnes according to 2014 data. The Council has accepted the arguments made about the 10% addition and has therefore decided to delete it and use the draft 2016 LAA figure of 8.02 million tonnes to determine future requirements.
- 5.3** It should also be noted that in addition to the ten year past sales assessment Planning Practice Guidance for Minerals also states that Mineral Planning Authorities should also look at average sales over the last three years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply. The latest figures for 2016 show that the 3 year average to be much lower than the 10 year average at 0.270 million tonnes so from this measure there is certainly no justification to increase supply above the 10 year sales figure.

Major Key Issues

- 5.4** In the Revised Spatial Options document in 2009 we looked at a whole range of issues on which we invited comments. Since that time the situation in the County with regard to minerals has changed considerably and there is a new policy framework in place; namely the National Planning Policy Framework. Therefore, we have sought to highlight the main key issues in light of the new policy guidance and changes within the mineral context of the County. Particular developments within the County include the sharp reduction in sand and gravel production over the last 6 years and potential interest in Underground Coal Gasification. These key issues have been linked to relevant policies in the plan to inform the preparation of the document and to try and show how the matters are likely to be taken forward and/or addressed through the local plan and development management decisions.

Meeting the demand for aggregates and other minerals (see Policies MCS1, MCS2 and MCS3)

Aggregates

- 5.5** The NPPF states that MPAs should plan for a steady and adequate supply of aggregates through the provision of land won and other elements of their Local Aggregates Assessment and through the maintenance of landbanks of at least 7 years for sand and gravel and 10 years for crushed rock. However, the main issue for this plan to

5 Key Issues for Minerals in the County

address is the shortfall in sand and gravel. Without adequate sand and gravel there will not be enough aggregate to serve the construction industry in the County and the sub-region. An adequate landbank needs to be maintained throughout the plan period. The issue is how this can be addressed.

Other Minerals

- 5.6** There is no provision required to meet the needs of other minerals during the plan period. For those minerals where landbanks are required to be maintained such as for brick clays and cement the resource will be safeguarded and planning applications will be treated on their merits in accordance with the policies in the development plan. The remaining minerals which are not covered by landbanks and /or safeguarding will be addressed by determining planning applications in accordance with policies in the development plan.

Issue 1

Meeting the demand for aggregates and other minerals (see Policies MCS1, MCS2 and MCS3)

Aggregates

The NPPF states that MPAs should plan for a steady and adequate supply of aggregates through the provision of land won and other elements of their Local Aggregates Assessment and through the maintenance of landbanks of at least 7 years for sand and gravel and 10 years for crushed rock. However, the main issue for this plan to address is the shortfall in sand and gravel. Without adequate sand and gravel there will not be enough aggregate to serve the construction industry in the County and the sub-region. An adequate landbank needs to be maintained throughout the plan period. The issue is how this can be addressed.

Other Minerals

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Issue 2

How to address the decline in sand and gravel production in the county? (see Policies MCS 1 and SO)

It is important that the County delivers aggregates to serve the construction industry in the County and to contribute to the needs of the West Midland Metropolitan Area. However, whilst the construction industry has come out of recession there is a shortage of sites coming forward to provide primary aggregates within the County. Several sites have ceased production leaving the County with currently only 2 active sand and gravel sites and only 1 active crushed rock site of greater relevance is the fact that the sales figure for 2013 was 209,000 tonnes. This figure has reduced from 1.19 million tonnes in 2007 and is unlikely to increase in the short term. WCC has carried out a Local Aggregates Assessment and the average production over a period of the last 10 years is now 0.573 million tonnes down from 0.688 million tonnes when the draft plan was published.

The industry has submitted only a handful of planning applications since 2003 for mineral development some of which were later withdrawn. The question remaining is whether the minerals industry is still interested in extracting sand and gravel in the County, whether it considers the quality of the material in the County to be inferior and not worth extracting for the concrete market, or whether there is better quality material in surrounding areas to serve local markets or whether their existing sites in surrounding areas can deliver the materials the construction industry in Warwickshire needs at a more competitive price.

Key Issues for Minerals in the County 5

Issue 3

Mineral Safeguarding and Prior Extraction (see Policies MCS5 and DM8)

The NPPF states that Mineral Planning Authorities should define Mineral Safeguarding Areas (MSAs) in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development. There is no presumption that any resources defined will be worked. However, where planning applications for non-mineral development are submitted, the relevant district or borough should consult the County Council and where it would be practicable and environmentally feasible to work the mineral, we may seek a mineral assessment to be carried out prior to determination. In some cases we may insist on prior extraction of the mineral before the non-mineral development is carried out.

Safeguarding extends to ensuring that existing or potential facilities required for the transportation and storage of minerals are also protected. Where there are planned, existing or potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail or inland waterways of minerals, including recycled, secondary and marine-dredged materials, these should be safeguarded. At present there is no bulk transportation of minerals by either rail or inland waterways in Warwickshire and no prospect of different modes of transport becoming available in the foreseeable future. The estimated tonnage in the prospective sites submitted to the Council are well below that necessary to make transport by modes viable and in many cases are not connected nor near to transportation modes.

In addition, safeguarding should also be extended to existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

Issue 4

Avoiding and Mitigating the impacts (see Policy DM2)

Mineral development can have a significant adverse impact on society, the economy and the environment. This could be in a number of different ways including the effect on natural resources (including water, air and soil), biodiversity, geodiversity, archaeology, heritage and cultural assets and their settings, the quality and character of the landscape, adjacent land uses or occupiers, the distinctive character and setting of the County's settlements, and the effect on the openness of the Green Belt. The effects of mineral working can also be cumulative from individual sites and/or a number of sites in a locality.

Generally, when a planning application is submitted for mineral development one or more of these areas could be affected. However, in many situations these can be addressed by the operator or developer by avoiding these areas, redirecting the impact and/or proposing adequate mitigation or making compensatory provision where mitigation measures might not be sufficient to offset potential impacts. For instance if there is a potential landscape impact it could be mitigated by redesigning the scheme or creating new features or planting large areas of trees. To ensure that this is provided to an acceptable standard, planning conditions would be attached to any planning permission. If it was considered that the adverse effects were unacceptable and could not be mitigated it could be a reason for refusing the planning application.

5 Key Issues for Minerals in the County

Issue 5

Secondary and Recycled Aggregates (see Policy MCS4)

Recycled aggregates are aggregates derived from reprocessing materials previously used in construction. Recycled materials include recycled concrete from construction and demolition waste material (C&DW), road planings and railway ballast.

Secondary aggregates are usually by-products of other industrial processes not previously used in construction. Different materials are common to specific areas depending on what the manufacturing process is in that area. In Warwickshire one of the main secondary aggregates is the residual cement kiln ash from the cement manufacturing process at Rugby Cement Works.

The issue regarding recycled and secondary aggregates is ensuring that the maximum amount of this material is reused in the construction process which can then be substituted for primary aggregates. It is acknowledged that such materials may not be interchangeable or a substitute for primary aggregates and that not all materials can be recycled into aggregates.

However, by recycling more aggregate to a standard whereby it can re-used in new construction projects, it ensures that less primary aggregate is required and hence fewer quarries are needed. This is more sustainable than relying wholly on primary aggregates. Policies in the plan are required which encourage such uses.

Issue 6

Shortage of inert fill for restoration to agriculture (see Policy DM2 and DM7)

One problem related to the increase in recycling of aggregate material is that much more material is now being recycled that there may be less material to fill the quarry voids quickly once extraction has been completed. If the economy improves that situation may change. Equally some operators have been able to access suitable resources whilst others have experienced problems. It may take longer for quarries to be restored back to agriculture if that is the proposed end use. This can be a problem for communities which may be left with an un-restored quarry for several years longer than they had initially been promised. One potential solution to this is to encourage the use of low level land restoration so that less fill material is needed to restore sites back to agriculture. Best and most versatile agricultural land can be restored/enhanced using low level land techniques and without having adverse impacts on visual appearance. Another solution is to focus on restoring part of the site to the best and more versatile agricultural land leaving the remainder to be used for nature conservation and recreational uses. A further solution is to require the phased working and restoration of sites and where land cannot be restored to agriculture it could be used for flood storage/SuDS.

Issue 7

Restoration and potential for promoting Green Infrastructure (see Policies DM1 and DM7)

There is great competition for land around urban areas from housing and employment uses as well as other land uses. As urban areas increase in size they may be situated close to existing or proposed quarries. Once restored, mineral workings usually enable large areas to be used for environmentally beneficial uses which may include nature conservation and recreation and green infrastructure. These may be able to be incorporated in to the green infrastructure network for boroughs and districts and the county as defined in the Coventry, Solihull, and Warwickshire Sub-Regional Green Infrastructure Strategy. Minerals plans and District Local plans need to be "joined up" to ensure that future opportunities are recognised early in the plan process.

Key Issues for Minerals in the County 5

Issue 8

Restoration for Waste Management Uses (see Policy DM7)

Increasingly, former mineral sites are becoming used for recycling operations. Sites which may have been submitted with restoration by infilling with inert waste such as aggregates to agricultural use may also have been given permission for temporary recycling facilities to provide a continuing source of infill material. This has occurred at several locations such as Coleshill, Dunton and Middleton Hall without any adverse impact. Where such uses are demonstrated to be environmentally acceptable, they can help with recycling of inert waste in the County.

Issue 9

Transportation of Minerals (see Policy DM3)

All transportation of minerals in Warwickshire is currently by road. It is desirable that new quarries are located as close as possible to potential markets which include the major towns in the County and potential large new infrastructure centres. Shorter distances to the markets will reduce travel costs and hence be more sustainable.

Transportation of minerals can be a potential problem if quarries are located away from the main trunk and "A" road system. Generally, mineral extraction sites are not approved if it requires lorries to travel through minor roads and centres of population including both towns and villages. Any site submissions with potential transport/highway problems will be rejected unless it can be demonstrated that the issues can be satisfactorily mitigated. Although there is no transportation of minerals by canal or rail in the County at present, it is a highly sustainable option and should be encouraged where opportunities arise.

Issue 10

Flooding and flood alleviation (see Policy DM5)

New Planning Practice Guidance states that Local authorities and developers should seek flood risk management opportunities to reduce the overall level of flood risk in the area and beyond. Careful consideration should also be given throughout the lifetime of the mineral extraction to ensure that flood risk is not increased elsewhere. This can be achieved, for instance, through the layout and form of development, including green infrastructure and appropriate application of sustainable drainage systems through safeguarding land for flood risk management.

New mineral developments can help reduce the impact of flooding in some areas where there may be opportunities to restore quarries as flood attenuation and storage areas. This may be in association with other objectives of the Minerals Plan such as encouraging biodiversity, informal recreation and contributing to the green infrastructure of the county as a whole.

5 Key Issues for Minerals in the County

Issue 11

Onshore Oil and Gas, Shale Gas/Oil and Fracking (see Policy MCS 9)

The Department for Communities and Local Government has recently issued planning practice guidance for onshore oil and gas and this includes unconventional hydrocarbons, hydraulic fracturing and coal bed methane. The guidance states that it is likely that Warwickshire County Council would be responsible for assessing planning applications in Warwickshire where planning permission is required. This is a highly contentious national issue and the current situation in Warwickshire is that no proposals have come forward to date. The most recent information that the County Council has received from the British Geological Survey is that of the main potentially prospective shale gas rocks, none are present in Warwickshire in thicknesses or depths that would be expected to be commercially viable.

However, while shale gas development in Warwickshire may be unlikely in the short term, this is a new technology and the plan must address any potential developments in that industry. Therefore policies have been drafted to enable any such proposals to be assessed.

Issue 12

Underground Coal Gasification

Underground Coal Gasification (UCG) is a separate process to fracking and involves the controlled combustion of coal seams underground and using the resulting gas to produce energy. The Coal Authority is responsible for issuing licences granting the right to access the coal, but no UCG operations can take place until the applicant has secured all other necessary rights and permissions. This would include securing the necessary permission from Warwickshire County Council as the Mineral Planning Authority. A Conditional license application was made to the Coal Authority in May 2013 by Cluff Natural Resources Plc. No decision was made by the Coal Authority and WCC were told that Cluff would let their applications lapse as it wished to focus on offshore areas where there were larger reserves.

The Minerals Plan will need to contain a policy to ensure that UCG proposals if they come forward can be adequately assessed and this will have to accord with national planning policy guidance.

Issue 13

Coal (see Policy MCS 8)

Whilst the NPPF gives a general presumption against the extraction of coal there are large coal reserves in the County. There appear to be no plans to reopen Daw Mill Colliery by UK Coal, which closed in 2013 following a major underground fire. Neither does there appear to be any plan to sink another pit head or even return to surface coal extraction in the County. As there are large coal reserves deep underground and on the surface in the north of the County and in the Warwickshire coalfield and there is likely to be a shortage of energy nationally in the short to medium term, there is always going to be the possibility that coal may be considered economically viable to extract in the future (see Fig 1.5). It is important therefore that policies are in place whereby applications for coal extraction can be assessed.

6 Vision and Objectives

Spatial Vision and Objectives of the Minerals Plan

- 6.1 The Spatial Vision provides an image of what the County may look like at the end of the plan period (2032) in setting out how the Minerals Plan will be implemented and paying particular regard to Community Strategies.
- 6.2 We have refined the Vision through the previous two consultations at Issues and Options and Preferred Options stage. The Vision has now been amended to accommodate these previous comments to the wording set out below:
- 6.3 By the end of the plan period in 2032 Warwickshire will have provided a range of minerals and construction materials to support sustainable economic growth and improve the quality of life in the County.
- 6.4 While minerals can only be worked where they are found, minerals sites will have been located as close as possible to the main settlements of Stratford, Warwick, Kenilworth, Leamington, Rugby, Nuneaton, Bedworth and Atherstone to support sustainable development.
- 6.5 Minerals will have been safeguarded from non-mineral development and opportunities for prior extraction will have been sought wherever possible.
- 6.6 New quarries will have been located where they are environmentally acceptable or where any adverse impacts will have been mitigated to an acceptable level through good design and the imposition and monitoring of planning conditions.
- 6.7 Mineral sites will have delivered a range of local and strategic restoration benefits.
- 6.8 Recycled and Secondary Aggregates will continue to make a major contribution to the supply of materials to the construction industry in the County and as technology develops will continue to provide a substitute for primary aggregates in new construction projects.

Objectives of the Warwickshire Minerals Plan

- 6.9 The Government's objectives of contributing to the achievement of sustainable development (as defined in Section 39 of the Planning and Compulsory Purchase Act 2004) provide the framework for the Warwickshire Mineral Local Plan objectives.
- 6.10 The following section identifies the key objectives that will guide the Warwickshire Minerals Local Plan. These objectives have been derived from the National Planning Policy Framework and from knowledge based on minerals planning in the local area and from previous feedback.
- 6.11 The objectives produced previously during consultations on the local plan have now been developed further. In the light of previous comments we have prepared the following revisions to the objectives to help achieve the Spatial Vision. These are as follows:
 - i. To secure a steady and adequate supply of aggregates and other minerals required to support sustainable economic growth at the national, sub-regional and local level.
 - i. To help deliver sustainable mineral development by promoting the prudent use and safeguarding of Warwickshire's mineral resources and help prevent sterilisation of land from non-mineral development.
 - ii. To promote the use of recycled and/or secondary materials and promote waste minimisation to reduce the overall demand for primary mineral extraction for construction aggregates.
 - iii. To protect, conserve and enhance the natural (including controlled water defined in the Water Resources Act 1991) and historic environment and avoid, reduce or mitigate potential adverse effects associated with mineral developments.
 - iv. To have full regard for the concerns and interests of local communities and protect them from unacceptable adverse impacts including human health from mineral developments.
 - v. To minimise the impact of the movement of bulk materials by road on local communities and where possible encourage the use of alternative modes of transport.
 - vi. To ensure mineral sites are restored to a high standard once extraction has ceased, ensure that each site is restored to the most beneficial use(s) and provides restoration benefits including green infrastructure and biodiversity.

6 Vision and Objectives

- vii. To promote the use of locally extracted materials to encourage local distinctiveness and reduce transportation distances.
- viii. To reduce the effect of mineral development on the causes of climate change and facilitate adaptation to the effects of climate change
- ix. To ensure the best and most versatile agricultural land is protected or restored to a condition and quality that retains its longer term capability as a high quality resource.

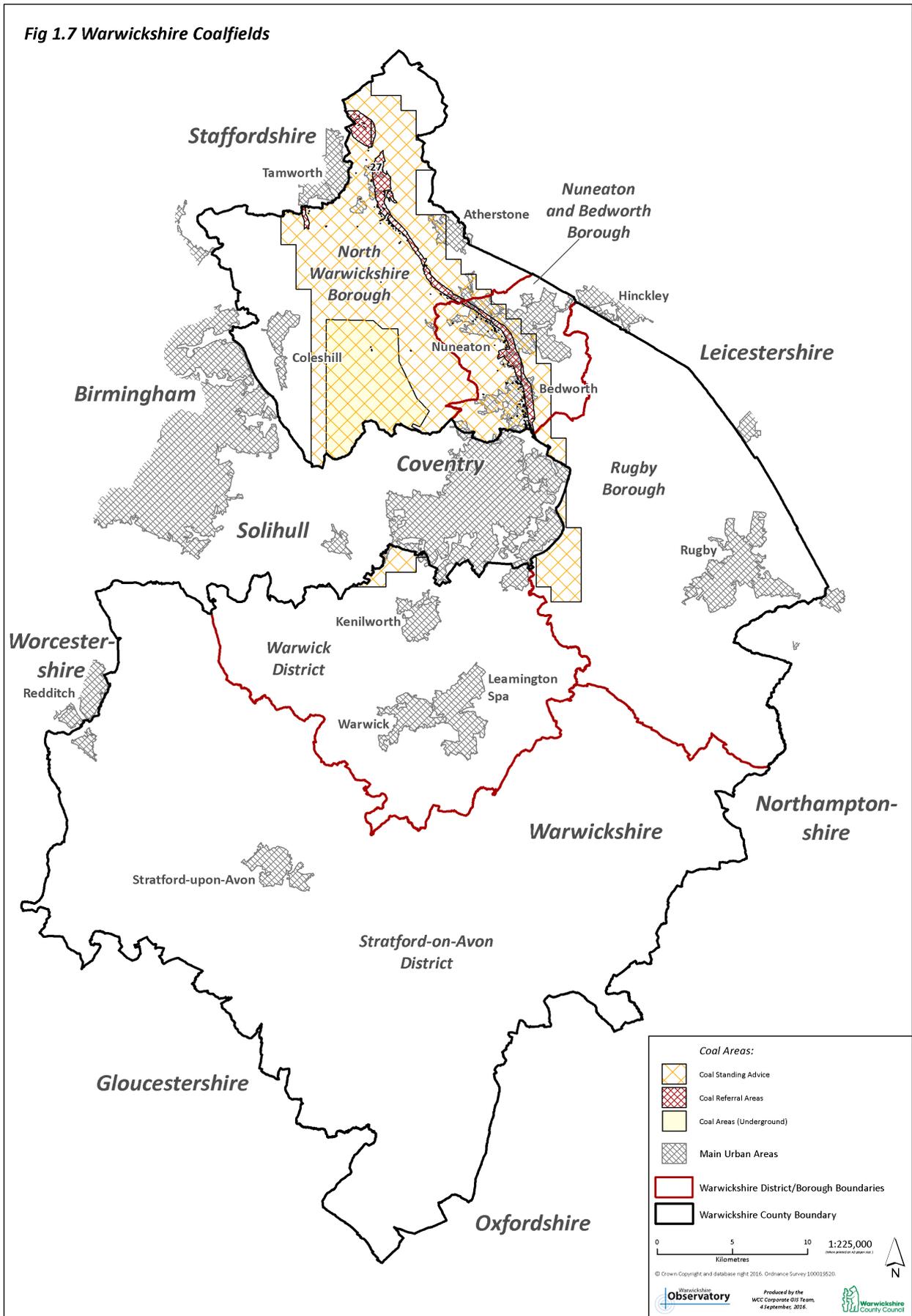
7 Spatial Strategy and Preferred Site Options

Spatial Strategy and Preferred Site Options

- 7.1** The spatial strategy has been adapted following the previous Revised Spatial Options consultation in 2009 in which the optimum option was considered to be Option 3, focusing on development corridors.
- 7.2** To reflect the need for sites for sand and gravel only, the need to maintain supplies until 2032, the desire to reduce further transport distances and use main transport routes and to support growth and infrastructure in main settlements and markets has meant that the original Preferred Option (Option 3) has been amended. Option 3a omits the development corridors in favour of supporting the development of the main settlements in the County and adjoining markets such as Coventry (See Figure 1.6).
- 7.3** Following the 2013/2014 request for sites and sites identified from the 2009 consultation, 30 potential sand and gravel sites were submitted (shown in Appendix 1). The sites were assessed according to national policy practice guidance in terms of landowner support, confirmation of viable resources and acceptability in planning terms (free from major constraints, location, spatial option fit, sustainability and deliverability). This has been reinforced by undertaking a Sustainability Appraisal. To maintain production capacity throughout the plan period a total of 9 sites were originally selected. Following the Preferred Options consultation the sites have been re-assessed and now 8 sites are proposed to be taken forward to the next stage of the plan – the Publication stage (Pre Submission Draft). These are shown on Figure 1.6 and the Key Diagram (1.7).
- 7.4** In terms of other minerals (brick clays, crushed rock, cement and building stone) the existing sites for each mineral are shown on Figure 1.3. There are no plans to allocate sites for any other minerals including coal and therefore, any applications for new mineral sites or extensions to existing sites will be assessed through the criteria based policies in the plan. Any known mineral resources will be safeguarded so that applications for non-mineral developments in those areas can be assessed fully.

7 Spatial Strategy and Preferred Site Options

Fig 1.7 Warwickshire Coalfields



Spatial Strategy and Preferred Site Options 7

Picture 7.1 Warwickshire Coalfields and Licence for Oil and Gas Area

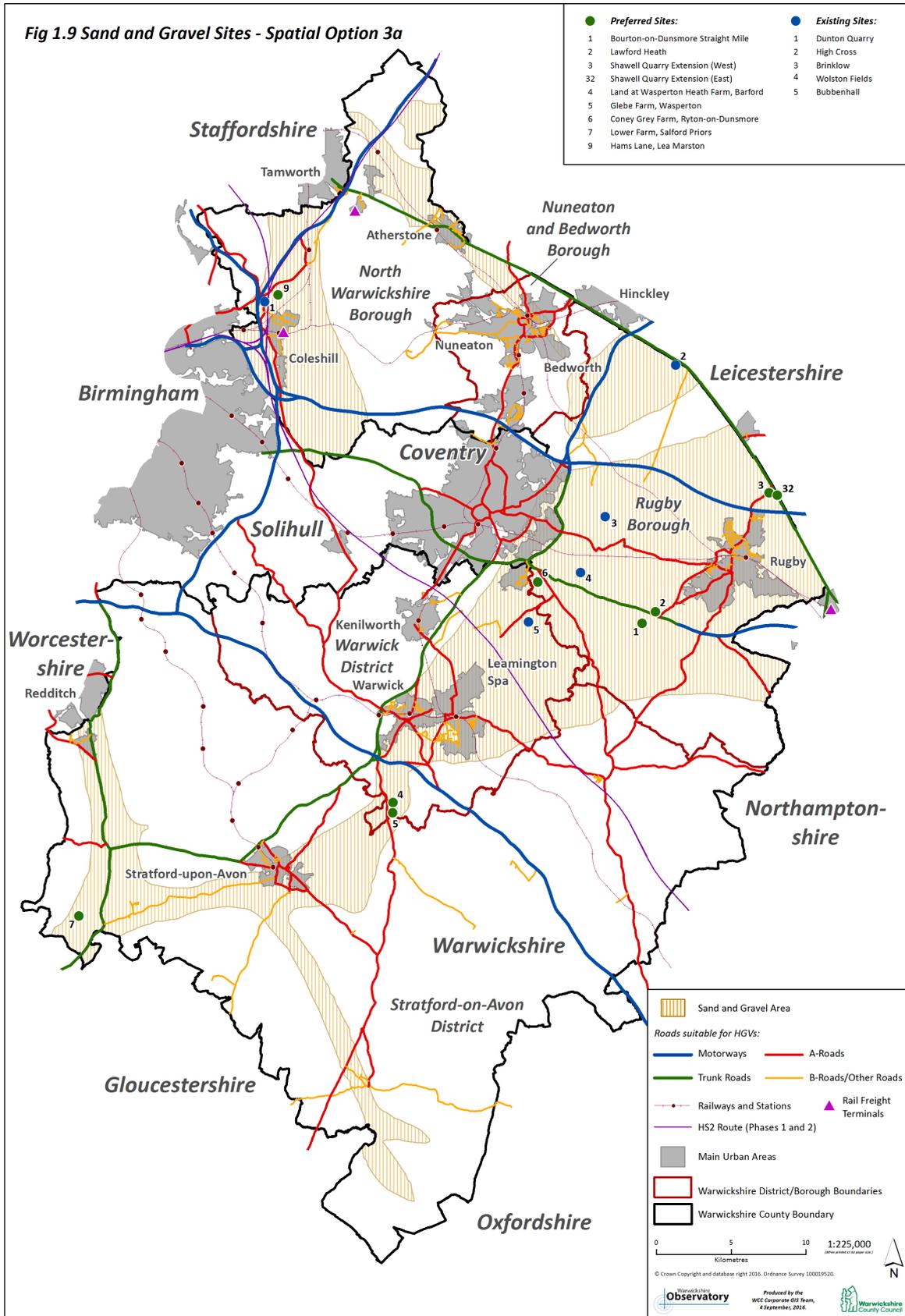
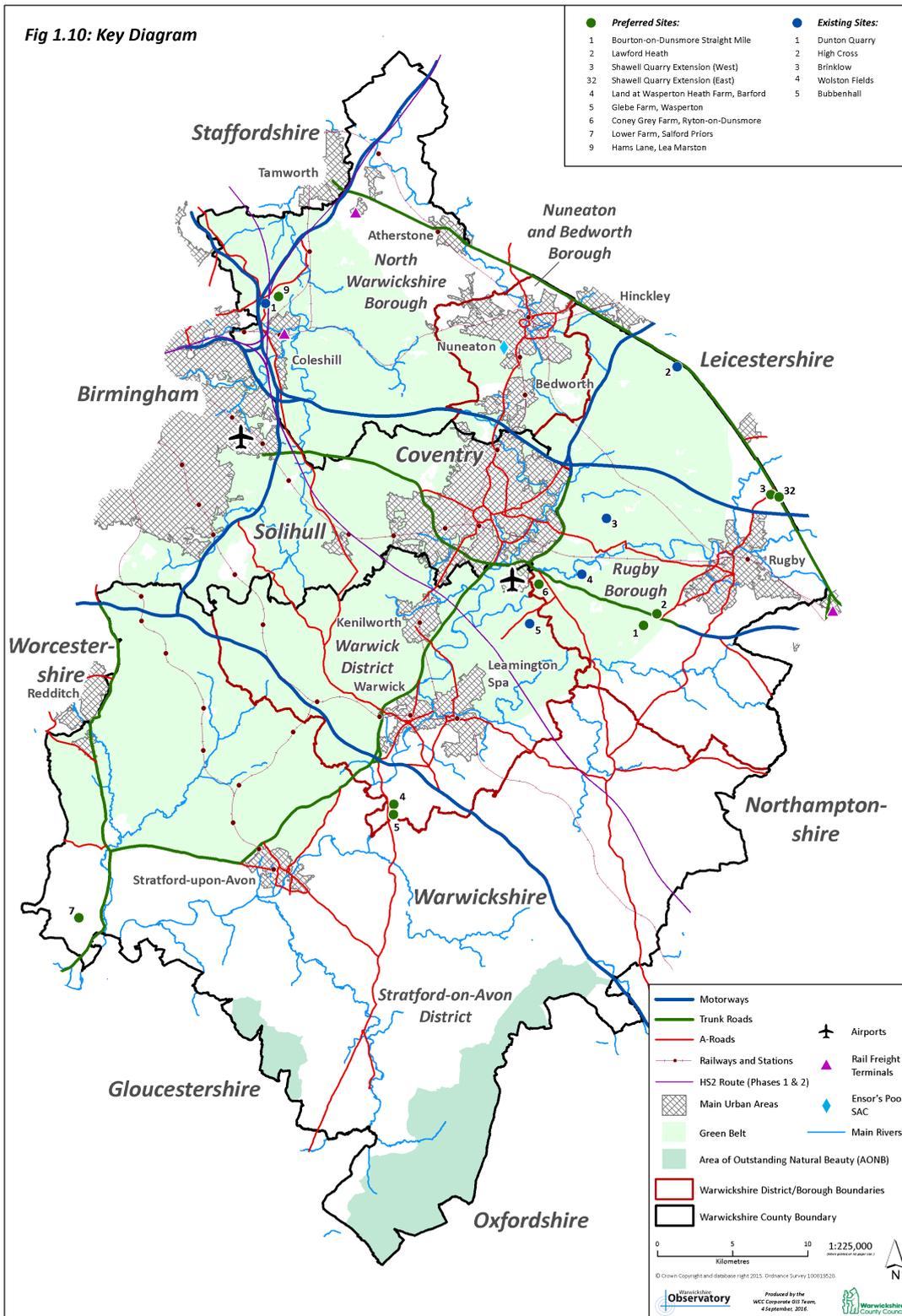


Figure 7.1 Sand and Gravel Sites - Spatial Option 3a

7 Spatial Strategy and Preferred Site Options



Picture 7.2 Key Diagram

Preferred Site Options

7.5 In order to provide sufficient resources to maintain production of sand and gravel throughout the plan period the Council needs to allocate a number of mineral sites. Thirty two Sites have been assessed and those which are acceptable in planning terms, are supported by the landowners, have confirmed viable resources and are deliverable have been selected.

Spatial Strategy and Preferred Site Options 7

- 7.6** To be acceptable in planning terms means that the sites are in the right location, are of the right size, are generally free of major constraints and are sustainable. Having a suite of sites providing for the local delivery of materials to meet the development and infrastructure needs of the main settlements has been a key determinant and is reflected in Spatial Option 3a (Figure 1.6) and the Key Diagram (Figure 1.7).
- 7.7** Mineral working in the County has been characterised by small sites operating at low levels. A key feature of the 32 sites submitted for consideration has been the variety of promoters and potential developers and the ways of developing sites. Eight sites have been selected for allocation and these are defined in the policy set out below.
- 7.8** The allocation of the site does not mean that planning permission will be automatically granted for all the land defined on the individual site plans or that all of the estimated tonnages will be delivered. Preparation of planning applications may see tonnages increase or decrease because of better information derived from such things as detailed drilling, planning requirements having to be met or compliance with policies in the development plan.
- 7.9** The tonnages shown in the policy reflect the information provided by the promoter including their views on possible annual production. Where a range in production has been suggested the Council have selected the lowest figure for the purposes of selection and allocation to ensure deliverability. Annual production could rise or fall depending upon the market conditions existing during the life of the plan.
- 7.10** Sites have been categorised as follows:
- Small - 0.3 – 0.5 million tonnes
 - Medium - 0.5 – 1 million tonnes
 - Large - 1 -2 million tonnes
 - Very large - 2 million tonnes +

Policy SO

Overarching Policy - Mineral Sites to be Allocated

To meet the demand for and supply of sand and gravel in the County during and up to the end of the plan period (2032) of 8.022 million tonnes the following sites are allocated for mineral development, as identified on the Key Diagram Fig 1.7 and individual site plans Figs 1.8 – 1.16.

Reference	Site	Tonnage (mt)
Site 1	Bourton on Dunsmore	1.15
Site 2	Lawford Heath	2.0
Site 3/32	Shawell Quarry	0.97
Site 4	Wasperton	1.8
Site 5	Glebe Farm, Wasperton	0.3
Site 6	Coney Grey Farm, Ryton	0.4
Site 7	Salford Priors	0.8
Site 9	Hams Lane, Lea Marston	1.06
Total		8.48

Table 7.1 Mineral Sites to be Allocated

7 Spatial Strategy and Preferred Site Options

Site 1 Bourton on Dunsmore (serving Rugby and Coventry development needs)

- 7.11** This is a large new site (29ha) lying south of the A45 and north of Bourton on Dunsmore Village and either side of the Straight Mile (B4453). This is a much smaller site than submitted and amended by the landowners at the draft plan stage and reflects the Council's view of what can be realistically delivered in the plan period. It has the potential to release 1.15 million tonnes of sand and gravel during the plan period to serve the markets of Rugby and Coventry. It would partly replace mineral extraction which has ceased at nearby Ling Hall Quarry.
- 7.12** The site is currently in agricultural use comprising medium to large hedged fields. The villages of Bourton-on-Dunsmore and Draycote lie to the south of the site over 500m and 1km respectively and it has good access to the local highway network. The site could be developed in phases and by working the land north of the Straight Mile first. This would allow important hedgerows and hedgerow trees to be protected and advance planting to take place and be established to reduce any impacts from mineral working. The southern parcel could then be worked to minimise any potential impacts on the north side of Bourton on Dunsmore Village. The site could be restored to agriculture using imported inert fill and by lowering the level of the land, where feasible, and to nature conservation uses including some wetland and marsh habitat to enhance biodiversity.
- 7.13** No PROWs would have to be temporarily diverted during the development of this site.
- 7.14** Later development of the site (years 2022- 2032) would provide increased production capacity in the County at an estimated rate of 150,000 tonnes per annum and help to minimize the potential cumulative effects of working both Sites 1 and 2 and the restoration and operation of Ling Hall Quarry which lies to the north of the A45 at Lawford Heath.

Policy S1

Allocation at Site 1 Bourton on Dunsmore

Land at Bourton on Dunsmore shown on Fig 1.8 is allocated for sand and gravel working subject to the following requirements

- suitable access (signals/roundabout) onto Straight Mile (B4453) for minerals and waste;
- improvements may be required to the junction of A4071 and B4453;
- tunnel/ conveyor under Straight Mile;
- phased working and progressive restoration to agriculture and nature conservation uses;
- advanced tree and hedgerow planting;
- protected species surveys;
- an archaeological evaluation;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored on site for future use in the restoration of the site;
- mobile plant to be located so as to reduce impact on the openness of the Green Belt;
- the provision of suitable measures to protect and where appropriate enhance the special features of Draycote Meadows SSSI;
- no derogation of water abstractions in the vicinity of the site;
- flood risk assessment covering both the site and elsewhere;
- provision of safeguards to alleviate any pollution risk to the River Leam.

Spatial Strategy and Preferred Site Options 7

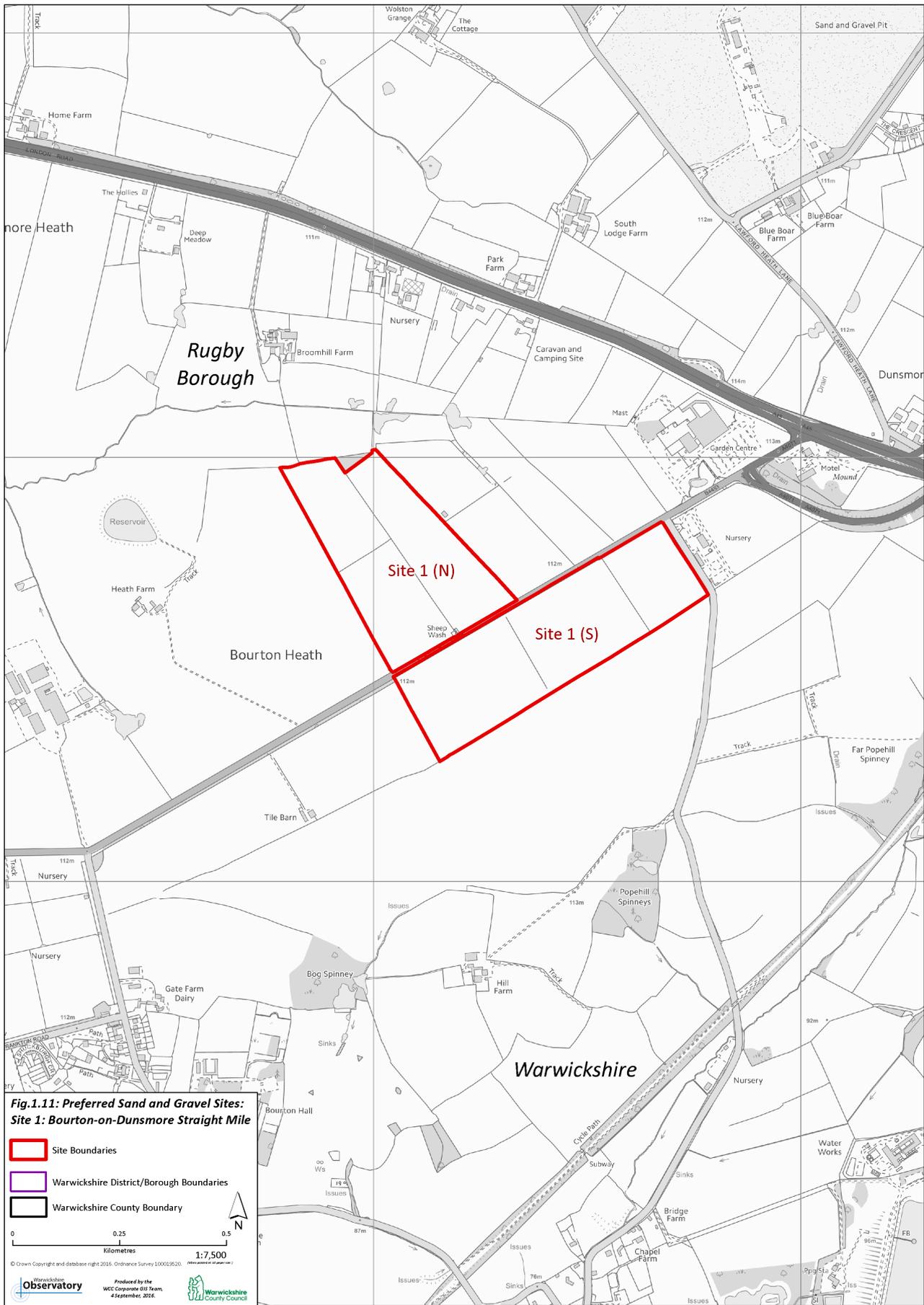


Figure 7.2 Site 1 Bourton on Dunsmore

7 Spatial Strategy and Preferred Site Options

Site 2 - Lawford Heath (serving Rugby and Coventry development needs)

- 7.15** This is a very large new site 61.7ha comprising two parcels of land lying either side of Lawford Heath Lane, north of the A45 at Lawford Heath. The promoter has submitted plans showing 3 resource blocks which could be worked covering an area of 42 ha. These resource blocks have the potential to release 2.0 million tonnes of sand and gravel during the plan period to serve the markets of Rugby and Coventry. The promoter has reduced the size of the site to reduce the risk of working close to potential sensitive receptors such as at Wolston Care Home, The Crescent and The Ryelands. It would partly replace mineral extraction which has ceased at nearby Ling Hall Quarry.
- 7.16** The site is currently in agricultural use comprising medium to large hedged fields. All residential buildings as well as the farm buildings that are in good repair within the site will be retained. There are no settlements (a cohesive group of 10 or more dwellings) nearby and it has good access to the local highway network. The site could be developed in phases which would allow important hedgerows and hedgerow trees to be protected to reduce any impacts from mineral working. The majority of the site would be restored to agriculture using imported inert fill and by lowering the level of the land leaving the opportunity to provide some nature conservation interest. There may also be opportunities to provide ecological enhancements to the restoration of the site. PROW R164 within the site would have to be temporarily diverted during the development of the site.
- 7.17** Early development of the site would provide increased production capacity in the County at an estimated rate of 200,000 tonnes per annum potentially avoiding any cumulative impacts such as, on the local highway network from the future operation of Site 1. The opportunity to work the site back to Ling Hall processing plant should be explored although it is acknowledged that it may be possible to locate a small mobile processing plant on the resource blocks to the south of Lawford Heath Lane.

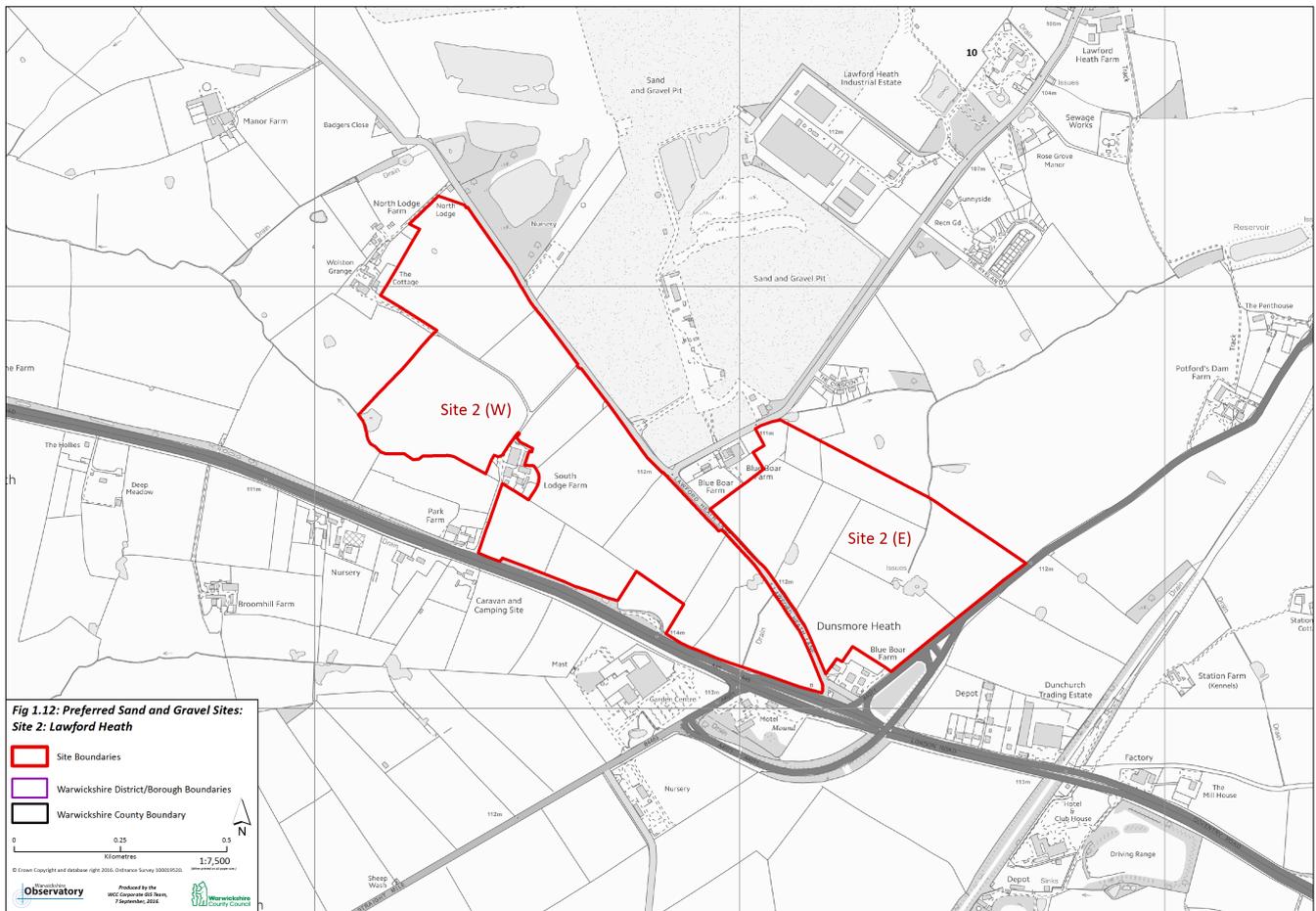
Policy S2

Allocation at Site 2 Lawford Heath

Land at Lawford Heath shown on Fig 1.9 is allocated for sand and gravel working subject to the following requirements:

- the exclusion of the land shown on Fig 1.9;
- suitable access;
- phased working and progressive restoration to agriculture;
- a minimum stand-off of 100m from Park Farm, Blue Boar Farms, South Lodge Farm, North Lodge Farm and Wolston Grange Nursing Home, individual properties on Coalpit Lane, and north side A45 to the east of A4071;
- opportunity to work the site back to Ling Hall Quarry plant site being investigated;
- protected species surveys;
- an archaeological evaluation;
- preparation of an Environmental Management Plan for the site;
- quality soils to be stored for future use in the restoration of the site;
- mobile plant to be located so as to reduce impact on the openness of the Green Belt.

Spatial Strategy and Preferred Site Options 7



Picture 7.3 Site 2 Lawford Heath

Site 3/32 - Shawell Quarry (serving Rugby and Nuneaton development needs)

7.18 There are two sites one is a small extension (33ha) to the existing Shawell Quarry in Leicestershire to the west of the A5 and south of the A426 at the junction of the A5/A426 and the other a small strip of land east of the A5 which forms the western edge of a larger potential allocation of land in neighbouring Leicestershire County Council Minerals Local Plan. The two sites have the potential to release 0.97 million tonnes of sand and gravel during the plan period to serve the markets of Rugby and Nuneaton.

7.19 The site west of the A5 is currently in agricultural use comprising medium to large hedged fields in a very open landscape. The strip of land to the east of the A5 is also in agricultural use comprising a large field well screened from the A5. There are no major settlements nearby and the quarry has good access to the local highway network. However, both sites would be worked back to the existing processing plant at Shawell Quarry using an overland conveyor. Both sites could be developed in phases which would allow important hedgerows to be protected to reduce any impacts from mineral working. Advance planting at the junction of the A5/A426 would help minimise any impacts on the properties on the north side of the A426 from the working of Site 3 west of the A5. Both sites would be restored to agriculture by lowering the level of the land. However, there may be opportunities to provide ecological enhancements to the restoration of the sites. PROW R64x within Site 3 would have to be temporarily diverted during the development of the site.

7.20 The early development of the sites (years 2017-2021) would provide increased production capacity in the County at an estimated rate of 300,000 tonnes per annum.

7 Spatial Strategy and Preferred Site Options

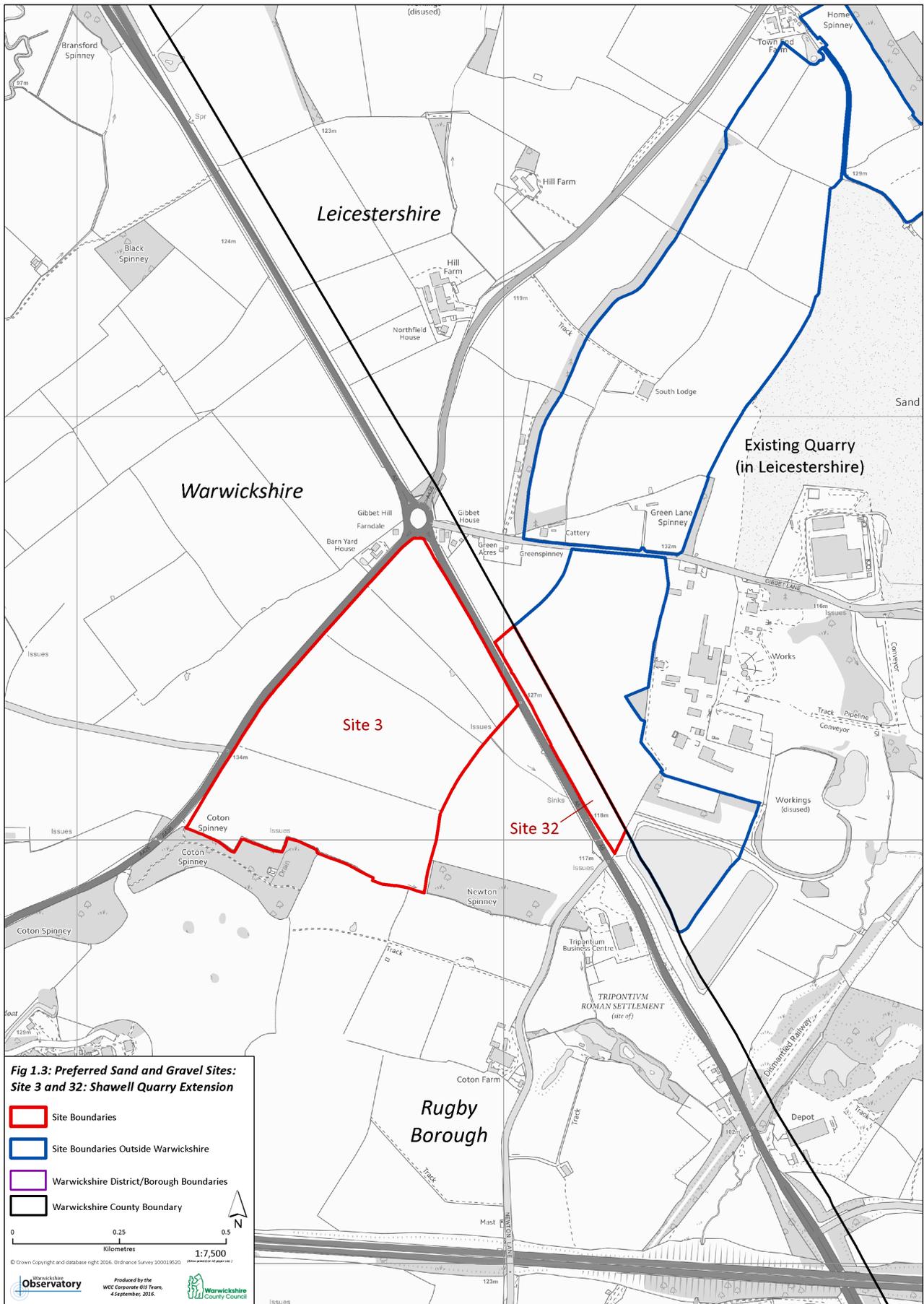
Policy S3

Allocation at Sites 3/32 Shawell Quarry

Land at Shawell Quarry shown on Fig 1.10 is allocated for sand and gravel working subject to the following requirements:

- the sites being worked back by overland conveyor to Shawell Quarry; phased working and progressive restoration to agriculture;
- a minimum stand-off of 100m from individual properties on north side of A426 at the junction of A5/A426 for Site 3 but the exact stand-off to be determined at the planning application stage;
- advance tree planting at the junction of A5/A426 for Site 3;
- 30m stand off from Coton Spinney and Newton Spinney for Site 3;
- protected species surveys for both sites ; archaeological evaluation for both sites;
- the provision of suitable measures to protect and where appropriate enhance the special features of interest of Cave's Inn Pits SSSI (Both sites);
- provision for the retention of Bridleway X27 (as currently diverted) (Site 32);
- appropriate management of non-designated heritage assets (Site 32);
- Retained hedgerows to be managed in the traditional Midlands-style hedge laying technique, where not already being so managed (Site 32);
- retention of the woodland belt between the current extraction area and Rugby Road (A426) (Site 32);
- restoration proposals which reflect the objectives of the Lutterworth Lowlands local landscape and Leicestershire Vales national landscape character areas, and provide the best balance of enhancing biodiversity and the preservation of best and most versatile soil resources (Site 32);
- restoration to include woodland to link existing woodland areas between Gibbet Lane and the A5 (Site 32);
- restoration to include provision of improved public access, particularly between Gibbet Lane and the A5 (Site 32);
- restoration to be achieved without the importation of inert waste (Both sites);
- Preparation of an Environmental Management Plan for both sites.

Spatial Strategy and Preferred Site Options 7



Picture 7.4 Site 3/32 Shawell Quarry

7 Spatial Strategy and Preferred Site Options

Site 4 - Wasperton (serving Warwick and Leamington development needs)

- 7.21** This is a large site (85 ha) lying to the south of Barford and east of Wasperton adjacent to the A429 although mineral extraction according to the promoters would be limited to 70 ha. The boundary of the site has been amended by the promoter to take working further away from Barford Village, Working would take place to the east of the existing farm buildings some 350m from the edge of the village. It has the potential to release 1.8 million tonnes of sand and gravel during the plan period to serve the markets of Warwick, Leamington and Stratford upon Avon.
- 7.22** The site is currently in agricultural use of which approximately 50% of the site is best and most versatile agricultural land according to the promoter and comprising large hedged fields. The settlements of Barford and Wasperton lie nearby but the site has good access to the local highway network. The site could be developed in phases which would allow important hedgerows to be protected to reduce any impacts from mineral working. The increased stand offs provided by the promoter and advance planting would help minimise any impacts to properties on the south and west side of Barford village on Wasperton Lane and Wellesbourne Road respectively. It would be restored to agriculture using imported inert fill and by carefully managing all the soils on site especially from the land which is not best and most versatile agricultural land. . However, there will be opportunities to provide ecological improvements and enhancements to the restoration of the site creating a new and exciting landscape adjacent to Barford and Wasperton villages. PROW W101a within the site would have to be temporarily diverted during the development of the site.
- 7.23** The early development of the site (years 2017- 2021) would provide increased production capacity in the County at an estimated rate of 200,000 tonnes per annum.

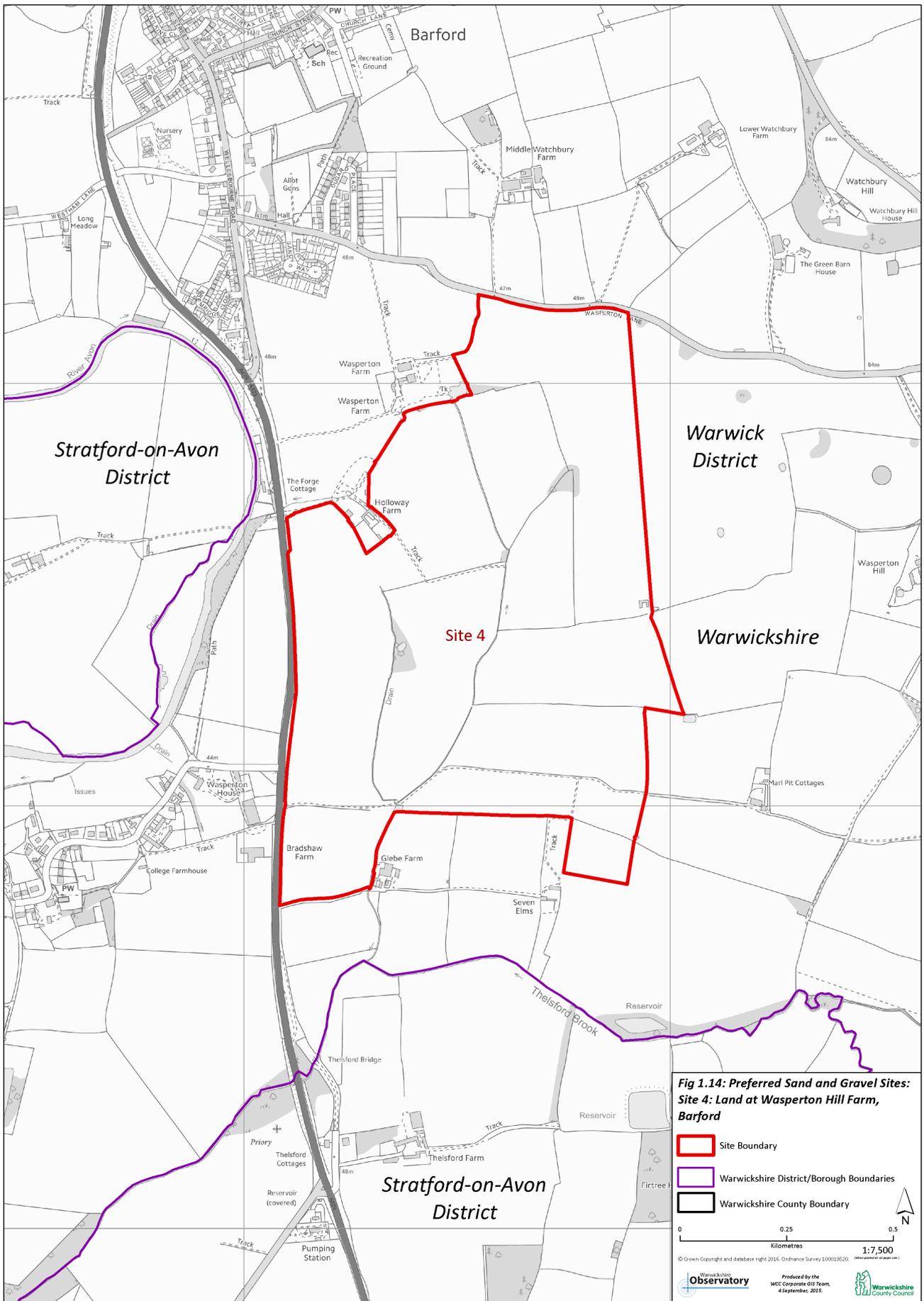
Policy S4

Allocation at Site 4 Wasperton

Land at Wasperton shown on Fig 1.11 is allocated for sand and gravel working subject to the following requirements:

- suitable access onto Wellesbourne Road (A429)phased working and progressive restoration to agriculture and nature conservation uses;
- a minimum stand-off of 100m from individual properties The Forge Cottage, Wasperton Farm, Holloway Farm, Glebe Farm and Seven Elms but the exact stand-off to be determined at the planning application stage;
- advance tree planting ; protected species surveys;
- an archaeological evaluation and the structural integrity of Seven Elms and Wasperton Farm being maintained;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored on site for future use in the restoration of the site;
- flood risk assessment.

Spatial Strategy and Preferred Site Options 7



Picture 7.5 Site 4 Land at Wasperton

7 Spatial Strategy and Preferred Site Options

Site 5 - Glebe Farm, Wasperton (serving Warwick, Leamington and Stratford-on-Avon development needs)

- 7.24** This is a small site (14ha) lying to the east of Wasperton and north east of Thelsford Bridge on the A429. It has the potential to release 0.3 million tonnes of sand and gravel during the plan period to serve the markets of Warwick, Leamington and Stratford on Avon. It adjoins the southern boundary of Site 4 Wasperton.
- 7.25** The site is currently in agricultural use of which just over 50% is best and most versatile according to the promoter and comprising large hedged fields. The settlement of Wasperton lies nearby. The site could be developed in phases to reduce any impacts from mineral working. Stand offs would help minimise any impacts to three properties - Glebe Farm and Seven Elms and Seven Elms Barn. It would be restored to agriculture using imported inert fill and by carefully managing all the soils on site especially from the land which is not best and most versatile agricultural land and nature conservation uses. . However, there may be opportunities to provide ecological enhancements and flood alleviation capacity as part of the restoration of the site. PROW W100 within the site would have to be temporarily diverted during the development of the site.
- 7.26** The site could be developed either in years 2017- 2021 or later 2024-2025 depending how Site 4 is developed at the detailed planning application stage. The site could provide a modest amount of increased production capacity in the County at an estimated rate of 100 -200,000 tonnes per annum. As only one access onto the A429 is acceptable to the Highway Authority for mineral working, this site can only be worked in conjunction with Site 4 and not as a freestanding mineral site. The working of the combined site (Sites 4 and 5) would obviate the need for two processing plants and two access points and would provide opportunities to minimize impacts on Glebe Farm and Seven Elms/Seven Elms Barn and to increase flexibility in restoring the land.

Policy S5

Allocation at Site 5 Glebe Farm, Wasperton

Land at Glebe Farm, Wasperton shown on Fig 1.12 is allocated for sand and gravel working subject to the following requirements:

- only to be worked in conjunction with Site 4;
- phased working and progressive restoration to agriculture and nature conservation uses;
- a minimum stand-off of 100m from Glebe Farm and Seven Elms/Seven Elms Barn but the exact stand-off to be determined at the planning application stage;
- protected species surveys;
- an archaeological evaluation;
- suitable stand-off from Thelsford Brook;
- flood risk assessment.

Spatial Strategy and Preferred Site Options 7

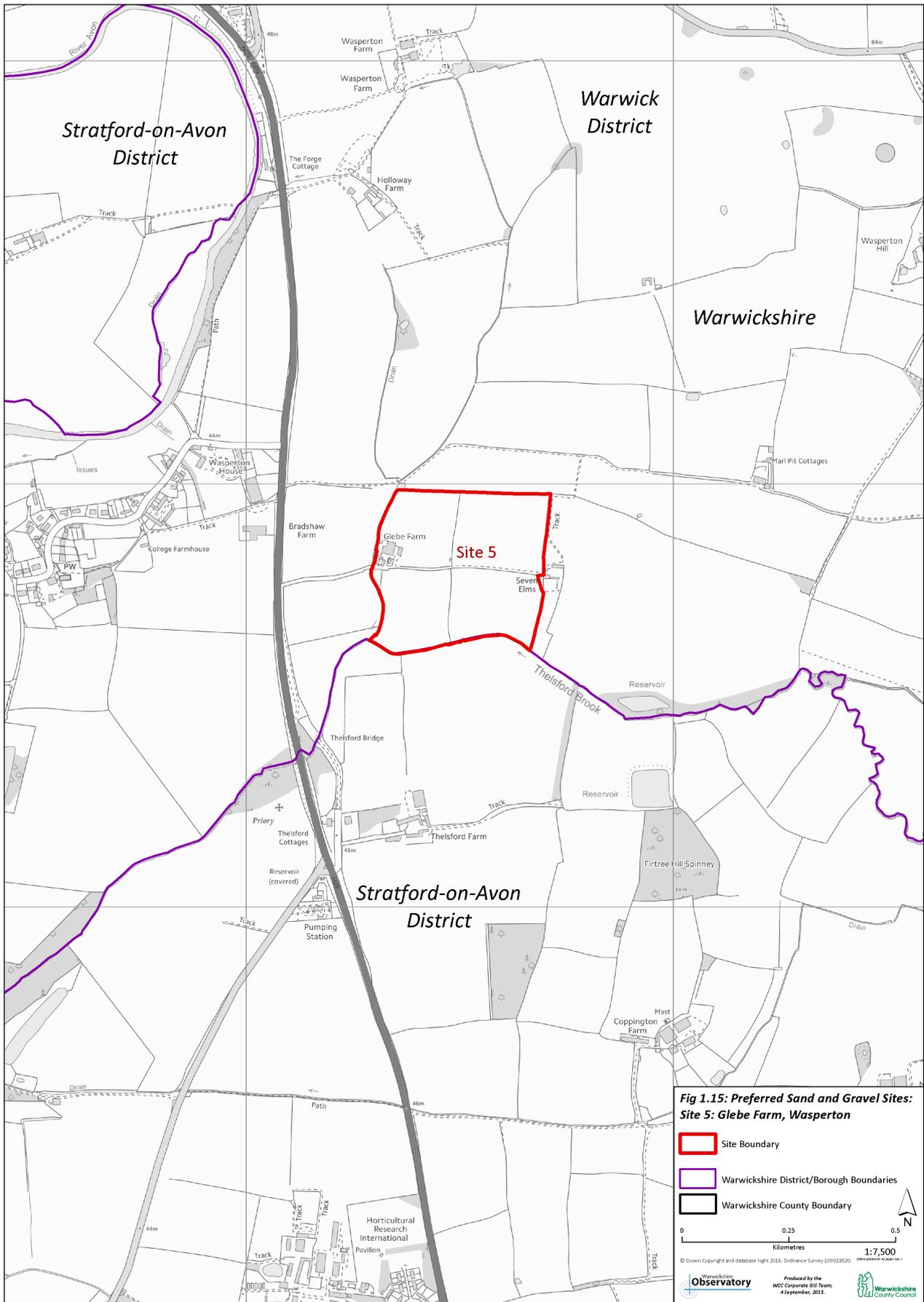


Figure 7.3 Site 5 Glebe Farm, Wasperton

7 Spatial Strategy and Preferred Site Options

Site 6 - Coney Grey Farm, Ryton (serving Coventry and Kenilworth development needs)

- 7.27** This is a small satellite site (47ha) lying to the east of Coventry Airport business park and west of the A423 at Ryton. It has the potential to release 0.3 -0.4 million tonnes of sand and gravel during the plan period to serve the markets of Coventry and Kenilworth. Material is likely to be processed at Bubbenhall Quarry but may be developed as a stand- alone site using small mobile processing plant.
- 7.28** The site comprises medium to large scale mixed farming with hedged field boundaries in the main and a block of woodland to the west. The eastern half of the site has previously been worked and restored to a lower level with imported wastes and would benefit from further improvements. This could be achieved by moving soils from the western side of the site to create flood storage/flood alleviation to the low level land to the east. The entrance to the site on A423 is to a new roundabout to serve the new Prologis business park. There are no settlements nearby and the site has good access to the local highway network. Only the centre of the site to the west of the farm buildings which is outside the functional floodplain would be worked. Stand offs and advance planting would help minimise any impacts to properties fronting the eastern half of the site (south and north).It would be restored to agriculture using imported inert fill. There will be opportunities to provide ecological enhancements and flood alleviation as part of the restoration of the site. PROW R152 within the site may have to be temporarily diverted during the development of the site
- 7.29** The site would provide a modest increase in production capacity in the County at an estimated rate of 100,000 tonnes per annum.

Policy S6

Allocation at Site 6 Coney Grey Farm, Ryton

Land at Coney Grey Farm, Ryton shown on Fig 1.13 is allocated for sand and gravel working subject to the following requirements:

- operating as a satellite in conjunction with appropriate processing plant in this part of the County or a stand-alone site using small mobile processing plant if a suitable location can be found;
- phased working and progressive restoration to agriculture with increased biodiversity and flood storage/flood alleviation. Materials removed from the western side of the site shall be used to restore the land on the eastern side. The Restoration plan should have regard to Princethorpe Woodland Living Landscape Project;
- a minimum stand-off of 100m from individual properties fronting onto the eastern half of the site (north and south) but the exact stand-off to be determined at the planning application stage;
- advanced planting on the roadside boundary and next to properties fronting onto eastern half of the site;
- protected species surveys and the provision of suitable measures to protect and where appropriate enhance the special features of Brandon Marsh SSSI and Ryton Woods SSSI and the River Avon LWS and Siskin Drive Bird Sanctuary LWS;
- an archaeological evaluation;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored on site for future use in the restoration of the site;
- flood risk assessment.

Spatial Strategy and Preferred Site Options 7

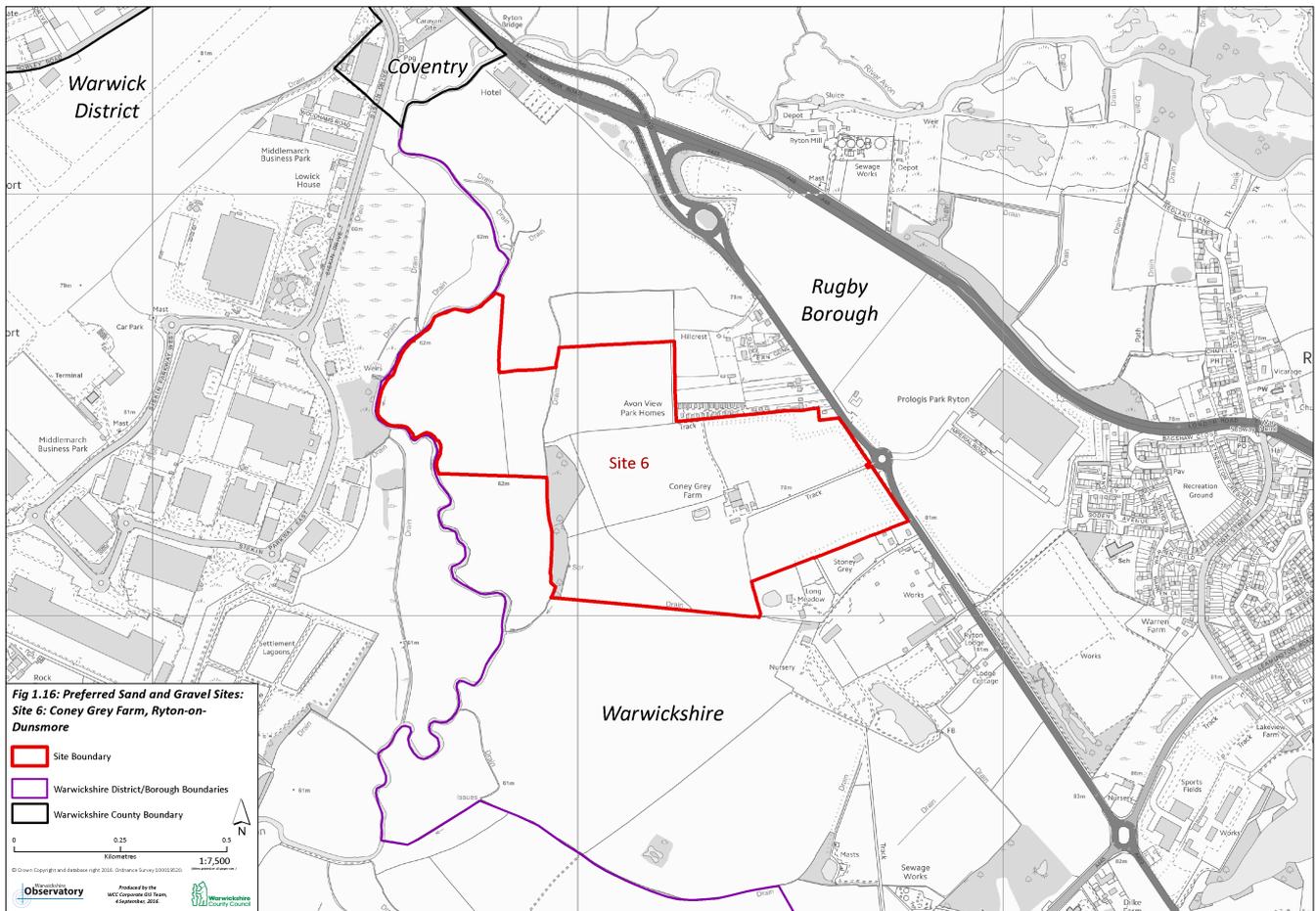


Figure 7.4 Site 6 Coney Grey Farm, Ryton on Dunsmore

Site 7 - Salford Priors (serving Stratford, Redditch and Evesham development needs)

7.30 This is a medium site comprising two parcels of land either side of School Road and lying to the west of Salford Priors and east of Iron Cross (B4088) covering an area of 50 ha. It has the potential to release 0.8 million tonnes of sand and gravel during the plan period to serve the markets of Stratford, Redditch and Evesham. The promoter has submitted draft plans showing the site being worked in 6 phases with the working area extending to only 20ha which is less than half of the site area. The site could be worked on a campaign basis which will greatly reduce the impact of working but may extend the duration of working or worked over a short period of time. The latter may increase the risk of greater impacts but working would be completed more quickly. The desired option would be determined at the planning application stage.

7.31 The site comprises a number of fields of intensively managed farmland the majority of which is Grade 2 agricultural land. The existing farm house and buildings will be retained. The settlements of Salford Priors and Iron Cross lie nearby. The site would be developed in phases as this would allow important hedgerows to be protected to reduce any impacts from mineral working. It would be restored to agriculture with reduced ground levels using a limited amount of imported inert fill and revised drainage. However, there may be opportunities to provide ecological enhancements as part of the restoration of the site adjacent to the Ban Brook. No PROW would have to be temporarily diverted during the development of the site.

7.32 The early development of the site (years 2017- 2021) would provide increased production capacity in the County at an estimated rate of 100,000 tonnes per annum. The northern parcel lies close to the route of the Marsh Farm Quarry access route and entrance so the opportunity should be taken to explore the possibility of connecting the site with this road which would negate the need to provide a new access onto B4088. The site lies just to the north of an Area of Search in the adopted 1995 Minerals Local Plan (AS9).

7 Spatial Strategy and Preferred Site Options

Policy S7

Allocation at Site 7 Lower Farm, Salford Priors

Land at Salford Priors shown on Fig 1.14 is allocated for sand and gravel working subject to the following requirements:

- a single suitable access onto B4088 to be used to access both parcels of land;
- the opportunity to use the Marsh Farm Quarry access road and entrance for access to the site being explored;
- a suitable crossing point/conveyor point under School Road between the northern and southern parcels of land;
- phased working and progressive restoration to agriculture;
- a minimum stand-off of 100m from properties on B4088, School Road, and Tothall Lane but the exact stand-off to be determined at the planning application stage;
- protected species surveys;
- an archaeological evaluation;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored on site for future use in the restoration of the site;
- flood risk assessment;
- suitable stand-off from watercourses.

Spatial Strategy and Preferred Site Options 7

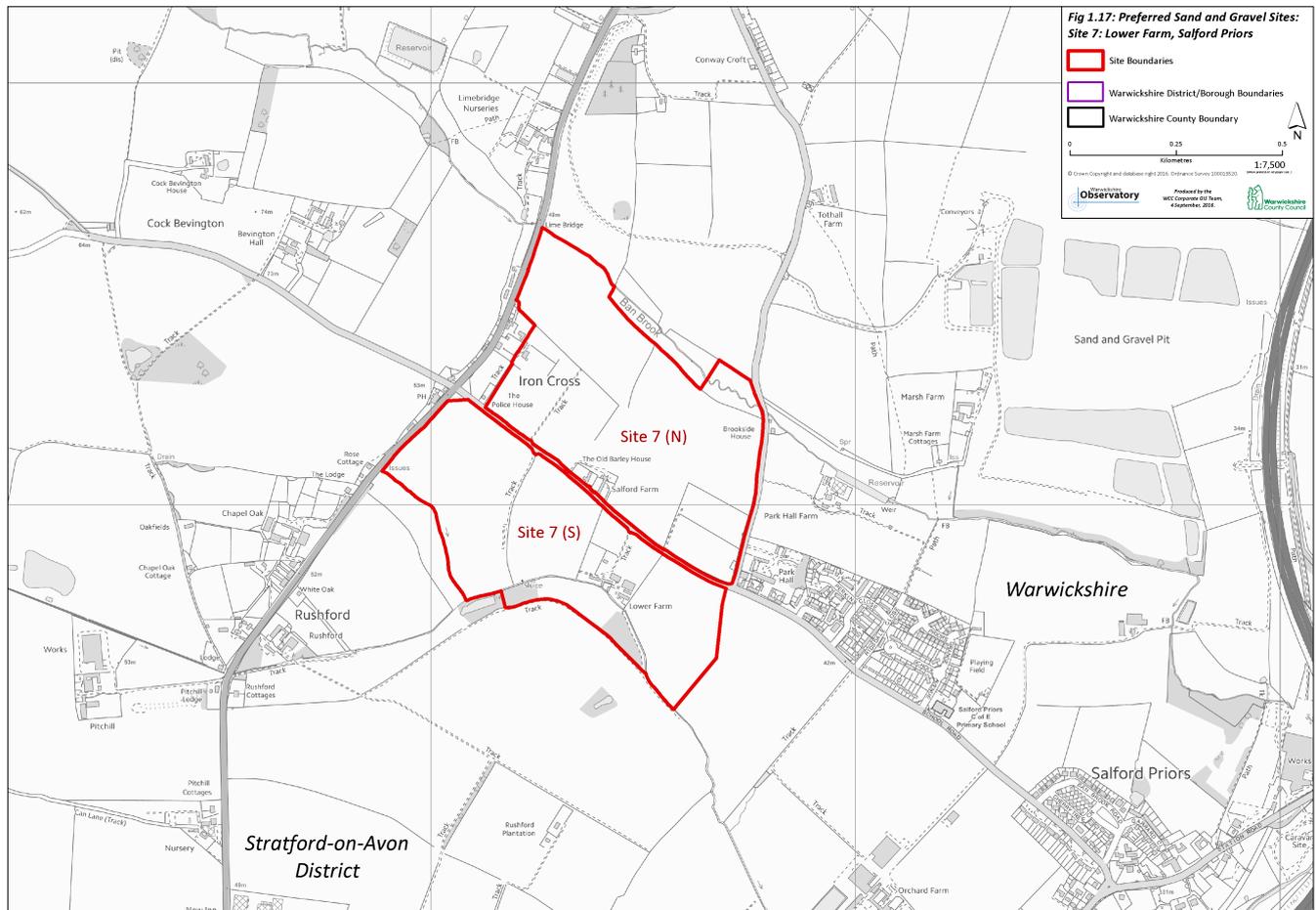


Figure 7.5 Lower Farm Salford Priors

Hams Lane, Lea Marston (serving North Warwickshire and Birmingham and Solihull development needs)

7.33 This is a large site lying to the west of Lea Marston near to Junction 9 of M42 (Dunton Island) covering an area of 48ha. To the south and west of the site lies the line of the proposed High Speed 2 railway linking Birmingham to London (Phase One route) with land to the north west beyond the A4097 being proposed as a railhead to help with the construction of the new railway (Kingbury Railhead). To the west and north of the lies the proposed HS2 Phase 2 route which will provide new rail links to the north and west of England. Beyond the Birmingham – Derby railway to the south east lies Hams Hall Distribution Park. The site has the potential to release 1.06 million tonnes of sand and gravel during the plan period to serve the markets of North Warwickshire and Birmingham and Solihull. The site could provide new local capacity to replace that lost with the closure of nearby Coleshill Quarry.

7.34 The site is currently in mainly agricultural use comprising large open hedged fields but parts of the site are also used from time to time for other temporary uses. . The settlement of Lea Marston lies 200m to the east but the site has good access to the local highway network. There are three overhead pylons on the site which are to be retained. The site could be developed in phases which would allow important hedgerows to be protected to reduce any impacts from mineral working. Stand offs would help minimise any impacts to individual properties on Blackgreaves Lane and Reindeer Park off Kingsbury Road. It could be restored to agriculture using imported inert fill. However, there may be opportunities to provide ecological enhancements as part of the restoration of the site particularly in the north east corner and for additional woodland in the north west corner adjacent to Dunton Wood. PROWs M14, M16 and M23 within the site would have to be temporarily diverted during the development of the site.

7.35 The development of the site would provide increased production capacity in the County at an estimated rate of 100,000 tonnes per annum. It would appear sensible to try and work the site in conjunction with the construction of HS2 and the Kingsbury Rail Head to the north. This could provide the opportunity to improve the restoration options (site levels and future uses) for the site and contribute to the Tame Valley Wetlands Partnership Scheme and the Trent and Tame Valleys Futurescape project. The site lies not far from an existing mineral and waste

7 Spatial Strategy and Preferred Site Options

site at Dunton so the opportunity to work the site back to Dunton by overland conveyor ought to be explored. This would negate the need to erect a stand-alone processing part and provide a new access onto Hams Lane. The site formed part of the Lea Marston Preferred Area (PA2) in the 1995 Minerals Local Plan for Warwickshire.

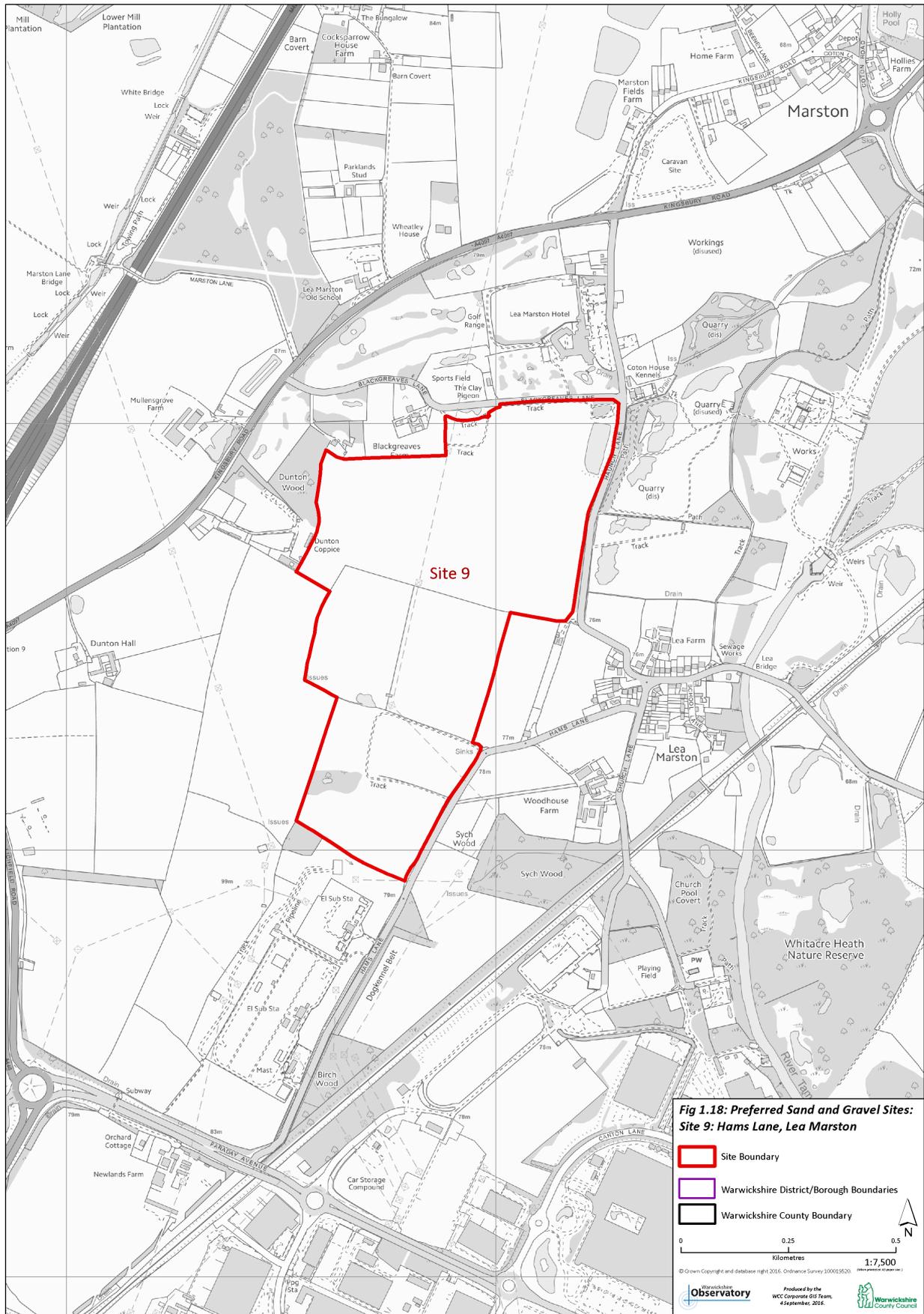
Policy S9

Allocation at Site 9 Hams Lane, Lea Marston

Land at Hams Lane, Lea Marston shown on Fig 1.16 is allocated for sand and gravel working subject to the following requirements:

- if worked as a stand- alone site suitable access onto Hams Lane and all vehicles turning right. No access through Lea Marston village;
- explore the opportunity to work the site back to Dunton Quarry by overland conveyor phased working and progressive restoration to agriculture and nature conservation user Park, Kingsbury Road;
- A minimum stand- off of 100m from individual properties on Blackgreaves Lane and at Reindeer Park, Kingsbury Road but exact stand-offs to be determined at the planning application stage;
- 30m stand off from Dunton Wood;
- additional woodland planting;
- protected species surveys and the provision of suitable measures to protect and where appropriate enhance the special features of Whitacre Heath SSSI;
- an archaeological evaluation;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored on site for future use in the restoration of the site;
- if worked as a stand-alone site mobile plant to be located so as to reduce impact on the openness of the Green Belt;
- the working and restoration plan should take into account and contribute to the Tame Valley Wetlands Partnership Scheme and Trent and Tame River Valleys Futurescape project;
- take into account any mitigation approved to minimize the impact of HS2 on Lea Marston village.

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Picture 7.6 Site 9 Hams Lane, Lea Marston

7 Spatial Strategy and Preferred Site Options

8 Core Strategy Policies

Minerals Core Strategy Policies

Policy MCS 1

Supply of Minerals and Materials

The County Council will seek to maintain a supply of materials from substitute or secondary and recycled materials and mineral waste and will take account of this before considering the extraction of aggregate minerals in the County.

The Council will seek to ensure that during the plan period there is a sufficient supply of minerals through Warwickshire's appropriate contribution to local and national needs.

The Council will seek to maintain landbanks of permitted reserves for aggregate minerals and for clay.

Any planning application for mineral development will be treated on its merits and assessed against all other relevant Development Plan policies, taking into account the guidance of the National Planning Policy Framework and all other relevant material planning considerations.

Justification

- 8.1 Minerals are essential to support sustainable economic growth and the quality of life in Warwickshire. It is important therefore that there is a sufficient supply of material to provide the infrastructure, buildings, energy and the goods the County needs. Warwickshire contains many mineral resources including sand and gravel, hard rock, brick clay, coal; cement raw materials and building stone.
- 8.2 However a significant part of the County is rural in nature and there are a wide variety of landscapes one of which is partly designated nationally as an Area of Outstanding Natural Beauty (AONB) (Cotswolds AONB). The County is also rich in wildlife and habitats and has an important cultural heritage which adds to its character and local distinctiveness. A large proportion of the County is covered by a swathe of designated Green Belt. A key concern is the protection of the countryside from the movement of freight by road and ensuring that quarry traffic avoids rural settlements, environmentally sensitive areas and the use of minor and unsuitable roads. Continuing to maintain a sufficient supply of materials during the plan period will always be constrained by the need to protect the county's natural and built environment and its local communities.
- 8.3 By maximising the use of alternative sources of materials (recycled and secondary materials and mineral wastes) the supply of land won minerals can be managed more sustainably. The maintenance of appropriate land banks of minerals reserves will provide an indicator of continuing security of supplies and when new supplies may be needed.
- 8.4 In order to conserve resources, ensure that resources are used sustainably and the environment and local communities are protected, proposals for new mineral development will be treated strictly on their merits having regard to the development plan and any other relevant material planning considerations.

8 Core Strategy Policies

Policy MCS 2

Sand and Gravel

The Council will seek to ensure that there is a steady and adequate supply of sand and gravel, taking account of the Council's latest landbank figures, based on the latest published annual monitoring and the latest Local Aggregates Assessment (LAA)..

Warwickshire's local plan requirement is 8.022 million tonnes to be provided over the 15 year plan period at a production rate of 0.573 million tonnes per annum. The production rate will be achieved from existing permitted reserves and by granting planning permission at the sites listed in Table 7.1 in Policy SO.

The Council will seek to maintain a 7 year landbank of permitted reserves.

Proposals for sand and gravel extraction within the sites listed in Table 7.1 in Policy SO and shown on the Key Diagram will be supported where the proposal makes an appropriate contribution to the County's sand and gravel requirements and the proposal accords with all other relevant development plan policies.

Proposals for sand and gravel extraction outside the sites listed in Table 7.1 in Policy SO and shown on the Key Diagram will only be supported where the proposal:

- a. makes an appropriate contribution to the County's aggregate requirements;
- a. the proposal accords with all other relevant development plan policies;
- b. demonstrates that significant operational, transport, environmental and restoration benefits will be provided by working in that location,
- c. the material benefits outweigh the material objections.

Justification

- 8.5 Paragraph 145 of the National Planning Policy Framework (NPPF) states that a steady and adequate supply of aggregates should be planned for by taking a number of measures including the preparation of an annual Local Aggregates Assessment, taking account of guidelines on future provision, making provision for land won resources through sites or areas or policy criteria, providing appropriate landbanks and granting planning permission for sustainable mineral development.
- 8.6 The latest Local Aggregates Assessment shows an adjusted shortfall of 8.022 million tonnes of sand and gravel to be provided over the life of the plan (2017-2032) taking account of future demand for, and supply of, aggregate minerals in the county. To ensure that the annual predicted rate of production is maintained during the plan period eight sites need to be identified and provided for in the plan.
- 8.7 The Council will regularly monitor the performance of the policies and proposals in the plan including the length of the landbank and will seek to ensure that a minimum 7 year landbank for sand and gravel is maintained subject to; appropriate proposals coming forward which are acceptable in planning terms and sustainable. However it needs to be recognised that for nearly ten years the landbank for sand and gravel in the County has been well below national targets. There are a low number of operating sites having small production capacities; a number of quarries have closed with no new replacements; and there have been only a small number of planning applications submitted some of which were withdrawn before being determined. While there may be difficulties in gaining new planning permissions and in recent years the recession may have significantly affected demand for construction materials this does not adequately explain the continuing low level of permitted reserves in the county. Some parts of the local minerals industry have advised that the quality of the resource in Warwickshire is a major factor which will affect the viability of any proposals and limit the number of new planning applications being submitted. As production in the County has declined the amount of imports has increased from 202,000 in 2005 to 359,000 in 2009 according to the government's four yearly surveys of aggregates.

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- 8.8** Designation of a site in the local plan does not guarantee that planning permission will be granted. However, the expectation is that a proposal is capable of being formulated and brought forward within these sites and is considered likely to be made acceptable in planning terms. Proposals therefore need to be viable, well prepared, carefully sited and designed and capable of being delivered during the life of the plan.
- 8.9** For proposals coming forward outside the designated sites there will be three tests to be met and they are making an appropriate contribution to the County's aggregate requirements, the provision of significant operational, transport, environmental and restoration benefits and full compliance with all other relevant development plan policies.

Policy MCS 3

Crushed Rock

The Council will seek to ensure that there is a steady and adequate supply of crushed rock, taking account of the Council's latest landbank figures, based on the latest published annual monitoring and the latest Local Aggregates Assessment (LAA).

The Council will seek to maintain a minimum 10 year landbank for crushed rock. Proposals for the winning and working of crushed rock will only be supported where the proposal:

1. Makes an appropriate contribution to the County's aggregate requirements;
2. accords with all other relevant development plan policies;
3. demonstrates that significant operational, transport, environmental and restoration benefits will be provided from working in that location;
4. the material benefits outweigh the material objections.

Proposals for the working of limestone in the Cotswold AONB for crushed rock provision will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

Justification

- 8.10** There is a regionally important resource of hard rock which is restricted to a narrow outcrop which extends from Bedworth to Nuneaton and Atherstone. The rocks have high polished stone value (PSV) content and are used mainly for roadstone and rail ballast.
- 8.11** There is now only one active crushed rock quarry in Warwickshire near Atherstone at Mancetter, although there are other reserves which may not be economically viable to extract at Griff (V) and Jeas and Boon. These quarries have been previously worked but have been left inactive in recent years.
- 8.12** The current landbank stands at 29 years (2013 data) based on figures reported by the minerals industry which is well above the 10 year landbank requirement set out in the NPPF. A further 2 million tonnes extension was permitted in August 2015 at Mancetter Quarry.
- 8.13** Due to the limited nature of the outcrop and the extensive landbanks there are no plans to allocate sites for future working of crushed rock in the County.
- 8.14** For proposals coming forward there will be three tests to be met which are making an appropriate contribution to the County's aggregates requirements, the provision of significant operational, transport, environmental and restoration benefits and compliance with all other relevant development plan policies.
- 8.15** The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are also important considerations in these areas. For major development such as the working of limestone for crushed rock provision, planning permission should be refused except in exceptional circumstances and where it is in the public interest.
- 8.16** Proposals for mineral working in the AONB should include an assessment of the following:

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- The need for the development, including in terms of national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Policy MCS 4

Secondary and Recycled Aggregates

Proposals for the reception, processing, treatment and distribution of waste materials for the production of recycled and secondary aggregates will be supported where the proposal will promote the management of waste in accordance with the principles of the Waste Hierarchy to maximize the contribution that alternative materials can make to meeting the need for aggregates, will facilitate a reduction in the need for primary aggregates and will accord with all other relevant development plan policies.

Justification

- 8.17** Recycled aggregates comprise construction, demolition and excavation waste such as brick, stone, concrete and asphalt which have been processed to provide products for the construction industry to re-use. The recycling of aggregates is important in the County and there are 9 operational sites one of which Dunton Quarry at Curdworth is a major facility providing materials to the local and regional construction industry. In 2015, 830,250 tonnes of construction and demolition waste material was recycled in the County.
- 8.18** New facilities will be supported where they will help deliver sustainable waste management, facilitate a reduction in the production of primary aggregates and are in conformity with development plan policies.

Policy MCS 5

Safeguarding of Minerals and Minerals Infrastructure (see also Policy DM8)

Mineral resources of local and national importance within the Mineral Safeguarding Areas shown on Maps in Appendix 2 will be safeguarded from needless sterilisation by non-mineral development. Non-mineral development except for those types of development set out in Appendix 3 should not normally be permitted in mineral safeguarding areas if they would constrain or hinder existing or future mineral development.

hinder future extraction in the vicinity. If this cannot be demonstrated, prior extraction will be sought where practicable.

Planned, potential and existing sites and facilities for the storage, handling and processing of minerals and recycled and secondary materials will be safeguarded from non-mineral development except for those types of development set out in Appendix 3 which could constrain or hinder their existing and potential use for these purposes.

Justification

- 8.19** It is a Government requirement that known mineral resources should not be needlessly sterilised by non-mineral development, and that there should be prior extraction of the mineral if it is necessary for such development to take place.
- 8.20** In Warwickshire the resources of local and national importance are brick clay, sand and gravel, crushed rock, building stone, cement raw materials. The resources that have been identified for long term safeguarding and designated as Mineral Safeguarding Areas, or MSAs are shown on the Maps in Appendices 2.. This is based on a report produced on behalf of the County Council by the British Geological Survey which mapped the extent of mineral resources in the County and the latest guidance and information about the resources in the county.

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- 8.21** Proposals for non- mineral development within a MSA except for those types of development described in Appendix 3 must demonstrate that the sterilisation of mineral resources of local and national importance will not occur as a result of the development, and that the development would not pose a serious hindrance to future winning and working of minerals. The non- minerals developer should carry out a mineral assessment as part of the preparation of their planning application and submit it to the County Council. If the County Council agrees that sterilization is not likely to occur then it will notify the relevant local planning authority before they determine the non-mineral development proposals. If the County Council believes that sterilisation is likely to occur then the County Council will seek prior extraction of the mineral resource in accordance with DM Policy 8 and will notify the relevant local planning authority and non-mineral developer.
- 8.22** In preparing local plans the NPPF says that local planning authorities should safeguard:
- Existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals including recycled , secondary and marine dredged materials; and
 - Existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.
- 8.23** There are no existing, planned or potential rail heads, rail links to quarries or bulk transport facilities in the County. There are concrete batching plants, a mortar plant, and coated material plants in the county on existing mineral sites which should provide a degree of protection particularly those in the Green belt. However the nine sites providing recycled and secondary aggregate materials in the County are quite important so for the duration of their life these facilities will be safeguarded in accordance with Policy MCS5 from non -mineral development which could constrain or hinder their existing and potential use.
- 8.24** The encroachment of incompatible activities around minerals development sites/facilities may create conflict due to either the more sensitive nature of other forms of development or their on-going occupation or usage. This could potentially impose constraints, reducing the viability of future mineral operations. It is the non-minerals developer's responsibility to determine site specific potential impacts, as well as identification and implementation of mitigation measures where necessary. The County Council may advise that development should not be permitted if it would constrain the effective operation of existing sites or sites allocated for future mineral development.

Policy MCS 6

Brick Clay

The Council will seek to maintain a minimum of 25 years permitted reserves of brick clay to support capital investment required for new or existing plant for brick manufacturing and the maintenance and improvement of existing plant and equipment, particularly premium brick clays such as those from the Etruria Formation.

Proposals for brick clay extraction will be supported where the proposal makes an appropriate contribution to local and national markets, releases minerals which will create products that facilitate good quality design and the proposal accords with all other relevant development plan policies.

Proposals for the long term stockpiling of clays released through the extraction of other minerals or prior extraction will be supported if the proposals;

- are practicable and environmentally feasible;
- will not have any unacceptable adverse impacts;
- accord with all other relevant development plan policies; and
- the material benefits outweigh the material objections.

8 Core Strategy Policies

Justification

- 8.25** The NPPF says that mineral planning authorities should plan for a steady and adequate supply of industrial minerals by providing a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant and the maintenance and improvement of existing plant and equipment of at least 25 years for brick clay and for cement primary and secondary materials to support a new kiln.
- 8.26** There is only one brickworks operating in the County at Kingsbury, which supplies a range of brick products to local and regional markets from on-site marls and clays.
- 8.27** Clays are also worked at Southam and are transported to Rugby for use in the production of cement.
- 8.28** These facilities currently have access to sufficient materials to meet future needs. Proposals for extensions to existing or new marl/clay quarries to meet future needs will be considered in accordance with policies in the development plan.
- 8.29** Where important marl/clay resources could be released through the working of other minerals or prior extraction and they cannot be stockpiled for future use at existing quarries and/or mineral related facilities then support will be given to long term stockpiling on sites which are practicable and environmentally feasible, which will not have any unacceptable adverse impacts, and which accord with all other relevant development plan policies.

Policy MCS 7

Building Stone

The Council will support proposals for small scale extraction of building stone where the proposal encourages local distinctiveness, contributes to good quality design and provides for high quality restoration at the earliest opportunity and accords with all other relevant development plan policies and the material benefits outweigh the material objections.

Proposals for building stone extraction in the Cotswolds AONB will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

Justification

- 8.30** The NPPF asks mineral planning authorities to consider how to meet any demand for small scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites and recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.
- 8.31** There are three sites which have worked building stone, Edge Hill and Dry Hill in the Cotswold AONB and Avon Hill outside the AONB but all of them are not currently operational. There is at present no demand for additional sites or for material to be released for future working. Proposals therefore for new sites outside the AONB will be considered in accordance with the policies in the development plan. Proposed working in the AONB will only be supported in exceptional circumstances and where it can be demonstrated to be in the public interest.

Policy MCS 8

Coal Mining (surface and deep mining)

Proposals for coal mining will only be approved where the proposal is demonstrated to be environmentally acceptable, or can be made so through planning conditions. Where this cannot be demonstrated, planning permission will only be granted where the proposal is demonstrated to provide national, local or community benefits that clearly outweigh the adverse impacts arising from the proposal and where it accords with all other relevant development plan policies.

In particular, appropriate consideration will need to be given to the proposal's impacts in terms of:

- contribution to delivering an indigenous source of energy and securing a diverse energy mix;
- disposal of colliery spoil (deep mining);
- minimising the nature and extent of surface subsidence (deep mining)
- Arrangements for the extraction and stockpiling of other minerals (surface mining).

For surface coal mining proposals the County Council will have regard to the desirability of the preservation of natural beauty, of the conservation of flora and fauna and geological or physiological features of special interest and of the protection of sites, buildings, structures and objects of architectural, historic or archaeological interest and the extent to which the coal operator has complied with the duty under Section 53 of the Coal Industry Act 1994 when preparing any planning application.

Justification

- 8.32** Coal from the Carboniferous Coal Measures which are exposed at the surface in the north of the County has been exploited since Roman Times. Small scale operations from shallow pits continued until the middle to late 19th century when numerous deep mines began operational in North Warwickshire reflecting an increase in the demand for coal and advances in mining technology. The last deep mine at Daw Mill, near Arley in North Warwickshire closed in 2013 following a huge underground fire. Previously, coal extraction had taken place in the Corley Moor area at a depth of around 800 – 900 metres.
- 8.33** Whilst the NPPF gives a general presumption against the extraction of coal there are large coal reserves in the County. There are no plans to reopen Daw Mill Colliery and neither does there appear to be any plan to sink another pit head or even return to surface coal extraction in the County. As there are large coal reserves deep underground and on the surface in the north of the County and in the Warwickshire Coalfield and there is likely to be a shortage of energy nationally in the short to medium term, there is always going to be the possibility that coal may be considered economically viable to extract in the future.
- 8.34** The extent of the Warwickshire Coalfield is shown on Fig 1.5. Proposals for future working of coal by conventional underground or surface means will therefore be considered in accordance with the policies in the development plan.
- 8.35** For surface coal mining proposals the County Council will have regard to the desirability of the preservation of natural beauty, of the conservation of flora and fauna and geological or physiological features of special interest and of the protection of sites, buildings, structures and objects of architectural, historic or archaeological interest and the extent to which the coal operator has complied with the duty under Section 53 of the Coal Industry Act 1994 when preparing any planning application.

8 Core Strategy Policies

Policy MCS 9

Conventional and unconventional Hydrocarbons

Planning permission for the exploration and/or appraisal of hydrocarbons will only be supported where it has been demonstrated that:

- a. Well sites and associated facilities are sited in the least sensitive location from which the target reservoir can be assessed; and
- b. The proposed development will not generate unacceptable adverse impacts on the environment, transport systems and local communities; and
- c. Drilling at the proposed location will not generate unacceptable adverse impacts on the integrity of the underlying geological structure; and
- d. Measures will be taken to mitigate to acceptable levels adverse impacts on the environment, transport systems and local communities; and
- e. The proposals fully accords with all other relevant development plan policies; and
- f. The material benefits outweigh the material objections.
- g.

Where proposals for exploration and appraisal are permitted, there will be no presumption that long term production from those wells will be permitted.

Planning permission for production of hydrocarbons will only be supported where it is demonstrated that:

- g. The Proposal can adhere to criteria a – f above;
- h. The further works and surface facilities are justified as being required to manage the output from the well(s), including facilities for the utilization of energy where relevant;
- i. Includes a full appraisal programme for the hydrocarbon resource completed to the satisfaction of the Council; and
- j. Includes a development framework for the site and an assessment of the proposal's economic impacts.

All proposals should include full restoration and aftercare measures for each of the stages of development.

Proposals for the exploration, appraisal and production of shale/oil gas in the Cotswolds AONB will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

Justification

- 8.36** The exploration, appraisal or production of hydrocarbons can only take place in areas where the Department of Energy and Climate Change (DECC) have issued a licence under the Petroleum Act 1998 (Petroleum Licence).
- 8.37** The NPPF says that mineral planning authorities should clearly distinguish between the three phases of development (exploration, appraisal (testing) and production) and address constraints on production and processing within areas that are licensed for oil and gas production and unconventional hydrocarbons
- 8.38** Exploration involves acquiring geological data to establish whether hydrocarbons are present by seismic surveys and drilling and in the case of shale gas hydraulic fracturing.. Appraisal follows exploration and is concerned with determining the extent of the deposit or its production characteristics to establish whether it can be economically exploited and will also involve hydraulic fracturing. This can involve further seismic work, longer-term flow tests and the drilling of further wells. The production phase involves the drilling of a number of wells together with the installation of pipelines, erection of processing facilities and temporary storage tanks. For unconventional

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hydrocarbons exploratory drilling may take considerably longer than drilling for conventional oil and gas and will involve removing water from the coal seam in the case of coalbed methane. Production can last up to 20 years or more. When work ceases the facilities will be dismantled and the sites restored.

- 8.39** Conventional oil and gas are usually located in porous reservoirs of sandstone or limestone. Unconventional oil and gas usually comes from sources such as shale and coal seams which act as reservoirs.
- 8.40** Separate planning permission is required for each phase of hydrocarbon extraction although some initial seismic work may not require express planning permission.
- 8.41** There has only been one application for permission to drill exploratory wells for conventional hydrocarbons and that was near Kingsbury in 2001. The drilling did not confirm the presence of any hydrocarbons and no further work was carried out. Since then no interest has been shown in carrying out exploratory work in the county to search for oil or natural gas deposits. There are no national or local targets for the production of conventional or unconventional hydrocarbons each proposal within the licence area needs to be considered on its own merits. There are no requirements to safeguard shale gas/oil resources.
- 8.42** The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are also important considerations in these areas. For major development such as the exploration, appraisal and production of hydrocarbons ss planning permission should be refused except in exceptional circumstances and where it is in the public interest.
- 8.43** Developers should avoid developing proposals within influencing distance of sites designated as being internationally and nationally important for nature conservation. Heritage assets and their settings should also be avoided.
- 8.44** Sites will not be encouraged where access is required to transport plant, machinery and materials for drilling, processing and production through residential areas, sensitive land uses or via roads which are minor or considered unsuitable by the Highway Authority for HGV use.
- 8.45** Normally drilling takes place 24 hours a day, 7 days a week for safety reasons. The ability to directional drill means that access to a reservoir to recover the gas/oil may be secured from distant locations and fewer wells. However, this has the potential to have significant impacts on the residential amenity of properties and communities near to a proposed site(s).
- 8.46** Particular consideration will be given to the close proximity of any proposed well head(s) to any residential properties and to settlements in the County. The cumulative effects of continuous drilling in one location following exploration or several locations close-by will also be given particular scrutiny.
- 8.47** Proposals for conventional and unconventional hydrocarbon extraction will be considered in accordance with the policies in the development plan.
- 8.48** The Department for Communities and Local Government has issued planning practice guidance for onshore oil and gas and this includes unconventional hydrocarbons, hydraulic fracturing and coal bed methane. The guidance states that it is likely that Warwickshire County Council would be responsible for assessing planning applications in Warwickshire where planning permission is required.
- 8.49** The situation in Warwickshire is that no proposals have come forward to explore, appraise or produce shale gas/oil to date. The most recent information that the County Council has received from the British Geological Survey is that of the main potentially prospective shale gas rocks, none are present in Warwickshire in thicknesses or depths that would be expected to be commercially viable. Clear geological evidence of the suitability of any source rocks in the county for shale gas/oil extraction will need to be submitted as part of any proposals.
- 8.50** However, while shale gas development in Warwickshire may be unlikely in the short term, the plan must address any potential developments in that industry.
- 8.51** Shale gas is methane found in rocks deep (2,000 -3,000 metres) below the earth's surface which had previously been considered too impermeable to allow economic recovery. Coal bed methane is methane that is extracted from unworked coal seams at shallower depths (150-1,500m).

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- 8.52** Hydraulic fracturing or fracking is the process of opening and/or extending existing narrow fractures or creating new ones in gas or oil bearing rock by injecting water, sand and non-hazardous chemical additives, which allows gas or oil to flow into wells to be captured.
- 8.53** The exploration, appraisal or production of unconventional hydrocarbons can only take place in areas where the Department of Energy and Climate Change (DECC) have issued a licence under the Petroleum Act 1998 (Petroleum Licence). At present there are no licence areas in Warwickshire. As a result of the Infrastructure Act 2015 the formal consent of the Secretary of State for Energy and Climate Change is now also required. Consent cannot be issued unless a scheme to provide benefits, financial or otherwise, for the local area is in place, irrespective of planning permission. To grant consent, the Secretary of State must be satisfied that 13 specific conditions on environmental matters and information are met.

Policy MCS 10

Underground Coal Gasification

Proposals for Underground Coal Gasification, the production of syngas and the erection of plant to utilise the gas to produce energy and/or other fuels and chemical feedstocks will only be supported if it is demonstrated that the proposal(s) is environmentally acceptable or can be made so by planning conditions or obligations, it provides national, local or community benefits which clearly outweigh the likely impacts to justify the grant of planning permission and it accords with all other relevant development plan policies.

Justification

- 8.54** Underground Coal Gasification (UCG) is a separate process to fracking involving controlled combustion of coal seams beneath the ground and the recovery of the resulting gases. The coal can be accessed by carefully controlled directional drilling of several wells that penetrate the coal seam for an appropriate distance. Normally two wells are required one to inject steam and air or oxygen to ignite the seam and the other to recover the gas-water vapour mixture (syn gas). Syngas is mainly a mixture of methane, hydrogen, carbon monoxide and carbon dioxide. The gas can be utilised in on-site and/or off-site plant to produce energy (via gas combustion), fuels (diesels) and chemical feedstocks (fertilisers).
- 8.55** Any power station that proposes to use gas produced by Underground Coal Gasification will need to demonstrate that it is carbon capture ready before planning permission may be given for the construction of the power station. New power stations that use the gas as a fuel will also be subject to the Emissions Performance Standard. The Standard, introduced through provisions of the Energy Act 2013, recently came into force and places a limit on the amount of carbon dioxide emissions that new fossil fuel power stations can emit.
- 8.56** The Coal Authority is responsible for issuing licences granting the right to access the coal, but no UCG operations can take place until the applicant has secured all other necessary rights and permissions. This would include securing the necessary planning permission from Warwickshire County Council as the Mineral Planning Authority. A Conditional Licence application was made to the Coal Authority in May 2013 by Cluff Natural Resources Plc. No decision was made by the Coal Authority and the County Council were told that Cluff would let their application lapse as it wished to focus on offshore areas where there were larger reserves.
- 8.57** There are no national or local targets for the production of syngas and the production of energy, other fuels and/or chemical feedstocks from UCG each proposal needs to be considered on its own merits.
- 8.58** Developers should avoid developing proposals within influencing distance of sites designated as being internationally and nationally important for nature conservation. Heritage assets and their settings should also be avoided.
- 8.59** Sites will not be encouraged where access is required to transport plant, machinery and materials for drilling wells, producing and utilising syngas to produce energy, other fuels and chemical feedstocks, through residential areas, sensitive land uses or via roads which are minor or considered unsuitable by the Highway Authority for HGV use.
- 8.60** Normally drilling the wells takes place 24 hours a day, 7 days a week for safety reasons. The erection and operation of plant to recover and utilise the syngas to produce energy, other fuels and chemical feedstocks has the potential to have significant impacts on the residential amenity of properties and communities near to proposed site(s). Particular consideration will be given to the close proximity of the proposed wells, gas recovery

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and utilisation plant to any residential properties and settlements in the County. Proposals for Underground Coal Gasification, the production of syngas and the erection of plant to utilise the gas to produce energy and/or other fuels and chemical feedstocks will be considered in accordance with the policies in the development plan.

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9 Development Management Policies

Development Management and the Planning Application Process

- 9.1** Warwickshire County Council as the Minerals Planning Authority is responsible for dealing with all planning applications for minerals development in the County. In order to fully consider such proposals, an applicant will need to submit sufficient information for the Council to base its development control decisions.
- 9.2** Pre-application consultation should be undertaken with the Council and other relevant stakeholders to establish what supporting information will be required as part of the planning application, particularly where there may be a need for an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. This will ensure that the environmental impacts of proposed developments are assessed in a systematic way and that planning applications are prepared and processed in an effective and efficient manner.
- 9.3** A screening opinion should be sought from the Council if there is any uncertainty as to whether an EIA is required. Where an EIA is required, operators should seek a scoping opinion from the Council to establish the content and level of detail required for the planning application as part of the pre-application consultation process. Planning applications that fall within the scope of the EIA Regulations will not be determined until a satisfactory Environment Statement (ES) has been submitted and all necessary information has been considered. The Council may need to consult other bodies, such as the Environment Agency and Natural England before an opinion is given.
- 9.4** Warwickshire County Council strongly encourages developers to consult with the local community at the earliest stage of any proposal. This will foster a positive attitude and a high level of co-operation between the minerals industry and the communities they serve.

Planning Control

- 9.5** Planning permissions will usually be subject to a number of planning conditions designed to avoid, reduce and minimise unacceptable adverse amenity impacts of the development. These are imposed, as appropriate, to control the implementation, operation and restoration of the permitted development. Paragraph 206 of the National Planning Policy Framework sets out the six tests for planning conditions which are as follows:
1. necessary;
 2. relevant to planning and;
 3. to the development to be permitted;
 4. enforceable;
 5. precise and;
 6. reasonable in all other respects.
- 9.6** Where the use of planning conditions to address unacceptable impacts is not possible, developments may be made acceptable in planning terms through the use of planning obligations. These are usually legal agreements (S 106) between the planning authority and those with an interest in a piece of land (i.e. developers) that help to ensure that wider environmental impacts, including those beyond the development boundary, can be resolved and managed.
- 9.7** Government guidance in the NPPF (paragraph 204) states that planning obligations should only be sought where they meet all of the following policy tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 9.8** Planning obligations can also be used to secure some community benefits from the development – this may consist of infrastructure, landscaping or community facilities, which the developer will agree to provide as part of the proposal. These planning obligations are often only finalised once an application has been approved in principle. The Community Infrastructure Levy Regulations 2010 (Reg. 122) states that planning obligations must meet the statutory tests of :
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and

9 Development Management Policies

c) fairly and reasonably related in scale and kind to the development.

9.9 Where permission is to be granted for a proposal to develop a minerals site, conditions will be imposed, or in appropriate circumstances, agreements entered into to secure any of the following:

- measures to mitigate amenity impacts to acceptable levels - including access/ road improvements, limits on vehicle numbers/movements, limits on outputs, visual intrusion, noise, illumination, odour, dust, and emissions (to air, water or soil), establishment of liaison meetings, etc.
- measures to protect, conserve and enhance ecological, geological, archaeological and other historic assets
- site design - including location, design and size of buildings, plant or structures, disposal and management of overburden and other extracted materials, landscaping, screening, protection of existing trees, hedgerows and shrubbery, flood prevention, protection of the water environment, use of sustainable drainage systems, protection of public rights of way, and where appropriate waste management considerations.
- site operations - including commencement and duration of the permission, materials to be processed and stockpiled, hours of working, vehicle movements, materials and soil management/movements, environmental monitoring/ control regimes, storage/containment of waste, site security etc.
- measures for reinstatement, decommissioning, restoration, aftercare/future management and monitoring of the site to bring it back to a beneficial and appropriate afteruse.

9.10 The Community Infrastructure Levy Regulations 2010 (as amended) allows local authorities to charge funds from developers to ensure that costs incurred in providing necessary infrastructure to support the development can be funded (wholly or partly) by owners or developers. Such infrastructure would include, but may not be confined to, roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sport and recreational facilities, open spaces and affordable housing. The charging authorities (i.e. The District and Borough Councils) wishing to charge a levy will need to produce a charging schedule setting out the levy rates for their area. Where no charging schedule is in place, existing s106 contributions will continue to be applied where necessary.

Temporary permissions

9.11 In some circumstances, the Council may consider it appropriate to grant temporary planning permission for certain development proposals. This may be for operational reasons, or to monitor the impacts of the proposed development including any proposed mitigation before permanent permission is considered. Where the granting of temporary permission is deemed appropriate, the nature and scale of the operation, together with the location of the site, and the nature, extent and delivery of the proposed mitigation will be taken into account to determine the duration of the planning permission.

Pollution control matters

9.12 The Environment Agency (EA), as Waste Regulatory Authority, is concerned with controlling the pollution aspects of mining, mining related activities and waste facilities through Environmental Permitting. The EA is required to consult Mineral Planning Authorities when new permit applications are being considered for approval. Where a permit is required for land identified for a waste management use as part of or associated with mineral development and planning permission is required, the planning permission would need to be secured before the EA can grant the permit. The EA also controls certain aspects of the aftercare of mineral sites to prevent pollution such as the discharge of surface and/or ground water from a site. The roles of Mineral Planning Authorities and the EA in the regulation and enforcement of mineral sites are therefore separate but complementary. The Council will therefore need to liaise with the EA and other relevant bodies to ensure that their information and expertise is used for all its decision making.

Minerals safeguarding and mining legacy issues

9.13 Warwickshire contains many minerals resources including sand and gravel, hard rock, brick clay, coal, cement raw materials and building stone. The NPPF states that Mineral Planning Authorities should define Minerals Safeguarding Areas (MSAs) in their Local Plans to ensure that mineral resources are adequately and effectively considered in land use planning decisions so that they are not needlessly sterilised.

9.14 Non-mineral developers are required to check whether proposals lie within the County Council's delineated Minerals Safeguarding Areas, available at www.warwickshire.gov.uk/msa. Proposals for non-mineral development within a MSA except for those types of development described in Appendix 3 must demonstrate that the

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sterilisation of mineral resources of local and national importance will not occur as a result of the development, and that the development would not pose a serious hindrance to future winning and working of minerals. The non-minerals developer should carry out a mineral assessment as part of the preparation of their planning application and submit it to the County Council. If the County Council agrees that sterilization is not likely to occur then it will notify the relevant local planning authority before they determine the non-mineral development proposals. If the County Council believes that sterilisation is likely to occur then the County Council will seek prior extraction of the mineral resource in accordance with DM Policy 8 and will notify the relevant local planning authority and non-mineral developer.

- 9.15** The Coal Authority has defined Coal Mining Development Referral Areas in Warwickshire to help planning authorities identify higher risk areas that may be affected by coal mining legacy issues. This may include abandoned coal mines; shallow coal workings (recorded and probable); mine entries; coal seam outcrops; mine gas sites and areas; recorded coal mining related hazards; fissures and previous surface mining sites. The Standing Advice Area is the remainder of the defined coalfield. In this area no known risks have been recorded, and as such presents a lower potential risk to new development proposals, although there may still be unrecorded issues in this area. Further information on these areas, and how mining legacy issues should be addressed, is available at http://coal.decc.gov.uk/assets/coal/whatwedo/developers_resource_pack.pdf.

Monitoring and enforcement

- 9.16** Mineral Planning Authorities have a responsibility for the monitoring of mineral planning permissions and conditions. If problems become apparent through site monitoring or site visits or where problems are drawn to the Council's attention between visits, then the Council will seek to resolve any issues as quickly as possible. Where breaches of planning control take place and there is a potential risk to the environment or communities, the Council will exercise its powers to serve legal notices to remedy any breaches of planning control. It may use its powers to implement legal action to halt unauthorised development and where necessary, require appropriate remedial work to be carried out. Further details of the County Council's policies on monitoring and enforcement can be obtained from the authority's adopted enforcement plan.

Community liaison

- 9.17** Although mineral development can provide both economic and environmental benefits for an area, the nature of the facility or its operations can result in concern or anxiety within the local community. Operators of mineral sites will form part of that community, and as such are required to consult and inform members of that community.
- 9.18** Mineral operators and/or developers are strongly encouraged to participate in community liaison meetings, particularly where planning permission for mineral development is sought. Where planning permission has been granted, operators are strongly encouraged to take part in ongoing liaison meetings. Community liaison meetings will provide a valuable forum where the local community is informed of current progress of the site and how operations have complied with conditions attached to any planning permission. They can also provide an opportunity for constructive discussion about any concerns or problems so that they can be resolved to the satisfaction of both the local community and the mineral operator.
- 9.19** The following section provides the Development Management policies for assessing mineral development proposals. The policies should not be read in isolation and proposals will need to demonstrate that they comply with all the other relevant Core Strategy and Development Management policies.

9 Development Management Policies

Policy DM 1

Protection and enhancement of the natural environment

Mineral development should protect, conserve, and where possible enhance, the natural environment by ensuring that there are no unacceptable adverse impacts upon:

- natural resources (including water, air and soil resources);
- biodiversity;
- geodiversity;
- the quality and character of the landscape;
- Open space, sport, and other recreational facilities and land;
- The distinctive character and setting of the County's settlements;
- flood risk and land drainage.

Mineral development proposals should demonstrate that valued landscapes and sites, species, and habitats (an indicative list of sites, species, and habitats is contained in Table 9.1 and, where relevant, their settings) of international and national importance will be preserved or conserved and, where possible, enhanced. The level of protection to be afforded to the asset will be commensurate with its designation and significance.

Any mineral development proposals which would have adverse effects on the integrity on any European Site (Natura 2000 sites) (either alone or in combination with other plans and projects) will not be permitted unless:

- there are no alternative solutions;
- there are imperative reasons of overriding public interest (IROPI); and
- adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected.
- Proposals should also maintain or, where possible, enhance biodiversity and
- recognised sites, species, and habitats (an indicative list of sites, species, and habitats is contained in Table 9.1) of sub-regional or local importance. The level of protection to be afforded to such assets will be commensurate with the level of importance and contribution to wider ecological or geological/geomorphological networks.

Planning permission will not be granted for mineral development which will result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the mineral development in that location clearly outweigh the loss.

Mineral development proposals will be supported where they deliver a net-gain in biodiversity and contribute to establishing a coherent and resilient ecological network.

The proposed development should also satisfy Green Belt policies.

Overall Assessment

If it is considered that the development is justified against the above criteria, proposals will only be permitted where it has been clearly demonstrated that impacts have been considered under the following mitigation hierarchy:

Stage 1 i) Avoided; or

Stage 2 ii) Satisfactorily mitigated where all avoidance has been implemented as far as possible; or

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Stage 3 iii) Adequately compensated for either onsite or offsite (as a last resort where any adverse impacts cannot be avoided or satisfactorily mitigated).

It should be made clear that one should not proceed to the next stage until all opportunities to satisfy the current stage have been exhausted.

Policy DM 1a

Green Infrastructure and Minerals Development

Proposals for minerals development will be granted where proposals do not compromise the integrity of strategic and local green infrastructure assets in connecting locations of natural and cultural heritage, green spaces, biodiversity or other environmental interest in urban and rural areas.

The design and layout of the operation and restoration of new mineral sites and the restoration of existing mineral sites should take account of and provide opportunities to create, maintain and enhance green infrastructure provision, and improve accessibility to these assets. Where new green infrastructure assets are to be created details of the arrangements for the long term management of the asset will need to be provided prior to the determination of any planning application.

Policy DM1 b

Warwickshire's Historic Environment & Heritage Assets

To safeguard the importance of Warwickshire's historic environment, mineral development should seek to conserve, and where appropriate, enhance the significance of affected heritage assets and their setting (an indicative list of heritage assets is contained in Table 9.1). This includes all heritage assets such as historic buildings, conservation areas, historic parks and gardens, archaeology and important landscapes and townscapes.

Applications affecting the significance of a heritage asset will be required to provide sufficient information to demonstrate how the proposal would contribute to the asset's conservation.

Warwickshire Historic Environment Record should be used to inform future mineral development including potential conservation and enhancement measures.

Great weight will be given to the conservation of Warwickshire's heritage assets. Any harm to the significance of a heritage asset must be justified. Proposals will be weighed against any associated public benefits; whether it has been demonstrated that all reasonable efforts have been made to conserve the asset or mitigate the extent of the harm; and whether the works proposed are the minimum required to secure the future of the asset.

Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible, provision should be made for excavation and recording with an appropriate assessment and evaluation. An appropriate publication/curation of findings will be expected to be provided.

Justification

Soil Resources

- 9.20** The NPPF states that the planning system should protect and enhance valued soils and prevent the adverse effects of unacceptable levels of pollution. This is because soil is an essential finite resource that provides for the growing of foods, timber and other crops, acts as a store for carbon and water, a reservoir for biodiversity and a buffer against pollution.
- 9.21** The soils in Warwickshire are valued as a finite multi-functional resource, which underpins the county's well-being and prosperity. Decisions made about mineral development and restoration will take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystems they deliver. An important

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consideration will be the permanency of the impact on the soils especially the most potentially productive soil on site from the proposed mineral development. A soil survey and agricultural land classification must be carried out as part of the preparation of mineral development proposals.

- 9.22** Measures must be taken to protect, conserve and manage soil resources during mineral working and prevent soil from being adversely affected by pollution.

Ecology and Geology

- 9.23** The Minerals Local Plan needs to safeguard Warwickshire's rich biodiversity and geodiversity. The NPPF states that local planning authorities should set out the strategic priorities for their area including strategic policies which deliver climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment including landscape. Areas and features of designated international, national and local importance need to be identified and protected. Proposals will also need to seek to maximise opportunities for enhancement or improvement where possible.
- 9.24** The Mineral Planning Authority has a statutory duty under the Natural Environment and Rural Communities Act (2006) to have regard to the purpose of conserving biodiversity in exercising its functions.
- 9.25** Warwickshire is host to one site of international ecological importance; Ensor's Pool Special Area of Conservation, although there are 4 other designated sites within 15km of the Warwickshire boundary. These sites are afforded specific statutory protection, as set out in Circular 06/2005 (Biodiversity and Geological Conservation). In accordance with Articles 6.3 and 6.4 of the European Habitats Directive, where proposals may impact upon internationally designated sites, developers must undertake an appropriate assessment to demonstrate that the proposal, either alone, or in combination with other plans, policies or programmes would not have a significant adverse impact upon the integrity of such sites. Where a proposal may have adverse effects on the integrity of a site or sites designated as of international importance for nature conservation, planning permission will only be permitted where it is demonstrated there are no suitable alternatives and there are imperative reasons of overriding public interest.
- 9.26** Nationally designated sites such as SSSIs are afforded high protection. There are currently 62 SSSIs within the County, with 20 of these designated for reasons of geological interest. Where a proposed development is likely to have an adverse effect on a SSSI (either individually or in combination with other developments), planning permission will not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, planning permission will only be granted where the benefits of the development at that site clearly outweigh the likely impacts on the site and its qualifying features, and any broader impacts on the national network of SSSIs. Where necessary, conditions and/or planning obligations will be used to mitigate the harmful effects of the development and, where possible, to ensure the conservation and enhancement of biological and geological/geomorphological assets.
- 9.27** Sites of designated sub-regional or local importance do not carry the weight of statutory protection. However, they can still play a valuable role in contributing to the biodiversity and geodiversity of an area, as well as improving environmental quality and contributing to climate change adaptation and mitigation. Where a mineral proposal may have an adverse impact upon any locally designated assets, measures should be implemented to reduce any adverse impact to an acceptable level (further guidance is set out in Circular 06/2005). In certain circumstances, there may be other material considerations or factors that may bring wider benefits that may override the preservation of the asset. Where significant adverse impacts on ecological assets cannot be avoided or appropriately mitigated, a developer would need to provide at least replacement habitats on, or in close proximity to the site, that as a minimum provide an equal benefit to those lost or affected. Such measures may include provision of new areas for biodiversity, or enhancing existing areas.
- 9.28** Biodiversity Offsetting has been adopted by the Coventry, Solihull and Warwickshire local authorities as a mechanism to compensate for residual loss to biodiversity resulting from a development after avoidance and mitigation measures have been implemented. It is intended that the mechanism will be used to protect, enhance and create a network of biodiversity assets identified in the sub-regional Green Infrastructure Strategy. Every development application is expected to submit a Biodiversity Impact Assessment calculation which demonstrates how no net loss to biodiversity can be achieved.
- 9.29** Planning permission will not be granted where mineral developments would result in the loss or deterioration of irreplaceable habitats (i.e. Ancient semi-natural woodland or the loss of aged or veteran trees) unless it is demonstrated that development in the location would give rise to significant benefits that would outweigh the subsequent loss or damage.

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- 9.30** Mineral proposals should support the overarching aim and objectives of the County's Biodiversity Strategy and protect or enhance the priority species and habitats identified in the Warwickshire, Coventry and Solihull Biodiversity Action Plan. The ecological data held by the Warwickshire Biological Records Centre and the data collected as part of the Habitat Biodiversity Audit will provide a valuable evidence base for informing development control decision making. Mineral development should be designed:
- to improve the quality of priority habitats both within and outside sites
 - where possible
 - to increase the size of priority habitat areas where possible
 - to create new areas of priority habitat
 - to enhance ecological connections between, or to join up, areas of priority habitat through the use of corridors, 'stepping stones' or other features
 - Mineral development proposals should also support the overarching aim and objectives of any Local Geodiversity Action Plans covering the County. Where mineral proposals may provide opportunities for geological recording or potential for geo-conservation (e.g. retention of geological exposures during operations and on restoration or sites with temporary exposures during mineral extraction or engineering works), appropriate consultation should be undertaken with the County's Keeper of Geology (details available at www.warwickshire.gov.uk/museum).

Green Infrastructure

- 9.31** Paragraph 114 of the National Planning Policy Framework (NPPF) says that local planning authorities should set out a strategic approach in their local plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (GI)
- 9.32** The Planning Practice Guidance which supports the NPPF says that green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- 9.33** Green infrastructure provides multiple benefits including ecosystem services, at a range of scales, derived from natural systems and processes, for the individual, for society, the economy and the environment
- 9.34** Paragraph 117 of the NPPF says that planning policies should:
- 9.35** Plan for biodiversity at a landscape scale across local authority boundaries ;
- 9.36** Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.
- 9.37** The Warwickshire, Coventry & Solihull Sub-Regional Green Infrastructure Strategy takes an overarching, strategic approach to the definition and assessment of provision of strategic GI assets and has identified sub regional green infrastructure assets to enable decision makers to plan for landscape scale ecological networks at a local scale.. The District and Borough Councils in Warwickshire have through the preparation of their local plans also identified GI assets which should be protected and areas where new GI assets should be provided. Sensitive mineral development could support the implementation of both strategic and local initiatives set out in the development plan for Warwickshire.
- 9.38** Mineral development has the potential if it is not carefully planned, operated and managed to compromise existing and proposed GI assets by carrying out development which would lead to the loss or deterioration of Warwickshire's natural capital and ecosystem services it provides through intensive and long term environmental disturbance.
- 9.39** Equally, mineral development has the potential to provide new GI assets during the operation and restoration of the site which could increase both the extent and quality of local GI networks. Green infrastructure requires sustainable management and maintenance arrangements to be

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- 9.40** put in place if it is to provide benefits and services in the long term and ensure operations deliver biodiversity net gains. The protection, enhancement and creation of green infrastructure should be considered at an early stage of a mineral development proposal. Planning conditions and planning obligations will be required to secure and fund new and existing GI assets both on site and, if necessary, offsite.

Heritage and Cultural Assets

- 9.41** The NPPF outlines that the historic environment and heritage assets should be conserved for the benefit of present and future generations. It sets out that applicants should identify all heritage assets that may be affected by a proposed development.
- 9.42** The Mineral Planning Authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special regard to the desirability of preserving the setting of a listed building (S.66) and for special regard to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area (S.72).
- 9.43** The County's Historic Environment Record available at <http://timetrail.warwickshire.gov.uk/> should be consulted as a minimum and where heritage assets and their settings may be affected, applicants should undertake an appropriate assessment of the significance of the impact. In assessing the impacts, the level of detail will need to be proportionate to the significance of the asset with appropriate expertise sought where necessary.
- 9.44** Where the development is likely to have a significant adverse effect on heritage or cultural assets of designated national importance (or their settings) planning permission will not be granted unless it is demonstrated through an appropriate assessment that the asset is adequately preserved, conserved or protected, or that any adverse impacts are adequately mitigated, or there is an overriding reason of national importance for the development to take place in that location that outweighs the adverse impacts on the asset.
- 9.45** Where an application site includes, or is considered to have the potential to include heritage assets with archaeological interest, applicants should submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. This information together with an assessment of the impact of the proposal should be set out in the application. It should detail the sources that have been considered and the expertise that has been consulted.
- 9.46** Some archaeological assets may require preservation in situ, or where impractical, the investigation and recording of the finds. Where preservation in situ is required for nationally important remains, developers will be required to agree to a scheme of further archaeological mitigation before the development can take place. Where archaeological features are potentially affected by the proposals, the Council may require contributions from the developer through a planning agreement to record preserve and manage such features.
- 9.47** Where the development is likely to have an adverse impact on important archaeological remains, planning permission will not be granted unless the nature and significance of the remains have been ascertained through an appropriate assessment and where adverse impacts are anticipated, adequate provision for preservation in situ, excavation or recording of the interest has been made in accordance with the significance of the asset.

Recreational assets

- 9.48** Warwickshire is host to many important open spaces, sports, tourism and other recreational assets. Their existence, amenity and use will need to be safeguarded when planning mineral development.
- 9.49** Proposals will need to demonstrate that there will be no unacceptable adverse impact on open spaces, sports, and recreational assets, particularly those identified in District Local Plans/Development Frameworks as of specific importance. Proposals should be appropriately designed to reduce adverse impacts as far as possible. Where a mineral development would result in an unacceptable adverse impact on any open spaces, sports, and recreational assets, appropriate mitigation and/or compensatory measures will need to be implemented to offset the adverse impacts. In assessing impacts upon such assets, the findings of relevant green infrastructure or open space, recreation and sports/playing field studies should be considered, with a particular focus on existing provision and identified future needs in terms of quantity, quality and accessibility.

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Landscape, Countryside and Green Belt

- 9.50** Warwickshire's landscape is varied and complex, although there are seven distinct landscape character areas; Arden, Dunsmore, Avon Valley, Feldon, Cotswolds, High Cross Plateau and Mease Lowlands. Part of the Cotswolds character area is designated as an Area of Outstanding Natural Beauty (AONB), a national designation to conserve the natural beauty of a landscape of recognised importance.
- 9.51** Proposals for mineral development should protect and where possible enhance the quality and character of the countryside and valued landscapes. Developers will need to include an assessment of the adverse impacts upon local landscape character and that of adjacent areas that is appropriate to the scale and nature of the proposed development. Proposals should be designed having taken account of any relevant local landscape character assessments, guidelines (the latest Warwickshire Landscape Guidelines are available at <http://www.warwickshire.gov.uk/landscapeguidelines>) or design codes.
- 9.52** For proposals that lie within or in close proximity to the Cotswolds AONB, the development must preserve the quality and character of the area and comply with the necessary policies of the Cotswolds AONB Management Plan. Proposals in proximity to settlements must safeguard their character, setting and rural amenity through mitigation measures including acceptable separation distances, and appropriate landscaping and planting.
- 9.53** Section 197 of The Town and Country Planning Act 1990 places a general duty on local planning authorities to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. The County Council values the important contribution that trees, hedgerows and woodland make to the environment. Developers are required to identify trees, woodland or hedgerows that may potentially be affected as part of a minerals proposal. Removal of trees, woodland or hedgerows should be avoided where possible. Areas identified for woodland conservation or enhancement
- 9.54** and trees covered by Tree Preservation Orders (TPOs) will be afforded particular protection. A tree survey will often be required for proposals affecting trees or proposals to fell trees. Where trees, hedgerows or woodland are intended to be lost as part of a proposal, appropriate compensatory planting should be provided as part of the development. The County Council will support new woodland creation where this expands tree cover in the county.
- 9.55** Warwickshire's historic landscape makes a considerable contribution to the County's character and local distinctiveness and the Warwickshire Historic Landscape Characterisation (HLC) project will further contribute to the understanding of how the County's landscape has developed over time and its capacity for change. In order for there to be an integrated approach to its sustainable management, minerals proposals should be informed by the HLC, as well as any other relevant landscape assessments or guidelines for the County.

Green Belt

- 9.56** A large proportion of the County is covered by a swathe of designated Green Belt. The fundamental aim of designating Green Belt is to prevent urban sprawl by keeping land permanently open. The NPPF states that there is a presumption against 'inappropriate development' and such development should not be approved, except in 'very special circumstances' where other considerations clearly outweigh the harm to the Green Belt.
- 9.57** Mineral proposals (including mineral extraction and engineering operations) located within the Green Belt that do not preserve the openness of the Green Belt and conflict with the purposes of including land in the Green belt would be regarded as 'inappropriate development'. New buildings, plant or machinery which are not ancillary to mining operations may also be regarded as inappropriate development if they do not pass these tests. In these instances, it is for the applicant to demonstrate why permission should be granted.

Indicative list of environmental assets*		Sites designated for their nature conservation or geological/geomorphological importance	Habitats	Species	Heritage assets
International	<ul style="list-style-type: none"> - Ramsar - Natura 2000 (Special Areas of Conservation, Special Protection Areas) 	<ul style="list-style-type: none"> - Any internationally designated habitats 	<ul style="list-style-type: none"> - Any internationally protected species - European protected species 	<ul style="list-style-type: none"> - World Heritage Sites - Any heritage assets of international significance 	
National	<ul style="list-style-type: none"> - National Nature Reserves - Sites of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> - Ancient Semi-Natural Woodland - National BAP Habitats 	<ul style="list-style-type: none"> - National BAP species - Notable and protected species identified under Section 41 of the Natural Environment and Rural Communities Act 2006 	<ul style="list-style-type: none"> - Registered Historic Battlefields - Registered Historic Parks and Gardens - Scheduled Ancient Monuments - Listed Buildings - Conservation Areas 	
Local	<ul style="list-style-type: none"> - Local Nature Reserves - Local Wildlife Sites - Local Geological Sites 	<ul style="list-style-type: none"> - Local BAP Habitats 	<ul style="list-style-type: none"> - Local BAP Species - Species identified on local rare, endangered and vulnerable lists 	<ul style="list-style-type: none"> - Historic environment and heritage assets recorded on the County's Historic Environment Record and local lists - Historic Farmsteads 	

*There may be instances where undesignated species, habitats or heritage assets are identified as part of the planning application process (e.g. through pre-determination.) Where such assets are of demonstrably of equivalent significance to designated assets, then the level of protection to be afforded to the asset will be commensurate with its significance.

Table 9.1

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Policy DM 2

Minimising the Impacts of Mineral Development

Planning permission will not be granted for mineral development proposals which will have unacceptable adverse impacts on the local environment, economy (including tourism) or communities (including adjacent land uses or occupiers) either individually or cumulatively with other existing or proposed developments through any of the following:

- noise lighting/illumination visual intrusion vibration/blast vibration public health
- dust
- emissions to air/odours contamination
- water quality road traffic
- loss of best and most versatile agricultural land instability
- flooding

Mineral development should be undertaken in close consultation with local communities in order to address any valid local concerns raised by the proposals.

Overall Assessment

Proposals will only be permitted where the unacceptable adverse impacts will be

- i. Avoided; or
- ii. Satisfactorily mitigated where an unacceptable adverse impact cannot be avoided.

Justification

- 9.58** Mineral development can generate concerns from local communities relating to adverse impacts on health, local amenity and the economic viability of local businesses. The health and quality of life of local communities, and the activities of local businesses, will need to be safeguarded where they may be impacted by mineral development. There are measures that can be implemented that can seek to control certain impacts of mineral developments and their operations. However, planning permission will not be granted where specific, objectively proven impacts are demonstrated to have an unacceptable adverse impact on the viability of a nearby business, local amenity or the health of local communities.
- 9.59** Several mineral developments on a site, or several in close proximity to one another, can result in an unacceptable total adverse impact on the environment or affected communities. Where mineral development is proposed on, or in proximity to another development, the cumulative impacts of all developments in the locality must be taken into account.
- 9.60** The types of impacts that may affect health, economic aspects and amenity are addressed below.

Noise

- 9.61** Mineral development are likely to produce noise from mineral extraction operations, movement and replacement of soils, material production processes, vehicles and heavy machinery, including reversing alarms, as well as from ancillary development and the transportation of material to and from mineral sites. Noise impacts should be appropriately mitigated to an acceptable level and informed by a noise assessment by an independent acoustician. Proposals should be designed to minimise, mitigate or remove noise at the source. Noise limits will be set at noise sensitive properties to protect amenity taking into account the nature, duration and type of activities/operations proposed and whether they are temporary or continuous.

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Lighting/Illumination

- 9.62** Mineral development can produce light pollution, particularly where operations take place at night. Unacceptable levels of light pollution can have an adverse effect on the environment and the quality of life of local communities. Lighting or illumination impacts will need to be controlled to an acceptable level, with a lighting assessment undertaken where necessary that takes account of issues such as positioning, height, alignment, light intensity and period of use. Where necessary, the Council will use controls at the planning application stage to minimise any potential unacceptable adverse impacts but unacceptable adverse impacts can be limited by good design.

Vibration/Blast Vibration

- 9.63** Vibration is often linked with blasting at mineral sites particularly those producing crushed rock. There are three effects associated with blasting; namely, ground vibration, air overpressure and projected rock particles (fly rock). The extent of the disturbance is dependent on the type and quantity of explosives, degree of confinement, the distance to the nearest buildings, the geology and topography of the site and atmospheric conditions.
- 9.64** Proposals should aim to minimise vibration from blasting by using other forms of extraction techniques or by the careful design of the quarry, and controlling the number of blasts and quantity of explosives. Suitable limits and controls may need to be imposed to protect surrounding areas

Visual Intrusion

- 9.65** Mineral proposals will need to ensure that any visual impacts of the development are not of an unacceptable level. Visual impact is normally assessed from publicly accessible viewpoints of the development site. In assessing visual impact, all component parts of the development should be considered e.g. the quarry design and measures to screen the site, layout of the site, access routes, height and design of built structures and landforms, ancillary plant and infrastructure such as fences, and proposals for restoring the site to an appropriate after use.. Where necessary, proposals will need to demonstrate through a suitable assessment that any unacceptable adverse visual impacts of the development upon the amenity of local land uses and users and the general landscape are, or have been made to be, acceptable.

Public Health, Dust and Emissions to air

- 9.66** Mineral development can impact upon local air quality through emissions (both from on-site operations and vehicle movements on and off-site), dust and in some circumstances odour. Air quality in Warwickshire is generally good, although there are localised air quality problems caused by road transport where levels of nitrogen dioxide and particles have exceeded pollutant levels. Subsequently, nine Air Quality Management Areas (AQMAs) have been declared in the County, although an AQMA is Henley-in-Arden in Stratford District is likely to be declared in the future.
- 9.67** Where necessary, proposals will need to demonstrate through a suitable assessment that any such impacts are of an acceptable impact. The Council will work closely with regulatory partners in the assessment of planning applications (and submitted assessments where necessary) and the imposition of conditions on planning permissions where required.
- 9.68** Mineral development can have an impact upon climate change through the production of greenhouse gas emissions therefore, proposals should make provision to reduce greenhouse gas emissions and impacts upon climate change.

Contamination

- 9.69** It is possible in some circumstances for mineral operations and activities to contaminate land particularly where waste management operations and activities are also involved and this is an important issue that needs to be addressed. Measures should be taken to prevent the mobilisation and migration of contaminants on and off the site and to control emissions to water and land. Proposals for mineral operations and activities that would lead to unacceptable levels of contamination on and/or off site as part of the operation, restoration or aftercare of that development will not be permitted.

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Best and most versatile agricultural land

- 9.70** The NPPF defines 'best and most versatile' agricultural land as land of grades 1 (Excellent), 2 (Very good) and 3a (Good) of the MAFF Agricultural Land Classification (ALC) system. The guidance says that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. It adds that where significant development of agricultural land is demonstrated to be necessary local planning authorities should seek to use of areas of poor quality land in preference to that of higher quality.
- 9.71** The latest ALC information indicates that 0.1% of land in the County is grade 1, 11.9% is grade 2, 74.5% is grade 3, 7.9% is grade 4 and 0.1% is grade 5. However, these statistics were created before the sub-division of grade 3 into 3a and 3b. Subsequently, the appropriate consultation should be undertaken with Natural England where necessary to establish the exact grade of the agricultural land to be affected (see Natural England Technical Information Note TIN 049).
- 9.72** Development (irreversible or permanent loss) on 'best and most versatile' agricultural land will only be permitted where it is demonstrated as part of the planning application that the development of the land outweighs the economic and other benefits of retaining the agricultural land. In determining whether proposals will lead to permanent or irreversible loss the Council will wish to see applicants carry out a rigorous sifting process addressing the following considerations the availability of suitable alternative sites on lower quality land and where only sites on higher quality land are available whether all options for reinstatement without loss of quality have been considered. The Council will take into account whether there is overriding need for the development which could not be reasonably met from an alternative environmentally acceptable site, whether the safeguarding of high quality land as a natural resource is out weighted by other sustainability factors, and the reclamation scheme will deliver very significant environmental or community benefits. In these cases, a detailed agricultural land assessment will need to be produced and submitted with the planning application.

Land instability

- 9.73** The NPPF seeks to ensure that unstable land is sufficiently taken into account in the planning process and outlines the ways in which land instability, either natural or man-made, should be treated when planning applications are to be considered.
- 9.74** Mineral development can cause the following land instability problems which could have environmental consequences:
- Differential settlement of quarry backfill which will impact upon future after uses;
 - Mining subsidence;
 - Tip and quarry slope stability particularly in old colliery waste tips.
- 9.75** Mineral development should not create land instability both on and off site and during and after completion of mining operations. Any minerals won and worked or released by underground methods should ensure that adequate precautions are taken to avoid, minimise subsidence problems on the ground surface.
- 9.76** Mineral waste tips must be designed, constructed, operated and maintained so that instability or movement likely to cause risk to the health and safety of any person is avoided.
- 9.77** Developers are strongly encouraged to engage in pre-application consultation with the planning authority so that land stability issues can be discussed at the outset and resolved where necessary prior to the registration of the application.
- 9.78** The Coal Authority has defined Coal Mining Development Referral Areas in Warwickshire to help identify higher risk areas that may be affected by coal mining legacy issues. The Standing Advice Area is the remainder of the defined coalfield. In this area no known risks have been recorded, and as such presents a lower potential risk to new development proposals, although there may still be unrecorded issues in this area. Further information on these areas, and how mining legacy issues should be addressed, is available at http://coal.decc.gov.uk/assets/coal/whatwedo/developers_resource_pack.pdf.
- 9.79** The prior removal of minerals, where practicable and environmentally feasible, can remove or treat land instability problems both on site and on adjoining land.

9 Development Management Policies

Policy DM 3

Sustainable Transportation

- Mineral development proposals should use alternatives to road transport where feasible.

Developers must demonstrate that the proposal facilitates sustainable transportation by:

- minimising transportation distances;
- minimising the production of carbon emissions; and
- Where road is the only viable method of transportation, demonstrating that there is no unacceptable adverse impact on the safety, capacity and use of the highway network.

Where appropriate, applications for mineral development will need to be accompanied by a Transport Assessment which demonstrate that:

- the proposed development has direct access or suitable links which are also environmentally acceptable to the routes set out on the Warwickshire Advisory Lorry Route map and the strategic highway network;
- the proposal seeks to keep the transportation of minerals, mineral derived products and wastes to a minimum;
- the highway network is able and suitable to accommodate the additional number of movements;
- the proposal (either alone, or in combination with other developments) will not result in an unacceptable detrimental impact on road safety;
- the proposal has adequate arrangements for parking, loading/unloading and vehicle movements within the site;
- the proposed access arrangements are safe and convenient for users;
- the transportation of minerals, mineral derived products and wastes (either alone, or in combination with other developments) will not result in an unacceptable impact on environmental designations, the environment or noise sensitive local communities and any proposed lorry routeing arrangements can be managed and enforced; and
- Sufficient mitigation or compensatory works directly related to the development are identified that may need to be funded by the developer in conjunction with the proposal.

Justification

- 9.80** The NPPF says that developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. It also says that mineral planning authorities should ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health from traffic.
- 9.81** The majority of mineral, mineral derived products and wastes movements are currently by road which can have an adverse impact on local communities and the environment through noise, vibration, air pollution, carbon emissions, visual intrusion, highway/public safety and impacts upon local amenity. Where proposed developments are likely to have impacts on the transport network, applicants are strongly encouraged to engage with the appropriate transport authorities at the earliest possible stages of development. This will ensure that developments can be designed to avoid impacts at the outset, or to consider mitigation measures at the earliest possible stages. Such transport authorities may include the following (as appropriate): the Highways England the county Highways Authority, and the Warwickshire Police Road Safety Unit. Further information is available at <http://www.warwickshire.police.uk/crimeprevention/Personalsafety/roadsafety/roadsafetyinwarwickshire/roadsafetyunitroadsandcontacts> or by emailing planningconsultations@warwickshire.police.uk; Network Rail; or Canal and Rivers Trust.
- 9.82** The Warwickshire Advisory Lorry Route Map available at www.warwickshire.gov.uk sets out the best available routes for heavy goods vehicles to use. Sites will not be encouraged where access is required through residential areas, sensitive land uses or via roads which are minor or considered unsuitable by the Highway Authority for HGV use.

Development Management Policies 9

- 9.83** A comprehensive Transport Assessment (TA) will need to be submitted with a planning application where a development is likely to have significant transport and related environmental impacts. The TA should identify the measures that will be taken to adequately mitigate or overcome the anticipated transport impacts of the proposal, and improve accessibility and safety for all travel modes. Where a development will have relatively limited transport implications, a Transport Statement may be appropriate. This will be the case where a proposed development is expected to generate relatively low numbers of trips or traffic flows, with minor transport impacts.
- 9.84** Applicants are strongly encouraged to undertake pre-application discussions with the relevant Highway Authority (Highways England is the responsible highway authority for trunk roads and trunk motorways and the County Council is the highway authority for all other roads in Warwickshire) to establish whether a TA is required, and if so, the scope of the assessment required to consider the transport and related environmental impacts of the proposed development.
- 9.85** The TA should include routing, on-site and off-site parking, hours/days of movement, driving conduct and complaints procedures and where appropriate anticipated traffic impact on the Strategic Road Network including any necessary mitigation. TAs should be incorporated into pre-application discussions and/or planning agreements and as part of the mitigation measures where necessary. Many impacts of transporting minerals, mineral derived wastes can be controlled through the use of appropriate conditions attached to a planning permission. However, developers will be encouraged to consider routing restrictions controllable by agreement to ensure the potential transport impacts of mineral development are minimised.

Policy DM 4

Public Rights of Way and Recreational Highways

Mineral development proposals will only be granted where it is demonstrated that there will be no unacceptable adverse impact upon public rights of way and recreational highways, unless suitable permanent diversions or alternative routes are provided. Temporary diversions or alternatives may be required during construction or restoration works.

Justification

Public Rights of Way and Recreational Highways

- 9.86** Public Rights of Way (PRoW) are public highways that are protected by law and include footpaths, bridleways, restricted byways and byways open to all traffic (BOAT). The 'Definitive Map and Statement of Public Rights of Way' (DMS) is a legal document and sets out conclusive evidence of these routes. However, checks should be undertaken with the Warwickshire County Council Rights of Way Team to confirm the location and true widths of PRoWs as some additional routes may not be shown on the published version of the DMS.
- 9.87** Recreational highways are unclassified roads (UCRs) with an unsealed surface in the County which form valuable links in the recreational highway network. Because they are highways recreational UCRs are managed in the same way as the rights of way network but mainly for recreational use.
- 9.88** A PRoW or recreational unclassified road (UCR) will be affected by mineral development where it:
- crosses or is adjacent to an application site
 - is to be used for site access (whether temporary or permanent)
 - Will be crossed by an access road (whether temporary or permanent).
- 9.89** Applicants are required to identify all relevant PRoWs that may be affected by the development following the appropriate consultation with the Warwickshire County Council Rights of Way Team. Where mineral development is likely to affect a PRoW, the Rights of Way Team should be consulted at the earliest opportunity as part of any pre-application discussions. Where PRoW may be adversely impacted during the development, suitable diversions or alternative routes (which are not inconvenient to users) should be provided. Where appropriate, new mineral development should protect and enhance Public Rights of Way and access. Proposals should seek to comply with the policies set out in the Council's latest Rights of Way Improvement Plan (Rights of Way and Recreational Highway Strategy 2011 -2026) available at www.warwickshire.gov.uk/rowip (ROWIP).

9 Development Management Policies

- 9.90** Enhancement may be achieved by improvements to the network through practical works on existing routes, contributions to longer term management of affected routes, new paths or upgraded paths or cycle tracks particularly those providing better and/or additional links to the network or provision of promotional materials. Providing greater and better access to the countryside in general may also be considered as an enhancement.

Policy DM 5

Flood Risk and Water Quality

Planning permission will not be granted unless it can be demonstrated that the development will not increase the risk of flooding elsewhere throughout the lifetime of the development. Ancillary activities such as processing, vehicle handling, stockpiling, noise/amenity bunds must not be located in the floodplain. A restoration plan must be provided and every opportunity to reduce flood risk management must be taken e.g. local bunding, increasing the capacity of lakes left in restored workings to act as a controlled flood storage.

Planning permission will not be granted where mineral development proposals would have an unacceptable adverse impact on water quality or achieving the targets of the Water Framework Directive.

Justification

Water and Flood Risk

- 9.91** Climate change is likely to lead to increased and new risks of flooding within the lifetime of planned developments. Mineral development needs to be appropriately planned and designed to avoid, reduce and where necessary manage flood risk. However, the restoration of existing and new mineral workings in flood risk areas to increase flood water storage and enhance the natural environment can sometimes be beneficial.
- 9.92** The County's updated Strategic Flood Risk Assessment (SFRA) and the Local Flood Risk Management Strategy and Surface Water Management Plan should be consulted as part of the preparation of any planning application for mineral development as it provides the basis of the Sequential Test through providing information on the probability of flooding, taking into account other sources of flooding and the impacts of climate change.
- 9.93** An appropriate Site Specific Flood Risk Assessment is required for all planning application proposals that lie within flood zones 2 and 3, and proposals of over 1 hectare in Flood Zone 1, in accordance with national guidance.. Where new development may be vulnerable to flooding, the development should be designed to be appropriately flood resistant and resilient, with safe access and egress during flood events. National guidance says mineral workings can be large and may afford opportunities for applying the sequential approach at the site level. It may be possible to locate ancillary facilities such as processing plant and offices in areas at lowest flood risk. Sequential working and restoration can be designed to reduce flood risk by providing flood storage and attenuation.
- 9.94** Proposals for minerals development should seek to use water efficiently during the lifetime of the operation to avoid water shortages and environmental degradation. If water is required for on-site mineral processing and the intention is to source it from groundwater or surface water then an abstraction licence will be required from the Environment Agency. An abstraction licence may also be required for dewatering sites to win and work any minerals.
- 9.95** Minerals development should maximise opportunities to reduce the causes and impacts of flooding, both on and off site, through incorporating measures such as Sustainable Drainage Systems (SuDS). The use of SuDS such as ponds, reed beds and other landscape features that help to reduce flood risk, improve water quality and increase biodiversity will be supported.

Water Quality

- 9.96** The County Council is a co-deliverer of the Water Framework Directive. The Water Framework Directive sets a target of aiming to achieve at least 'Good Status' in all water bodies by 2015. Water quality will be a significant planning concern if mineral workings indirectly affect water bodies. Mineral development activities can potentially have an adverse impact on ground and surface water quality unless they are appropriately planned, designed and monitored throughout the life of the development. Under the Pollution Control regime, the Environment Agency is responsible for regulating mineral development activities to ensure that water quality meets set standards to prevent harm to the environment or human health.

Development Management Policies 9

9.97 New proposals should include an assessment of how the proposed development would affect a relevant water body in a river basin management plan and how the impacts will be mitigated. The impacts may include sub-water table working, the replacement of natural permeable materials with potentially poor quality and lower permeability imported materials and the storage and use of hazardous substances. Any assessment should therefore focus on the following elements:

- Identifying where there might be impacts on water bodies;
- Seek options to reduce impacts on water bodies;
- Require all practicable mitigation;
- Prevent deterioration of current water body status;
- Take listed measures in river basin management plan (RBMP) into account;
- Consider alternative development options that would avoid or reduce impacts on water bodies;
- Seek opportunities to improve water bodies;
- Consider objectives in RBMP's for protected areas;
- Water bodies include surface watercourses and underground aquifers.

9.98 Proposals for mineral development will only be permitted where it can be demonstrated that provision has been made to protect and where appropriate, enhance ground and surface water. Where mineral development may have an unacceptable adverse impact on surface or groundwater quality, planning permission will not be granted.

Policy DM 6

Aviation Safeguarding

Planning permission will not be granted for mineral development proposals where it would have an unacceptable adverse impact on aviation safety.

Justification

9.99 Civil and military aerodromes and technical sites must be safeguarded in accordance with the Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002. This seeks to ensure that their operation and development are not inhibited by:

- buildings, structures, erections or works which infringe protected surfaces, obscure runway approach lights or have the potential to impair the performance of aerodrome navigation aids, radio aids or telecommunication systems;
- lighting which has the potential to distract pilots; or
- developments which have the potential to increase the number of birds or the bird hazard risk such as the restoration of mineral workings by infilling with wastes

9.100 Where mineral development proposals are located within 13km of officially safeguarded civil aerodromes, 8 miles of military aerodromes or delineated safeguard areas for NATS Technical Sites, the appropriate consultation must be undertaken in accordance with Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002. In the event that the appropriate authorities consider that the mineral development may result in an unacceptable risk to such aerodromes or sites, planning permission should not be granted.

9 Development Management Policies

Policy DM 7

Reinstatement, reclamation, restoration and aftercare

Planning permission for mineral development will not be granted unless satisfactory provision has been made for high quality restoration and aftercare of the site, for the steps to be taken to bring the land up to the required standard for the intended after use and for the future management of its after use; and unless it has been demonstrated that the site can be reclaimed at the earliest opportunity.

In determining planning applications the Council will take into account the extent to which the proposals can deliver additional restoration benefits to the local community and the environment such as net gains in biodiversity.

Justification

- 9.101** The Minerals Local Plan seeks to ensure that the highest possible standards of restoration which contributes to achieving local and national objectives are delivered at the earliest opportunity in Warwickshire.
- 9.102** Planning permission will not be granted unless satisfactory information is submitted to demonstrate that provision will be made for high quality restoration and/or aftercare of a site and where necessary and appropriate long term management of its intended after use. For uses of land such as nature conservation the level of aftercare and future management will be higher and will be required for a longer period of time. Such extended aftercare will be secured by a planning obligation secured before planning permission is granted.
- 9.103** Restoration schemes should be produced to take account of the unique characteristics of the site to clearly demonstrate that the overall objectives of the scheme are practically achievable. This will include (as appropriate):
- the intended after use;
 - phasing;
 - storage and management of soils/overburden;
 - filling operations (if required);
 - final landform and levels;
 - vegetation establishment;
 - removal of site infrastructure;
 - landscaping and tree planting;
 - provision of surface features; and
 - Aftercare and long term management and monitoring.
- 9.104** For mineral extraction sites where expected extraction is likely to last for many years it may prove beneficial for the principles of the restoration or after-use to be established at the planning application stage, rather than detailed schemes drawn up at the outset. This is because there may be technological/operational innovation or policy changes over the period of operation. In these cases, a more flexible approach may lead to a restoration proposal that is both beneficial and deliverable. This is particularly important for large sites and areas where workings are concentrated such as in river valleys.
- 9.105** Restoration of sites should normally be undertaken in phases (progressive) to minimise local disturbance and impacts and to minimise the area of land required at any one time by the mineral working. Where proposals come forward to restore a site to lower than original levels consideration will be given to the landscape impacts of the proposed final restored level and whether it is appropriate in the local landscape. However it is recognized that Best and Most Versatile agricultural land can be restored/enhanced using low level land techniques and without having adverse impacts on visual appearance.
- 9.106** Carefully prepared and designed mineral development proposals offer the opportunity to provide restoration benefits to the local community and the environment through such things as net gains in biodiversity, green infrastructure and additional woodland planting. The Council will support proposals for the development of bio-secure sites for the possible re- introduction of white clawed crayfish.
- 9.107** Extensions to mineral workings either laterally or by deepening can provide opportunities to delay the restoration of an existing site creating the potential for significant environmental harm. Extensions to existing mineral working will not be permitted unless it can be demonstrated that the majority of the site cannot be restored to its intended after use due to practical or technical reasons.

Development Management Policies 9

Policy DM 8

Mineral Safeguarding (see also Policy MCS 5)

Non - mineral development except for those types of development set out in Appendix 3 within the Minerals Safeguarding Areas shown on the maps in Appendix 2 should not proceed unless

- The proposals for non-mineral development in the vicinity of permitted mineral sites or mineral site allocations would not unduly restricts the mineral operations; or
- The prospective developer has produced evidence prior to the determination of the planning application that clearly demonstrates that the mineral concerned is no longer of any value, or potential value; or
- It can be clearly demonstrated that the mineral cannot be extracted prior to the development taking place; or
- The non-mineral development is of a temporary nature and can be completed and the site restored before the mineral needs to be extracted; or
- The development is of a minor nature which would not constrain or hinder the extraction of the mineral resource; or
- There is an over-riding need for the non-mineral development.

Prior extraction will be supported where;

- it is practicable and will not result in the approved non-mineral development being incapable of implementation and development; and
- it is environmentally feasible; and
- it can be carried out without any unacceptable adverse impacts; and
- it can be carried out within a reasonable timescale: and
- there are proposals to restore the site should the approved non-mineral development be delayed or not implemented.

Justification

- 9.108** Other forms of development may impact on minerals development, either through surface development sterilising mineral resources or encroachment of incompatible development affecting the operational viability of the minerals development. As such the existence of existing and allocated sites for minerals development should be taken into consideration with regard to the determination of proposals for other forms of development.
- 9.109** Proposals for non-mineral development within a MSA must demonstrate that the sterilisation of mineral resources of local and national importance will not occur as a result of the development, and that the development would not pose a serious hindrance to future extraction. The developer should obtain site specific geological survey data to establish the existence or otherwise of a mineral resource of economic importance (such as type, quantity of the reserve and overburden to reserve ratio).
- 9.110** Geological information should be provided in a minerals resource assessment to accompany the planning application. Such information will be used to ascertain the likelihood and viability of the mineral being worked before any application for development that might sterilise the potential deposit is determined. The mineral resource assessment should be sent to the County Council for its consideration prior to the determination of the planning application. The County Council can advise the relevant local planning authority whether there is likely to be any sterilization of the mineral resource present and what action should be taken to address the issue in determining any planning application. This may involve refusing or approving the non-mineral development or providing for prior extraction of the mineral before the non-mineral development proceeds.

9 Development Management Policies

- 9.111** Based on the assessment the County Council may advise that development on or near mineral reserves should not proceed before the mineral is extracted, or that steps are taken to avoid sterilisation of the deposit. However, the County Council will not seek to prevent development where extraction is unlikely to occur in the future.
- 9.112** Where it is determined that it is necessary for the development to take place the County Council will seek prior extraction of the mineral. Separate planning applications will be required for the prior extraction and the non-minerals development or a planning condition being imposed on the non-mineral development requiring the prior submission and approval of a Construction Management Plan which can set out in detail the prior extraction scheme to be carried out.

Policy DM 9

'Whole Life' Carbon and Resource Efficiency

Mineral development should use a "Whole Life" Carbon Reduction and Resource Efficiency approach to construction, operation and reinstatement or restoration.

Justification

- 9.113** The mineral sector must make a contribution to meeting carbon reduction targets set out in the UK Low Carbon Transition Plan and the Strategy for Sustainable Construction. Mineral development must be carried out in such a way that reduce embodied and operational carbon emissions associated both with site/plant and transportation of materials and products during the life cycle of the development (construction, operation and reinstatement or restoration). Promotion of renewable and carbon energy and energy efficiency are key to achieving this.
- 9.114** Resource efficiency is about getting the most out of the finite resources and minimizing waste; this also brings benefits in terms of carbon emissions reduction. Minerals Development must set down principles and practices addressing the entire life cycle of the materials they create in order to promote resource efficiency. Through positive involvement with their supply chains and their clients significant gains can be achieved in resource efficiency. Planning applications for mineral development must demonstrate how "Whole Life" Carbon Reduction and Resources Efficiency is to be achieved.

Implementation and Monitoring 10

10 Implementation and Monitoring

Implementation

10.1 As the Minerals Planning Authority, Warwickshire County Council will play a leading role in implementing the policies of this Minerals Plan in a variety of ways. This will include:

- Determining planning applications in accordance with the Development Plan, government policy and guidance and other material considerations;
- Attaching conditions to planning permissions where appropriate;
- Seeking planning obligations or legal agreements with developers where necessary;
- Enforcing breaches of planning control where necessary;
- Encouraging co-operation and dialogue between the minerals industry and the communities by facilitating consultation and participating in liaison meetings;
- Consulting and engaging a wide range of stakeholders including other County Council departments, District and Borough Councils, Parish Councils, adjoining Minerals Planning Authorities, the West Midlands Aggregate Working Party, the Environment Agency, Natural England, English Heritage, the Health and Safety Executive, DEFRA, the Highways Agency and other interest groups;
- Working collaboratively with the minerals industry issuing advice, guidance or supplementary policy documents where required.

Monitoring

10.2 Warwickshire County Council has a legal duty to monitor policy implementation as part of its Annual Monitoring Report (AMR). The table below provides a proposed monitoring framework to assess the implementation of the policies by establishing performance indicators, targets and possible sources of information. In reviewing policy implementation on an annual basis (as a minimum), it will allow the Council to gather information to shape future policy formulation and decision making, to examine the effectiveness of its policies and, where necessary, to identify policy changes or interventions.

Table 10.1				
Policy	Objectives Achieved	Performance Indicator	Target	Information Source
S1 S2 - S10	i	1. Amount of sand and gravel permitted. 2. Number of sites producing sand and gravel. 3. Permissions within Allocated Sites or outside allocated sites.	1. Planned level of provision met. 2. Planned production levels maintained during plan period. 3. All sites permitted during plan period	1. Planning Applications/Annual Monitoring Report(AMR) 2. Aggregates Working Party (AWP) Annual Surveys/Annual Mineral Raised Inquiry (AMRI) returns/Local Aggregates Assessment (LAA). 3. Planning Applications/AMR

10 Implementation and Monitoring

Table 10.1				
Policy	Objectives Achieved	Performance Indicator	Target	Information Source
MCS1	i	1. Amount of recycled and secondary aggregates produced. 2. Sales of sand and gravel comparing with rolling 10 and 3 years sales averages. 3. Reserves of sand and gravel, crushed rock and clay	1. Sales of recycled and secondary aggregates 2. Sales of sand and gravel to meet planned level of provision. 3. Maintain landbanks of permitted reserves – Sand Gravel - 7 years. Crushed Rock - 10 years and 25 years for Brick Clay	1/2/3. AWP Annual Surveys/LAA
MCS2	i	1. Sales of sand and gravel. 2. Reserves of sand and gravel. 3. Permissions within Allocated Sites. 4. Number of sites permitted outside allocated sites.	1. Planned level of provision met. 2. Sand and Gravel landbank - 7 years. 3. All sites permitted during plan period. 4. No permissions granted unless the material planning benefits outweigh the material planning objections.	1/2 AWP Annual Surveys/LAA 3/4. Planning Applications/AMR
MCS3	i	1. Sales of crushed rock. 2. Reserves of crushed rock. 3. Permissions granted.	1. Planned level of provision met. 2. Crushed rock landbank - 10 years 3. No permissions in the Cotswold AONB	1/3. Planning Applications/AMR 2. AWP Annual Surveys/LAA
MCS4	iii	1. Number of proposals granted 2. Amount of new capacity provided.	1/2. All proposals in line with policy.	1. Planning Applications/AMR
MCS5	ii	1. Extent of MSAs sterilised by non -mineral development. 2. Number of objections made by WCC to proposals which sterilise mineral resources of economic importance. 3. Number of mineral infrastructure sites adversely affected by non -mineral development	1/2. No sterilisation of mineral resources contrary to requirements of policy. 3. No loss of minerals infrastructure sites contrary to requirements to policy.	1/2/3. Planning Consultations/AMR

Implementation and Monitoring 10

Table 10.1				
Policy	Objectives Achieved	Performance Indicator	Target	Information Source
MCS6	i, viii	1. Production of clay 2. Reserves of Clay 3. Permissions for long term stockpiling of clays	1. Planned level of provision met 2. Clay landbank – 25 years 3. No target	1/2. Annual survey by WCC/AMR. 3. Planning Applications/AMR
MCS7	i, viii	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
MCS8	i	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
MCS9	i	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
MCS10	i	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM1, DM1a, DM1b	iv, v	1. Approved proposals meet environmental criteria. 2. Mineral development carried out in close consultation with local communities. 3. Number of Site Liaison Committees	1. All proposals in line with policy. 2. All proposals subject to early consultation with local communities. 3. No target	1/2. Planning Applications. 3. AMR
DM2	v, x	1. Approved proposals meet environmental criteria. 2. Number of applications refused due to adverse health, amenity, economic or environmental effects	1/2 All applications are in line with environmental criteria except where the material planning benefits of the proposals outweigh the material planning objections.	1/2 Planning applications/AMR
DM3	vi	1. Approved proposals meet criteria. 2. Number of Transport Assessments submitted.	1. All proposals in line with policy. 2. All proposals accompanied by Transport Assessment where appropriate	1/2 Planning Applications/AMR
DM4	iv, v	1. Approved proposals meet criteria. 2. Length of public rights of way/recreational highways lost and/or created	1. All proposals in line with policy. 2. No loss of public rights of way/recreational highways.	1/2 Planning Applications/AMR

10 Implementation and Monitoring

Table 10.1				
Policy	Objectives Achieved	Performance Indicator	Target	Information Source
DM5	ix	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM6	iv, v	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM7	vii	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM8	ii	1. Extent of MSAs sterilised by non -mineral development. 2. Number of objections made by WCC to proposals which sterilise mineral resources of economic importance.	1/2. No sterilisation of mineral resources contrary to requirements of policy.	1/2. Planning Consultations/AMR
DM9	ix	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR

11 Glossary

Term of reference	Abbreviation (where used)	Definition
Aftercare		The management and treatment of land for a set period of time immediately following the completed restoration of a mineral workings to ensure the land is returned to the required environmental standard.
After-use		The long term use that land formerly used for mineral workings is restored to. This use can be agricultural, forestry or public amenity such as country parks.
Aggregates		Sand, gravel crushed rock and other bulk materials used by the construction industry.
Apportionment		The proportional split of the regional guidelines for the supply of aggregates for the West Midlands which is shared between the Mineral Planning Authorities.
Areas of Search		Areas of Search are designated sites which have mineral potential but for which there hasn't been the detailed investigation to prove the quality of the deposit. Therefore industry is encouraged to assess the economic viability. These areas have been examined against environmental constraints and their identification confers a general presumption in favour of proposals for extraction within them.
Area of Outstanding Natural Beauty	AONB	These are statutory designations under the National Parks and Access to the Countryside Act 1949. The primary objective is the conservation of the natural beauty of the landscape.
Biodiversity		There are three distinct levels to biodiversity: The variety of ecosystems and habitats (woodland, grasslands and wetlands), The number of different species and The genetic variation within individual species. Some examples of biodiversity include; meadows full of wild flowers, hedgerows full of blossom, and woods filled with birdsong.
Biodiversity Action Plan	BAP	UK and Local action plans to identify, conserve and protect existing biological diversity and to enhance it where possible. Action plans for the most threatened species and habitats have been set out to aid recovery, and reporting rounds show how the UKBAP has contributed to the UK's progress towards the significant reduction of biodiversity loss called for by the Convention on Biological Diversity.
Borrow Pit		A temporary and usually small scale mineral extraction operation specifically to supply mineral to a major construction project nearby.
Buffer Zones		These are areas drawn around settlements or properties in which mineral development is prohibited. The purpose of these zones is to protect settlements from disruption caused by the working of the minerals. They can also apply to an area around existing workings where non-mineral development may be prohibited which would adversely affect the operation of the existing mineral workings.

11 Glossary

Term of reference	Abbreviation (where used)	Definition
Carboniferous		A division of geological time from around 360-290 million years ago.
Clay		A very fine-grained mineral with particles measuring less than 0.002mm. It has high plasticity when wet and considerable strength when air-dry. It is a very useful engineering material.
Construction and Demolition Waste		Waste arising from construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hardcore, sub-soil and top-soil, but can also contain quantities of timber, metal, plastics and occasionally hazardous waste materials.
Coal		Combustible mineral formed from organic matter (mostly plant material). A fossil fuel most commonly used in energy production.
Crushed rock		Naturally occurring rock which is crushed into a series of required sizes to produce an aggregate.
Department for Communities and Local Government	DCLG	Government department with national responsibility for housing, urban regeneration, local government and planning.
Department for the Environment Food and Rural Affairs	DEFRA	Government department with national responsibility for sustainable waste management.
Development Control Policies		A set of criteria-based policies required to ensure that all development within the area meets the vision and strategy set out in the plan.
Development Plan Documents	DPDs	These outline the key development goals of the Local Development Framework. These are documents that have been subject to rigorous community involvement, consultation and independent examination. Once adopted, development control decisions must be made in accordance with the DPDs, unless material considerations indicate otherwise.
Environment Agency	EA	The principal environmental regulatory body in England and Wales. Responsible for promoting improvements in waste management, permitting waste management facilities including landfills and ensuring consistency in regulation across England and Wales.
Flood Zones		These are areas that could be affected due to flooding from rivers. Flood zone 3 indicates the extent of a flood (1 in 100) chance of happening in any year. Flood zone 2 indicates the extent of an extreme flood with a 0.1 per cent (1 in 1000) chance of happening in any year. Flood zones are defined in planning policy for England and are produced ignoring the presence of existing flood defences, since defences can be 'overtopped' if a flood occurs which is higher than the defences are designed to withstand. Defences can even fail in extreme events.
Green Belt		Areas of land defined in Structure Plans and district wide Local Plans that are rural in character and adjacent to urban areas, where permanent and strict planning controls apply in order to check surrounding countryside from further encroachment; prevent neighbouring towns from merging into one another; preserve the special character of historic towns and assist urban regeneration.

Glossary 11

Term of reference	Abbreviation (where used)	Definition
Green Infrastructure		Green Infrastructure is a network of high quality green spaces and other environmental features. It is a resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Included in Green Infrastructure are parks, open spaces, playing fields, woodlands, allotments and private gardens. Key considerations for green infrastructure are the functions or ecosystem services it provides. It should be considered at a broader scale than is necessarily the case for individual areas
Greenfield Land		Undeveloped or vacant land not included in the definition of 'previously developed land'.
Hazardous Waste		Broadly any waste on the European Hazardous Waste list that has one or more of fourteen hazardous properties.
Inspector's report		This will be produced by the Planning Inspector following the Independent Examination and may contain binding recommendations for the Council to consider. The report will then be subject to an internal QA process in the Inspectorate before dispatch. The Local Planning Authority then has two weeks to carry out the fact check.
Jurassic		A division of geological time from around 200-135 million years ago.
Landbank		Landbanks of aggregate mineral reserves, or aggregate landbanks, are principally a monitoring tool to provide a mineral planning authority with early warning of possible disruption to the provision of an adequate and steady supply of land-won aggregates in their particular area. Aggregate landbanks should be used principally as a trigger for a mineral planning authority to review the current provision of aggregates in its area and consider whether to conduct a review of the allocation of sites in the plan. In doing so, it may take into account the remaining planned provision in the minerals local plan.
Local Biodiversity Action Plan		Non-statutory plan developed through partnership working and seeking to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets.
Local Development Document	LDD	A document that forms part of the Local Development Framework. Can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework	LDF	LDF is the term used to describe a group of documents produced by the Local Planning Authority detailing: Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, Local Development Scheme, Authority Monitoring Reports
Local Development Scheme	LDS	Sets out the programme for the preparation of the Local Development Documents.
Mineral Consultation Areas	MCAs	MCAs define broad areas in which the presence of minerals resources has been identified but not assessed in detail. Currently Warwickshire County Council's MCA's define areas where there is a presence of aggregate resources . This has been supplied to all five District Councils within the County. As Mineral Planning Authority Warwickshire requires to be consulted on all planning applications falling within the Mineral Consultation Areas with the following exceptions. Development in accordance with the allocations of an adopted or deposited local plan, Householder applications such as extensions to houses, Reserved Matter applications unless the

11 Glossary

Term of reference	Abbreviation (where used)	Definition
		Mineral Planning Authorities specifically requested consultation at the outline stage, Minor developments, such as fences, walls, bus shelters, Applications for listed buildings unless specifically requested, Advertisement applications, Extensions or alterations to an existing use/building which do not fundamentally change the scale and character of the use/building, but sub-division of a dwelling will require consultation.
Mineral Development		An activity related to the exploration for the extraction and working of minerals, including tipping of soil and ancillary operations such as the construction and use of processing plant.
Mineral Reserves		Mineral deposits which have been investigated and are proven to be of economic importance due to the quality, quantity and nature of the deposit and benefit from an existing planning permission.
Mineral Resource		A potential source of mineral where the deposits nature, quality and quantity has yet to be assessed or is not yet economic.
Mineral Safeguard Areas		Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance.
Minerals and Waste Development Scheme	MWDS	A project plan and timetable for the preparation of the Minerals and Waste Development Frameworks and all of its constituent documents.
Minerals Plan Document		A documents which sets out the long term vision, objectives and strategy for mineral development across Warwickshire up to 2021, and provides the framework for mineral development control.
National Planning Policy Framework	NPPF	Sets out the government's planning policies for England.
Office of the Deputy Prime Minister	ODPM	Former government department with responsibility for planning and local government. The responsibilities of the ODPM transferred to the DCLG on 5 th May 2006.
Permitted Reserves		Mineral deposits with the benefit of planning permission for extraction.
Planning and Compulsory Purchase Act 2004	PCPA	An Act to make provision relating to Spatial Development and town and country planning; and the compulsory acquisition.
Planning Inspectorate	PINS	The Government agency responsible for scheduling independent examinations. PINS employ planning inspectors who sit on independent examinations.
Preferred Area		Area containing mineral resources, which can be identified with a high degree of certainty and where the principle of extraction has been established. These areas must be subject to extensive consultation before they are formally delineated.

Glossary 11

Term of reference	Abbreviation (where used)	Definition
Previously Developed Land	PDL	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural and forestry purposes and land built up areas which has not been developed previously (e.g parks, recreation grounds and allotments even though these may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can be reasonably considered as part of the natural surroundings), and where there is a clear reason that could out-weigh the re-use of the site such as its contribution to nature conservation or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.
Primary Aggregates		Material extracted or produced from natural occurring mineral deposits used as an aggregate.
Proposals Map		Illustrates the policies and proposals in the development plan documents and any saved policies that are included in the local development framework.
Public Consultation		A process through which the public is informed about proposals by the planning authority or developer and invited to submit comments.
Polished Stone Value	PSV	This is a value given to an individual aggregate, found by subjecting the aggregate to a standard polishing process and then testing the aggregate with the Portable Skid Resistance Tester. Aggregate that has a PSV value (over 60) is regarded as a High Skid Resistant Aggregate. High PSV stone is used for the production of asphalt, for road surfacing.
Quarry		A type of open pit mine from which rock or minerals are extracted. They are often shallower than other types of open pit mine.
Ramsar Site		Internationally important sites designated under the Convention on Wetlands of International importance especially as water fowl habitat, Ramsar 1971.
Reclamation		The process of returning an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
Recycled Aggregates		Aggregates produced from recycled construction waste such as crushed concrete, road planing's etc.
Recycling		Involves the reprocessing of waste materials, either into the same product or a different one.
Regionally Important Geological Site	RIG	A non-statutory regionally important geological or geomorphological site (basically relating to rocks, the Earth's structure and landform).

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Term of reference	Abbreviation (where used)	Definition
Registered Parks and Gardens		Gardens, grounds and other planned open spaces, such as town squares. The emphasis of the register is on 'designed' landscapes, rather than on planting or botanical importance. Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever.
Restoration		Once mineral developments have ceased sites are required to be returned to an acceptable environmental state whether this be a continuation of the existing land use or the creation of a new one.
Re-use		The reuse of materials in their original form, without any processing other than cleaning. This can be practised by the commercial sector with the use of products cleaned.
Rural Areas		The rural areas of the county are those outside of the built up areas of Nuneaton, Bedworth, Rugby, Kenilworth, Leamington Spa, Warwick and Stratford-upon-Avon, Atherstone, Polesworth/Dordon and not 'Hams Hall'.
Sand and Gravel		A finely divided rock, comprising of particles or granules that range in size from 0.063 to 2mm for sand, and up to 64mm for gravel. It is used as an important aggregate mineral.
Saved Plan/Policies		Under the Planning Compulsory Purchase Act (2004) the Minerals and Waste Local Plans for Warwickshire have been 'saved' for a period of three years (until September 2007). Selected policies within these plans have been further 'saved' beyond September 2007, but will be progressively replaced by the emerging DPDs within the new MWDF.
Scheduled Ancient Monuments		Sites and remains designated under the Ancient Monument and Archaeological Areas Act 1979 to ensure protection from development.
Secondary Aggregates		These are materials that originate as waste products from quarrying and mining activities or as a by-product from an industrial process which can be processed and used as an aggregate in the construction industry.
Sites of Special Scientific Interest	SSSI's	A site statutorily protected for its nature conservation, geological or scientific value designated under the Wildlife and Countryside Act 1981 (as amended).
Special Area of Conservation		Candidate and proposed: designated with the intention to protect habitats of threatened species of wildlife, under the European Community Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora.
Special Landscape Areas		An area recognised as being of County level landscape importance. A non-statutory landscape designation, Special Landscape Areas frequently border Areas of Outstanding Natural Beauty, protecting the landscape settings of these statutorily designated areas.
Special Protection Area		Internationally important sites designated under Council Directive 79/403/EEC on the Conservation of Wild Birds 1979.
Strategic Environmental Assessment (SEA)		Local Planning Authorities must comply with European Union Directive 2001/42/EC which requires a high level, strategic assessment of local development documents (DPDs and, where appropriate SPDs) and other

Glossary 11

Term of reference	Abbreviation (where used)	Definition
		local programmes (e.g. the Local Transport Plan and the Municipal Waste Management Strategy) that are likely to have significant effects on the environment.
Statement of Community Involvement	SCI	A document which outlines the standards and approach that the County will undertake in engaging with stakeholders and the local community in producing its Minerals and Waste plans.
Sterilisation		This occurs when developments such as housing, roads or industrial parks, pipelines, pylons, wind farms, railways, canals are built over potential mineral resources/reserves. Sometimes access restrictions may sterilize minerals resources/reserves.
Strategic Flood Risk Assessment	SFRA	An assessment which identifies the main risks to a development site from flooding and recommends mitigation measures to reduce the impact of flooding to the site and surrounding area.
Sustainability Appraisal	SA	Local Planning Authorities are bound by legislation to appraise the degree to which their plans and policies contribute to the achievement of sustainable development. The process of Sustainability Appraisal is similar to Strategic Environmental Assessment but is broader in context, examining the effects of the plans and policies on a range of social, economic and environmental factors. To comply with Government Policy, Warwickshire County Council produces a Sustainability Appraisal that incorporates a Strategic Environmental Assessment of its Minerals and Waste Local Development Documents.
Sustainable Development		Development which seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Mineral Extraction		Means using mineral resources efficiently, so as to carry out mineral working only where it is needed, ensuring that there is sufficient balance between the economic, social, and environmental goals of sustainable development.
Waste Local Plan		A statutory detailed land use plan, produced by the County Council. Its purpose is to set out specific land use policies in relation to waste management development in the County. The policies are applied to planning applications for waste disposal facilities, such as landfill sites, incinerators and recycling depots.

Table 11.1

11 Glossary

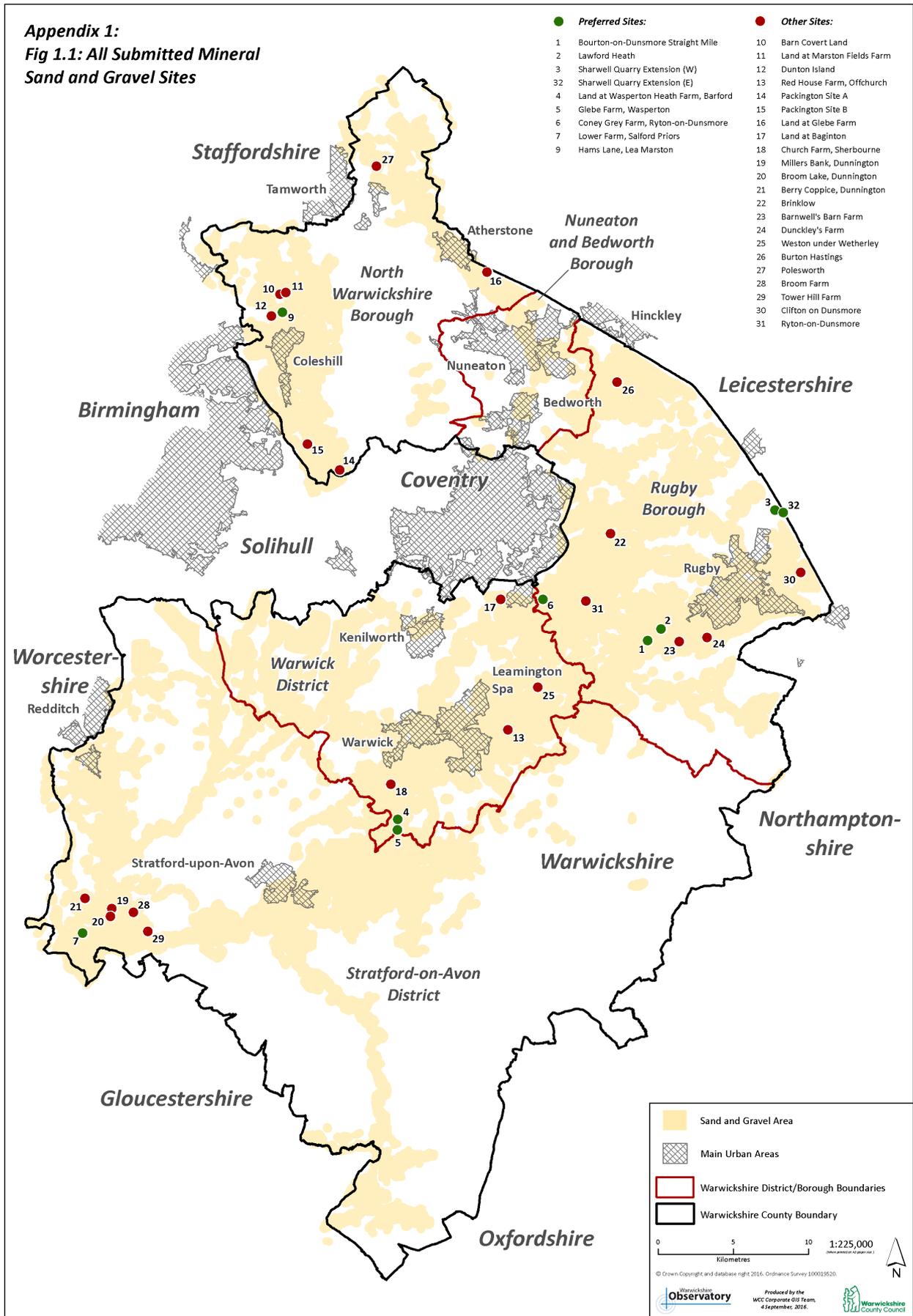
Appendix 1: Minerals Sites Submission Plans 12

12 Appendix 1: Minerals Sites Submission Plans

Appendix 1 Minerals Sites Submission Plans

12 Appendix 1: Minerals Sites Submission Plans

Appendix 1:
Fig 1.1: All Submitted Mineral Sand and Gravel Sites



Appendix 1: Minerals Sites Submission Plans 12

Map 12.1 All Submitted Sand and Gravel Sites

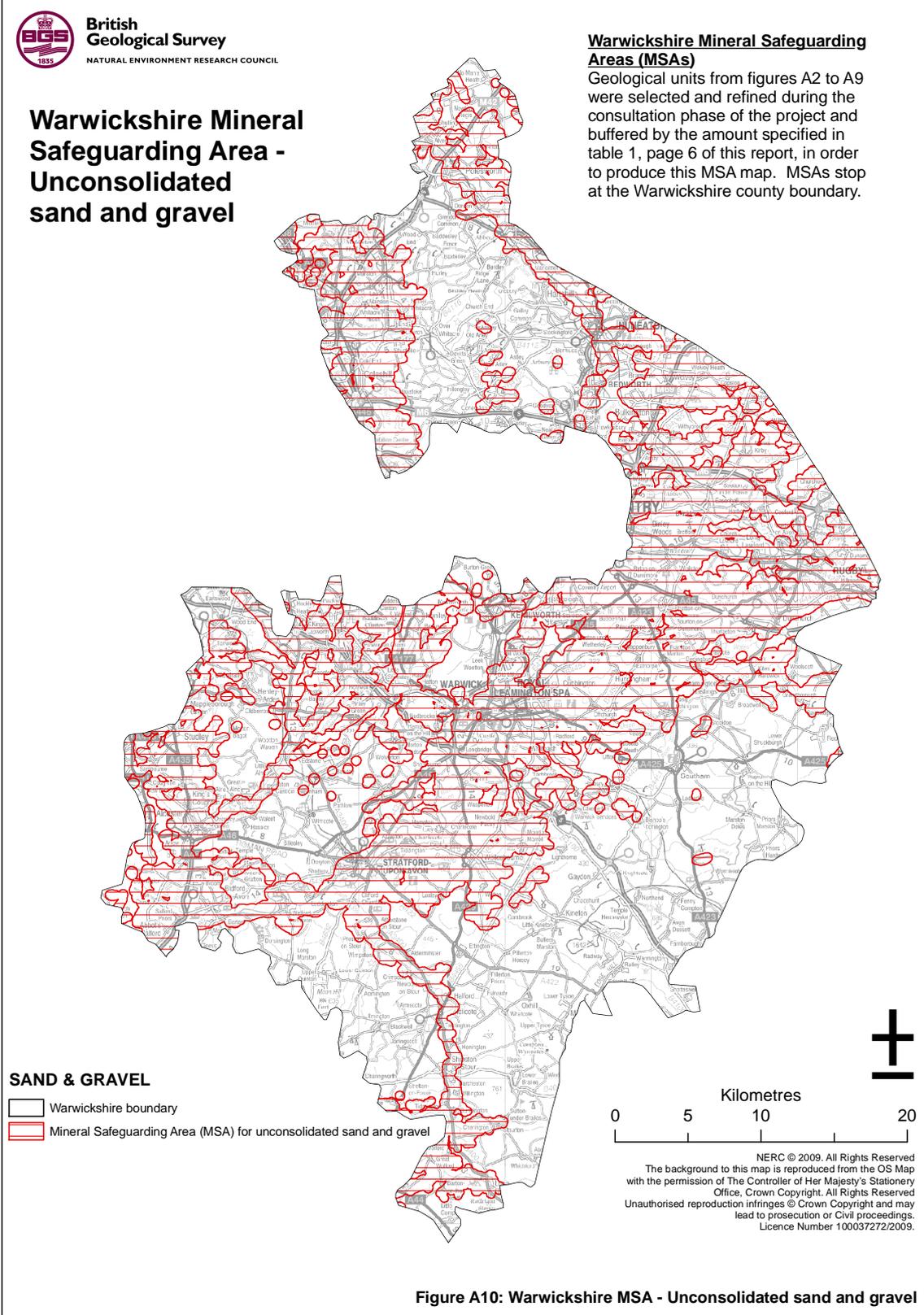
12 Appendix 1: Minerals Sites Submission Plans

Appendix 2: Mineral Safeguarding Plans 13

13 Appendix 2: Mineral Safeguarding Plans

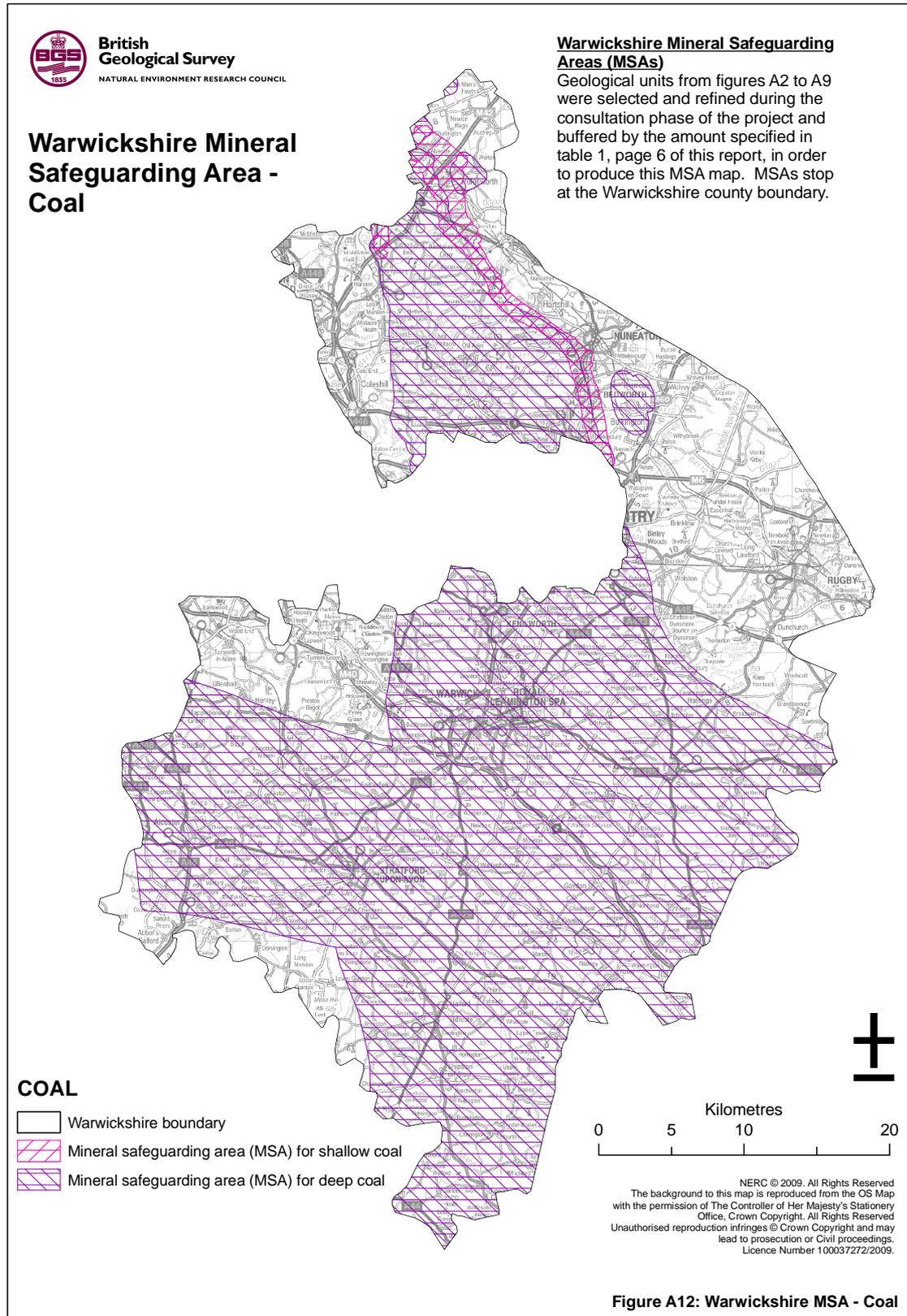
- 13.1** Warwickshire County Council commissioned the British Geological Survey (BGS) to delineate its Mineral Safeguarding Areas (MSA's).
- 13.2** We have produced MSA's for all the main minerals in the county; these are for sand and gravel, crushed rock, coal, building stone, brick clay and cement raw materials.
- 13.3** These are all shown below. They are also shown on a composite map.

13 Appendix 2: Mineral Safeguarding Plans



Map 13.1 Sand and Gravel

Appendix 2: Mineral Safeguarding Plans 13



Map 13.2 Coal

13 Appendix 2: Mineral Safeguarding Plans

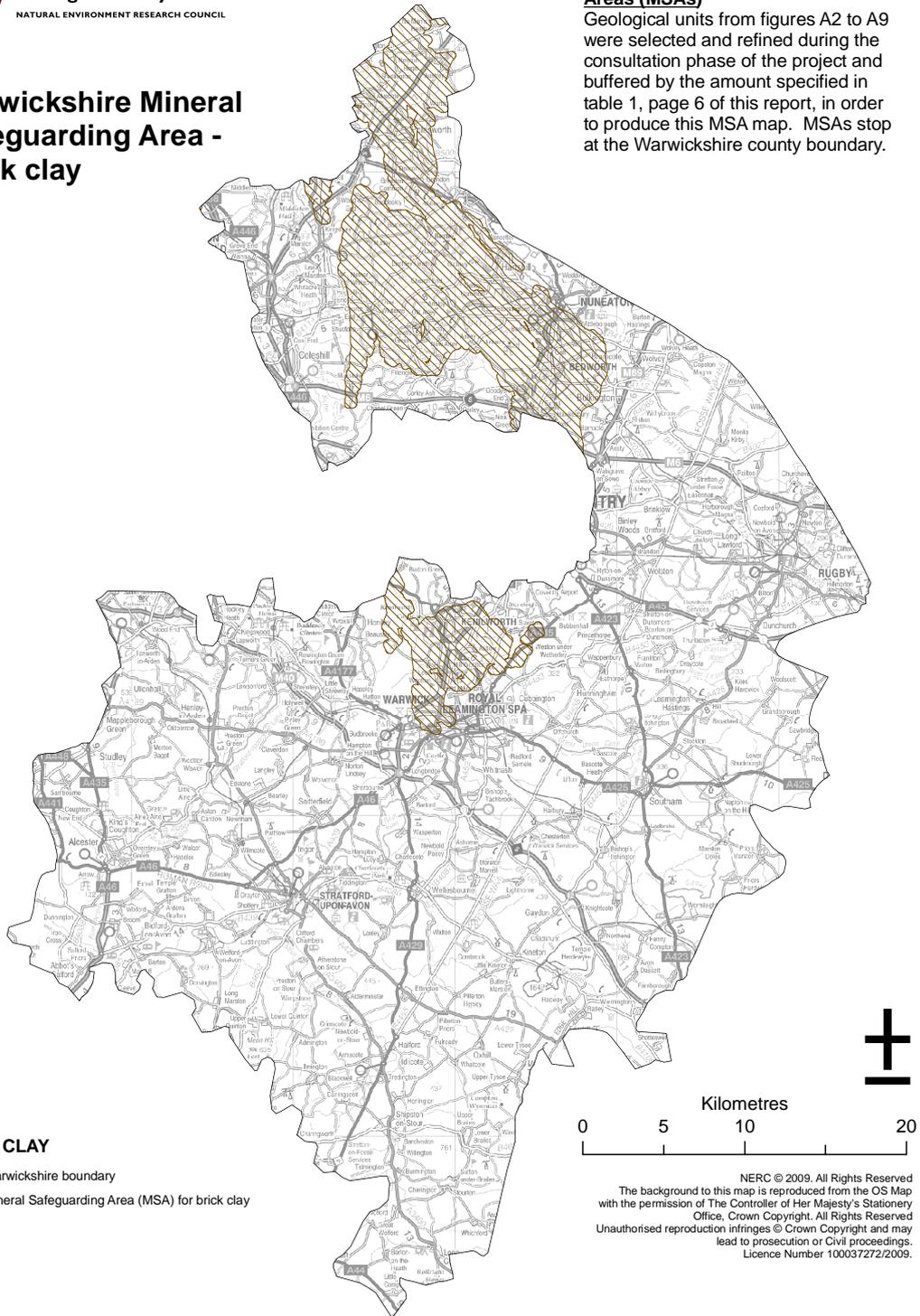


British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Warwickshire Mineral Safeguarding Area - Brick clay

Warwickshire Mineral Safeguarding Areas (MSAs)

Geological units from figures A2 to A9 were selected and refined during the consultation phase of the project and buffered by the amount specified in table 1, page 6 of this report, in order to produce this MSA map. MSAs stop at the Warwickshire county boundary.



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Figure A13: Warwickshire MSA - Brick clay

Map 13.3 Brick clay

Appendix 2: Mineral Safeguarding Plans 13



Map 13.4 Cement raw materials

13 Appendix 2: Mineral Safeguarding Plans



Warwickshire Mineral Safeguarding Area - Building stone

Warwickshire Mineral Safeguarding Areas (MSAs)

Geological units from figures A2 to A9 were selected and refined during the consultation phase of the project and buffered by the amount specified in table 1, page 6 of this report, in order to produce this MSA map. MSAs stop at the Warwickshire county boundary.

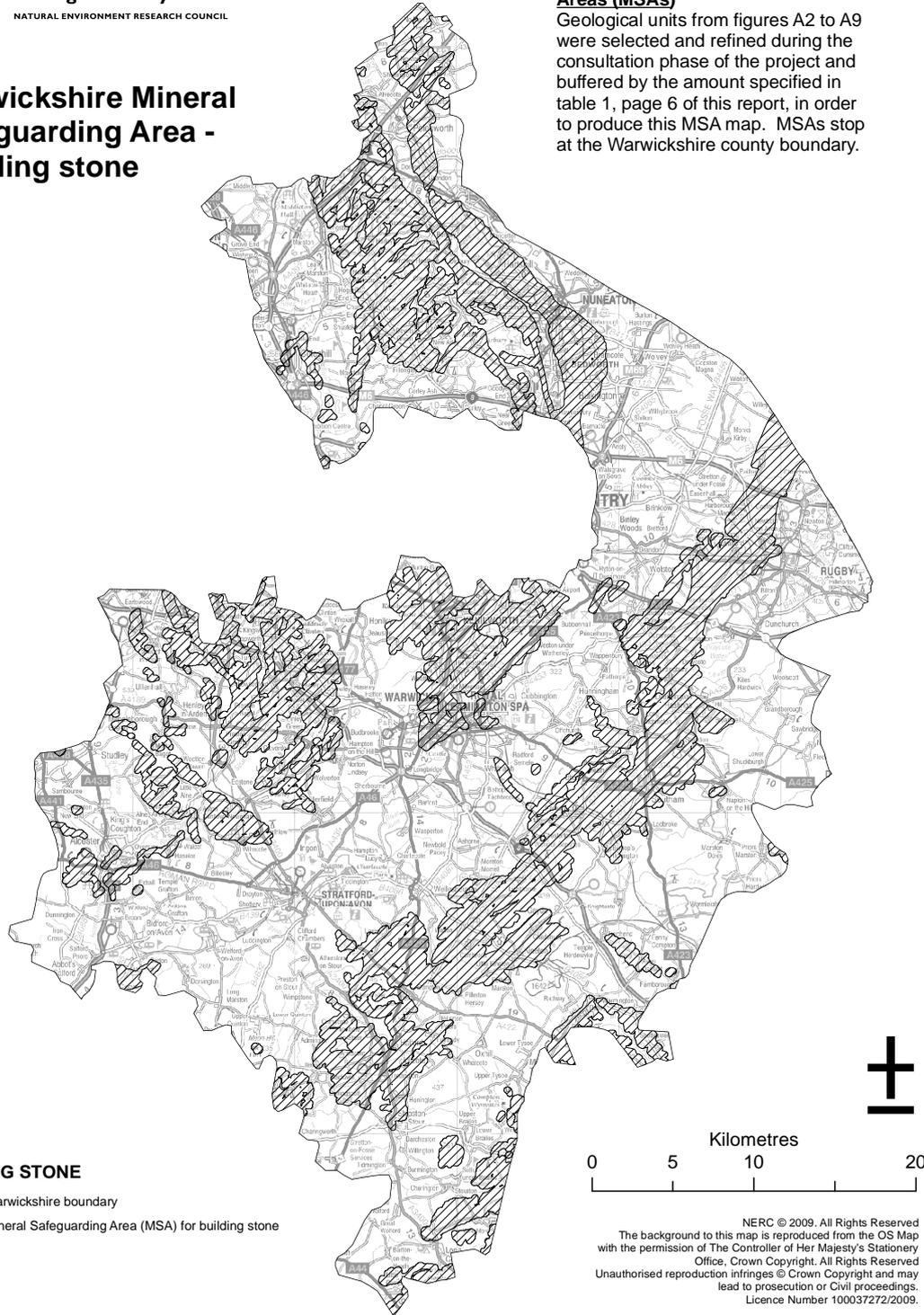


Figure A15: Warwickshire MSA - Building stone

Map 13.5 Building stone

Appendix 2: Mineral Safeguarding Plans 13

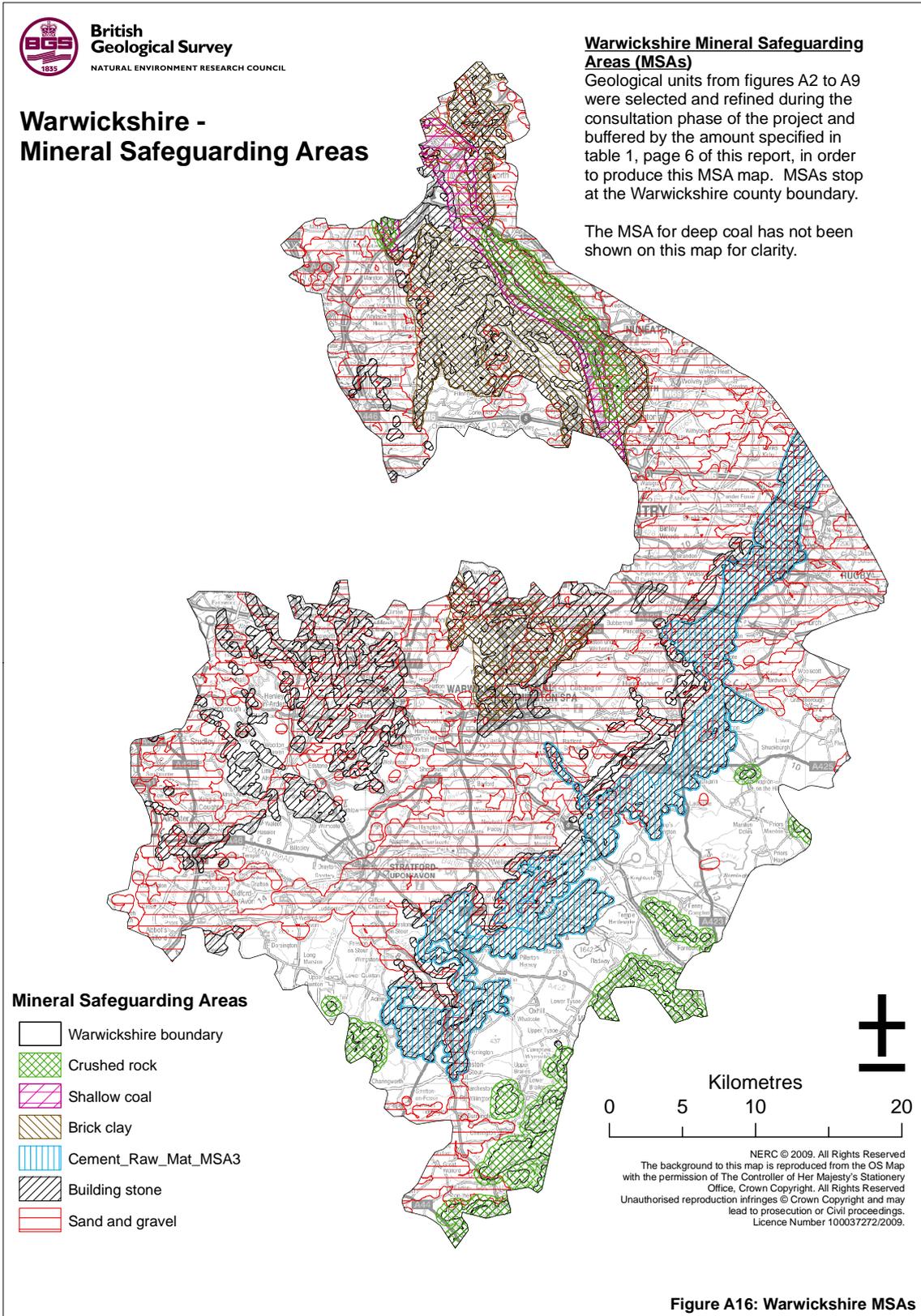


Figure A16: Warwickshire MSAs

Map 13.6 Composite map

13 Appendix 2: Mineral Safeguarding Plans

Appendix C

Revised Minerals and Waste Development Scheme 06.10.16

Publication Plan Consultation	November 2016
Closure of Consultation	December 2016
Submission of Plan	July 2017
Examination in Public	October 2017
Inspectors Report	January 2018
Plan Adopted	April 2018