Item 4 – Appendix 1

Warwickshire Minerals Plan Publication Consultation 2018

Warwickshire County Council

Foreword

We are pleased to introduce Warwickshire County Council's (WCC) Minerals Plan. This document sets out the preferred strategy, sites and policies for the extraction of minerals in support of sustainable economic development over the next 15 years.

Minerals are critical in supporting the development of sustainable communities and economic growth. It is critical that a sufficient supply of material is maintained in order to support the provision of houses, roads, energy and the infrastructure required in Warwickshire into the future.

The sand and gravel sites put forward as preferred sites within the plan are in locations as accessible as possible to the main areas of projected development and growth. This approach limits environmental impacts and more effectively contributes to the infrastructure requirements within these areas.

The National Planning Policy Framework (NPPF) requires that WCC as a Mineral Planning Authority to maintain at least a seven year land-bank for sand and gravel throughout the plan period.

This Minerals Plan is the product of consultation and engagement with residents, the minerals industry and other businesses as well as community and environmental groups. By working closely with stakeholders and using the most up to date research and guidance, we have produced a realistic plan that sets out six allocations for the extraction of 6.525 million tonnes of minerals for the duration of the plan period.

This document is a significant step towards ensuring the county's minerals needs are met in the most sustainable way, by balancing all economic, social and environmental factors.

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Cabinet Portfolio Holder for Transport and Planning

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1 Introduction

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 from 2018. 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?

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.

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, in 2010, the Council 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. Feedback during the consultation with communities and stakeholders had been taken into account which included further assessment of the sites.

The previous consultation, carried out in December 2016 and February 2017 related to the 2016 Publication (Pre-Submission Draft) Plan. In light of the feedback received and revised 2017 LAA (including a Topic Paper), the Council felt it appropriate to review the Plan based on revised sand and gravel requirements to better reflect the current and future growth requirements for Warwickshire. Following on from the review of sites, this Plan, the 2018 Publication (Pre-Submission Draft) Plan is the subject of this current consultation.

Where are we now?

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.

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.

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 aggregates sources and to present it to the West Midlands Aggregate Working Party (WMAWP) for comment. The Council has produced four LAAs, summary below:

- The first LAA was adopted on 24th June 2014,
- Consulted on the second LAA in October 2015
- The third LAA was signed off by the WMAWP on 6th October 2016 and was the basis for the 2016 Publication (Pre-Submission Draft) Plan
- The Council's latest consultation, the subject of this current stage of the Plan, is the 2018 Publication (Pre-Submission Draft) Plan and is supported by the 2017 LAA

Sand and gravel provision in Warwickshire

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 13 years based on calculations within the most recent LAA (2017). A number of sites have closed since 2008 and until recently only one new site at Wolston Fields has been put forward by the industry and that 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 and work restarted at High Cross Quarry in 2017

Crushed rock provision in Warwickshire

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 this plan. The plan contains policies against which proposals for future working of the mineral resource area will be considered.

Provision of other minerals in the County

There are also landbank requirements for cement (15 years) and brick clay (25 years) which are relevant to Warwickshire. However, there is only one site for each of these minerals; Rugby for cement and Kingsbury Brickworks for clay. Rugby relies on imported limestone (chalk slurry) piped from Kensworth (Bedfordshire) from outside Warwickshire and clay from within the county at Southam Quarry. Rugby has sufficient reserves of all the major raw materials required to produce cement during the plan period. Kingsbury Brickworks currently has a 25 year landbank of permitted reserves sufficient to meet its future needs. The long term needs of both plant sites depends more on mineral safeguarding than finding new sites. For this reason the future planning of all minerals other than sand and gravel will be addressed through the policies in this Plan rather than site allocations.

Underground Coal Gasification (UCG) and Fracking

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. This Plan contains a policy to ensure that UCG proposals can be adequately assessed.

Fracking is a process whereby the rock is fractured by injecting water at high pressure which forces gases through pipes above the surface. This Plan addresses the issue through a policy. 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

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.

The key policy messages are that when preparing plans authorities should:

- 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

the best and most versatile agricultural land, geodiversity, biodiversity, nature woodland, the historic environment, recreation and soil resources).

Minerals Planning Practice Guidance

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.

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.

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.

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. 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)

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)

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)

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

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.

Communities now have new powers to shape development through neighbourhood 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.

Planning Policy summary

The national and local plans, policies and guidance set out above form the context for the Minerals Plan. In applying these policies, plans and guidance to produce this 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.

3 Spatial Portrait

Locational Context

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.

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, and 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.

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

In 2015/2016 Warwickshire was home to 556,750 people according to the latest population figures from the 2016 estimate (ONS) s. There had 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).

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 and -2021.

Table 3.1 Population Estimates (2016) – Source: ONS

Districts	Population
North Warwickshire	63,229
Nuneaton and Bedworth	127,019
Rugby	103,815
Stratford-upon-Avon	123,670

Warwick	140,411
Warwickshire	556,750

Table 3.2 The population of the main settlements in Warwickshire

	Mid 2002 Ward Estimates 2012	Mid 2012 Ward Estimates	% change 2002 - 2012
Alcester	6,000	6,000	0.0
Atherstone and Mancetter	10,900	11,000	+0.9
Bedworth	34,700	37,300	+7.5
Coleshill	6,300	6,500	+3.2
Kenilworth	23,300	23,300	0.0
Leamington Spa	45,800	50,500	+10.3
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.

Employment and Training

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.

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.

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%.

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 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.

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

Despite being a prosperous County there are inequalities, with the majority of the less prosperous areas with higher levels of deprivation 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 epitomised by the physical and practical problems of lack of transport and support services and of limited employment opportunities outside the main towns.

The latest English Indices of Multiple 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 as shown in Table 3.2.

Nuneaton & Bedworth has the highest levels of deprivation in the County, indicated by the highest average Lower Layer Super Output Area (LSOA) 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.

Table 3.3 Local Authority Ranking by Average Deprivation

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

Various indicators measured at Super Output level 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.

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.

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 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 fewer than 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

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).

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.

There are also plans for a new HS2 high speed rail link through the County. In 2010, the Department for Transport with HS2 Ltd announced the proposed route for the high speed rail link between Birmingham and London Euston. The proposed route is highlighted in Figure 1.1. Whilst the HS2 rail proposals are still at pre-development stage, there may be implications for the emerging Minerals Plan. The HS2 proposals will be closely monitored through future monitoring and taken into account at all stages as the Minerals Plan develops.

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.

The 135 mile Grand Union Canal links Birmingham and London and enters Warwickshire through 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.

Warwickshire has over 1,750 miles of public rights of way, along with over 100 miles of canal towpaths and a variety of other site based countryside access opportunities, both private and local authority operated. As well as providing a resource for the people of Warwickshire, the network also plays a larger role with several regionally and nationally important long distance promoted routes passing through the county. The settlement pattern and transport infrastructure, together with the existing mineral sites within the County, are shown in Figure 1.1. The County Council's advisory lorry routes are shown in Figure 1.2.

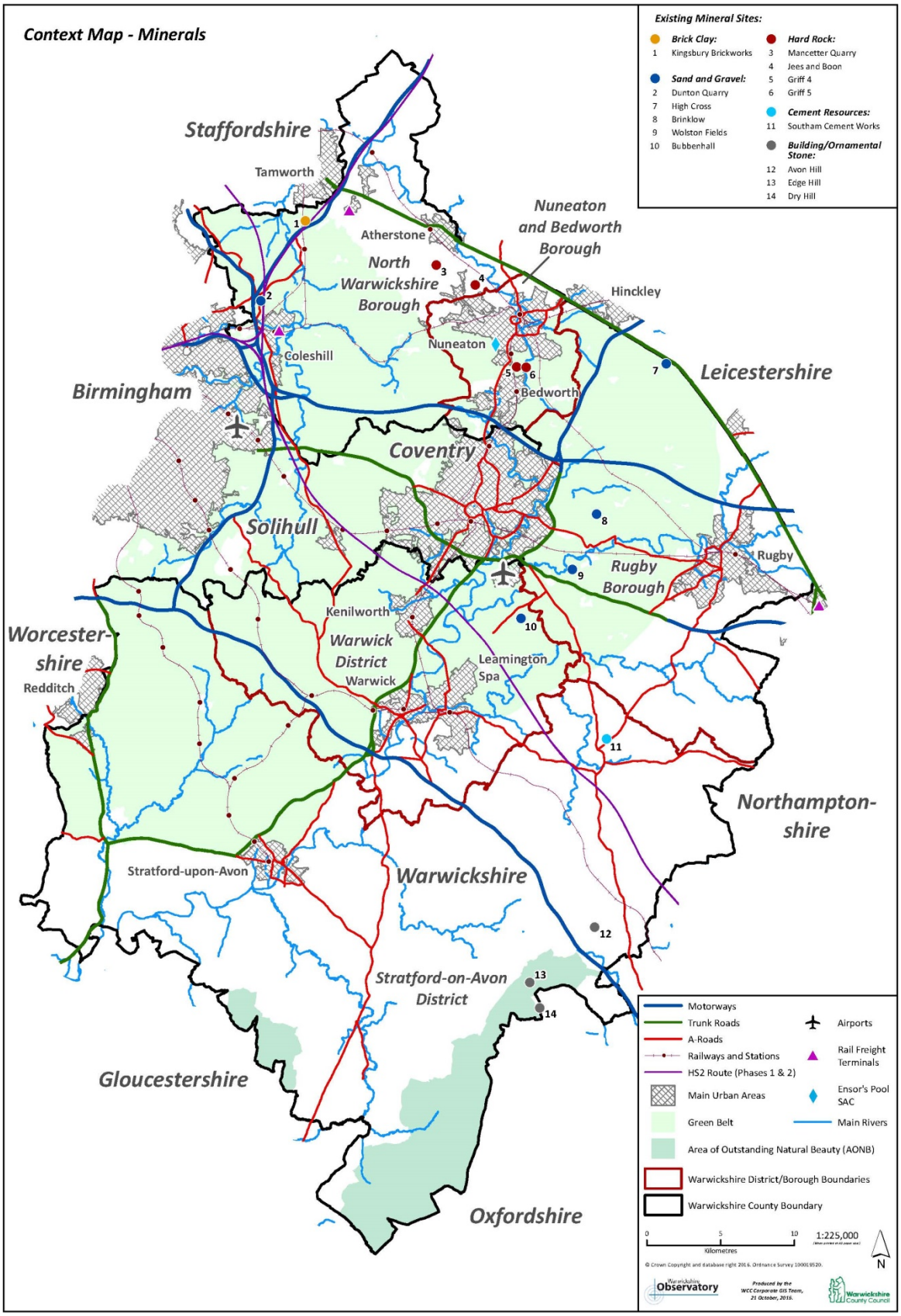


Figure 1.1 Sub-regional context - Minerals

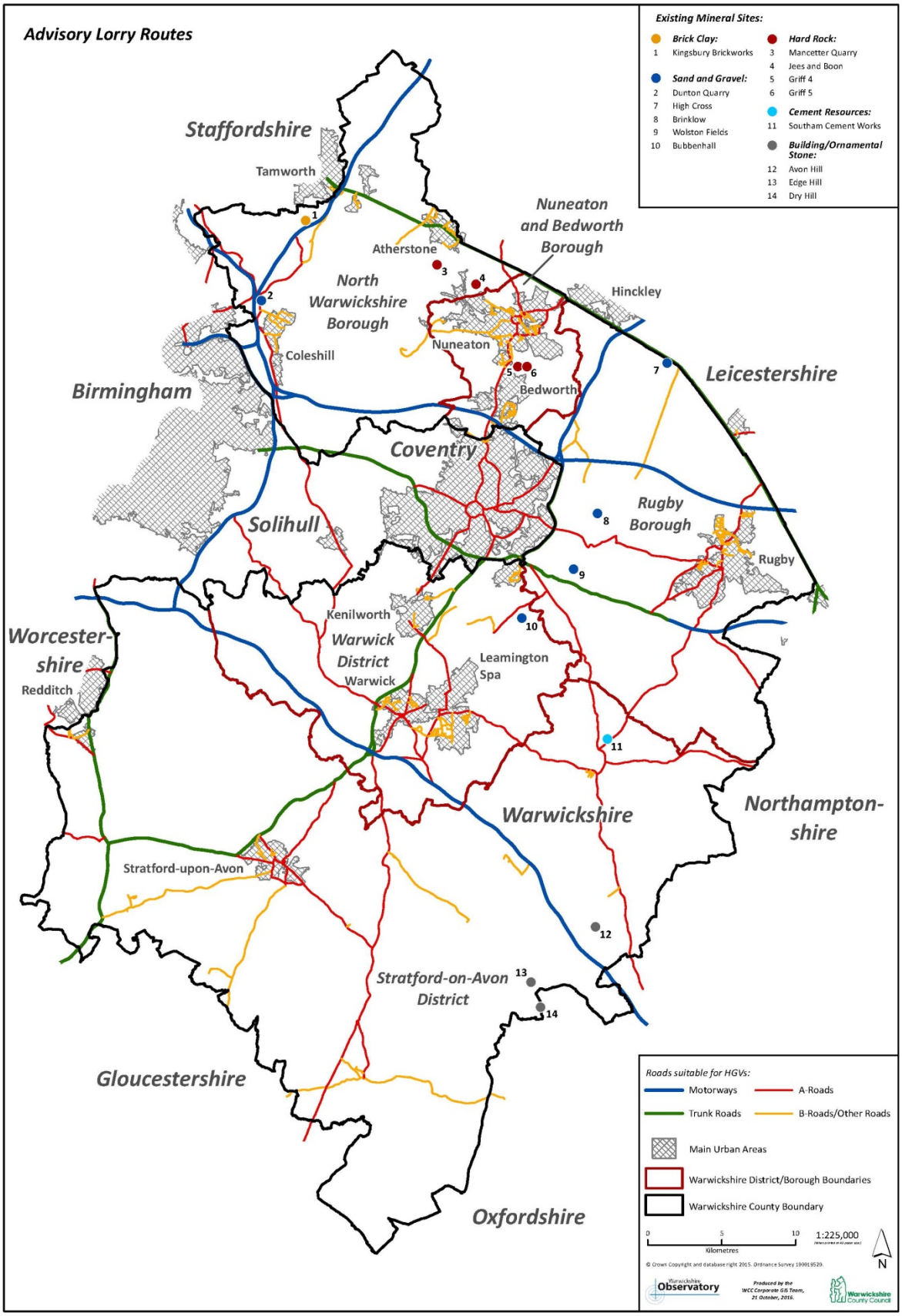


Figure 1.2 Advisory Lorry Routes in Warwickshire

Environment

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 has 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 Figure 1.3).

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 Figure 1.3), and there are sites in proximity of the county, an initial screening assessment has been undertaken. A further assessment has been undertaken and accompanies this plan.

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.

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.

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.

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.

In Warwickshire the latest agricultural land classification information for the county shows that 0.1% of the land is grade1, 11.9% is grade 2, 74.5% is grade 3, 7.9% is grade 4, and 0.1% is grade 5. Figure 1.4 shows the geographical distribution of the various grades.

Details of the Air Quality Management Areas in the county are shown on Figure 1.5.

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).

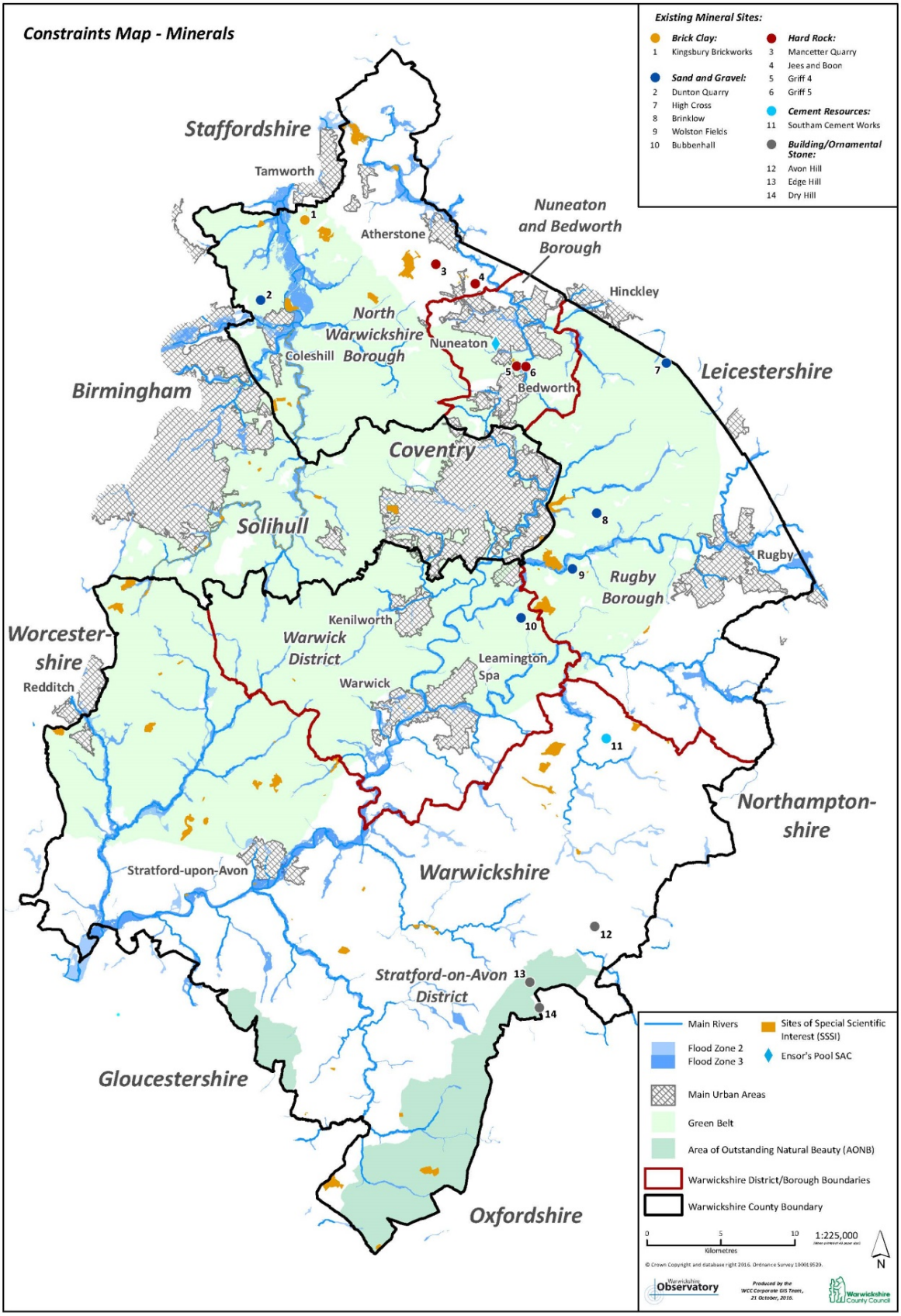


Figure 1.3 Mineral Constraints Map

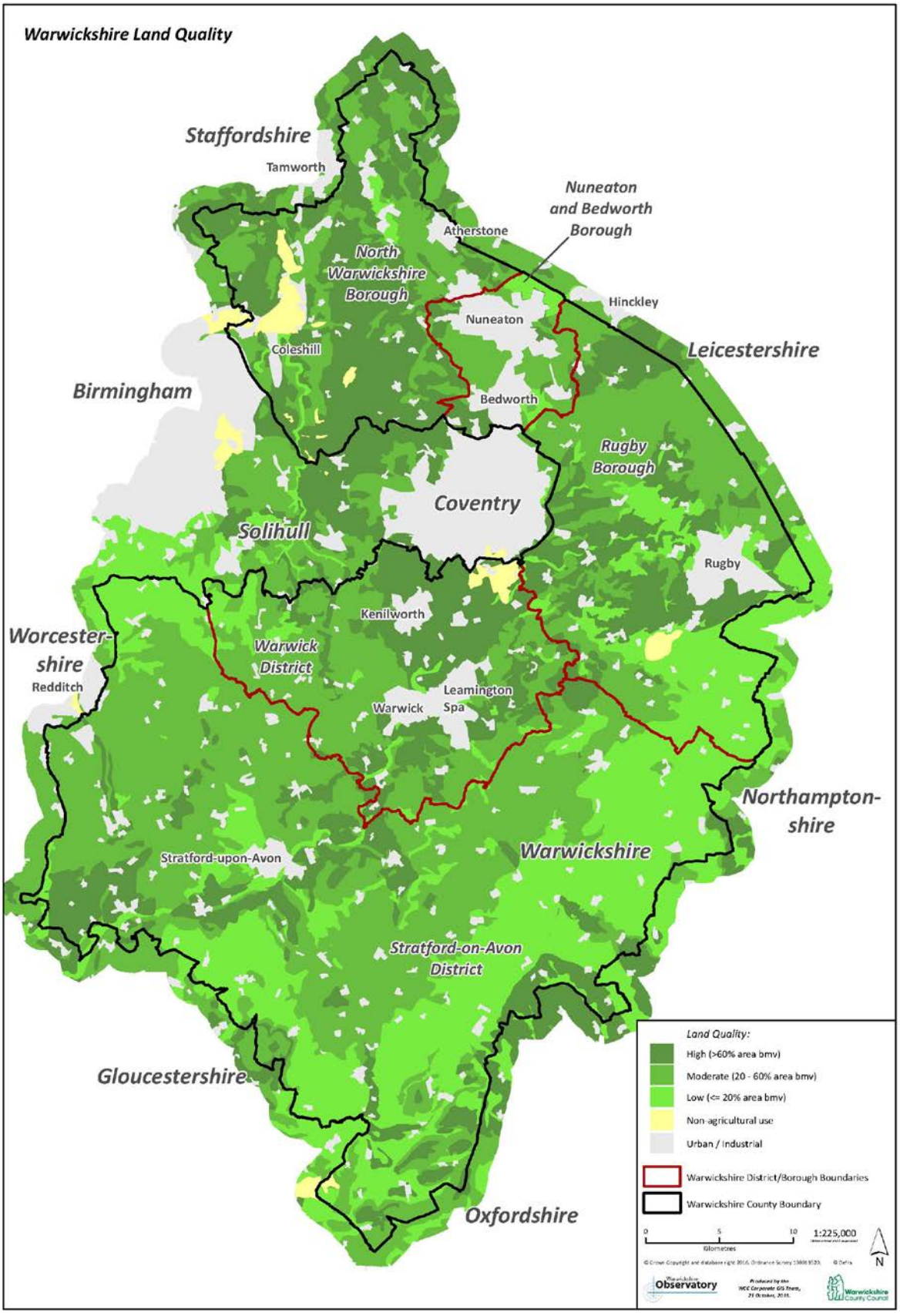


Figure 1.4 Best and Most Versatile Land Plan (Agricultural Land Classification)

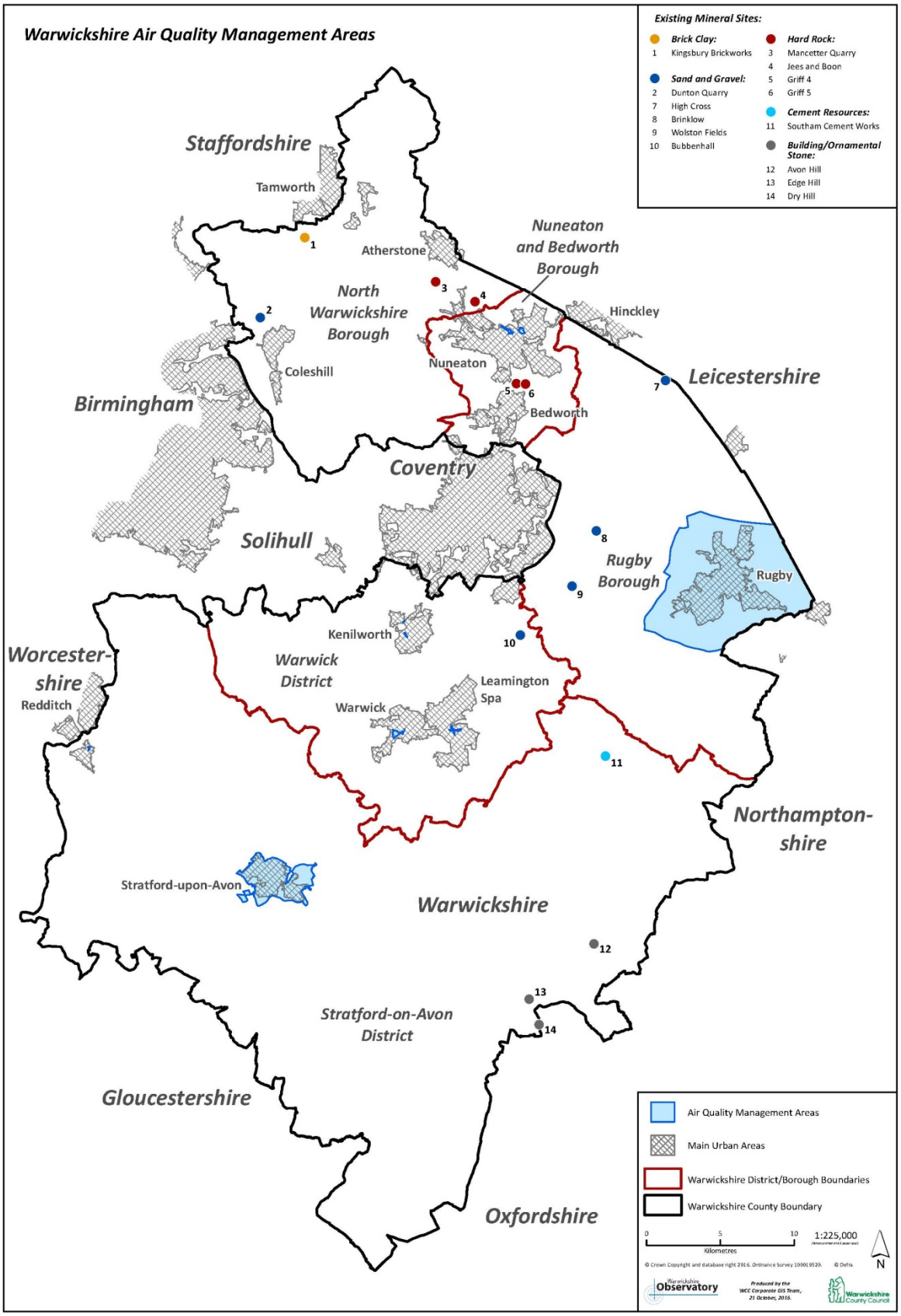


Figure 1.5 Air Quality Management Areas

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 are available on the Environment Agency website.

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.

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.

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.

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.

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.

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 in Chapter 6 of this Plan.

4 Minerals Context

The diverse mineral resources of Warwickshire have been exploited since the first human settlements developed in the County. Today extraction of cement raw materials (clay), 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 1.6.

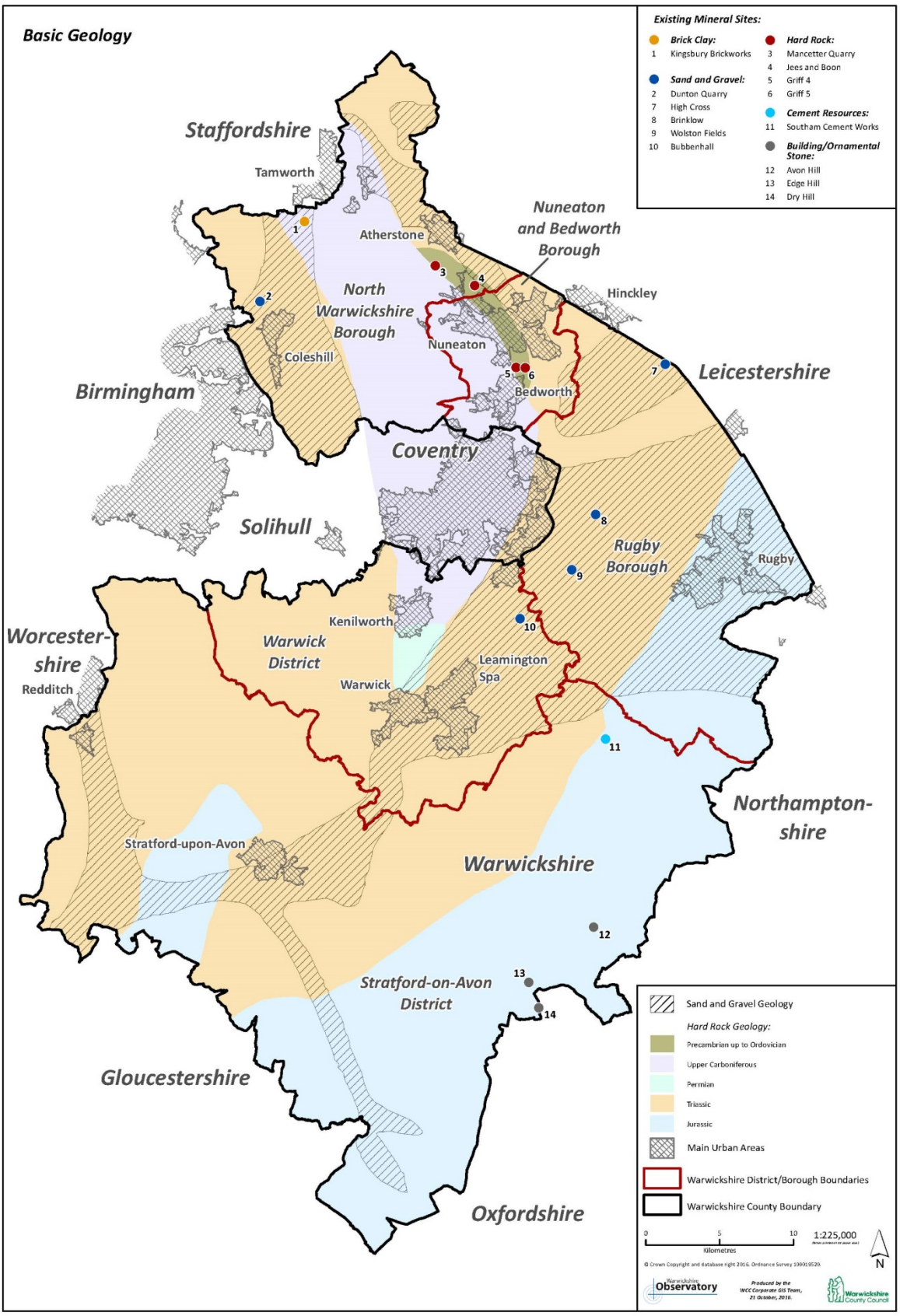


Figure 1.6 Warwickshire's Geology

Sand and Gravel

Sand and gravel is one of the main types of aggregate minerals, along with crushed rock, which are mainly used as bulk minerals in the construction industry. Sand is a hard residual mineral quartz. Sand and gravel is defined on the basis of particle size rather than composition. Gravel, sometimes known as coarse aggregate, is between 4mm and 80mm in particle size and is mainly used in concrete manufacture. Sand comprises particles that area less than 4mm but greater than 0.063mm and are mainly used as fine aggregate. Anything below the lower level is classed as silt and is usually discarded by the minerals industry although sometimes it can be used as a horticultural sand or to secure restoration of a site.

Sand and gravel resources can be classified into two major categories depending on their age and geology:

- superficial, or 'drift' deposits, and
- bedrock, or 'solid' deposits – there are no bedrock deposits in Warwickshire.

These comprise all those sand and gravel sediments laid down during the last two million years. They mainly comprise river sands and gravels which take the form of extensive spreads that occur along the floors of major river valleys, generally beneath alluvium, and as river terraces flanking the valley sides. River terraces are the dissected, or eroded, remnants of earlier abandoned river floodplains.

Such deposits are found in the south of the county especially along the River Avon and its tributaries. Consequently, such resources of sand and gravel are focussed on specific areas to the south of Warwick around Charlecote, Wasperton and Barford and west of Stratford and around Bidford on Avon and Salford Priors.

Deposit thickness varies from less than 1m to maximum values of around 10m. Sand to gravel ratios are variable, but river deposits typically are relatively clean with lower fines content (silt and clay) than glacial deposits. The largest producing area in the county in the 1980s centred on the terraces of the River Tame in north-west Warwickshire with nearby Glacial deposits around Coleshill. These deposits have almost all become worked out in recent years apart from an area around Lea Marston.

The other major group of resources are glaciofluvial sands and gravels**.** These deposits were associated with glacial action and laid down by the glacial meltwaters issuing from, or flowing on top, within and beneath, ice sheets and glaciers. The deposits are commonly associated with till (boulder clay), and may exhibit complex relationships, occurring as sheet or delta-like layers above till deposits, or as elongate, irregular lenses within the till sequence.

As a result, the distribution of glaciofluvial deposits is less predictable in geographical extent than river sand and gravel deposits. They may also exhibit considerable lateral variations in thickness, composition and particle size distribution, generally contain more fines (silt and clay) and frequently contain a larger amount of over-sized materials. Glacio fluvial deposits are common to the Rugby area to the south east of Coventry. They are spread more widely than the river terrace deposits but may be more variable in quality.

Typical Extraction Processes

The high water table level at some sand and gravel quarries especially in the river terrace deposits means that active workings have to be pumped, to enable dry screen extraction. Wet extraction under the water is also possible, but is a less efficient process.

The extraction process starts with the stripping of soils and sometimes overburden, which are then stored on site and often used for screening and bunding during the process before being returned to the void. Then the exposed sand and gravel can easily be excavated by hydraulic excavators, which either load direct onto dump trucks or feed on to conveyors before being processed.

The processing plant can either be fixed on site or off site for satellite operations or mobile. The plant itself enables a series of screening and washing operations to grade and sort the mineral into the required sizes of sand and gravel. Waste 'fines' (i.e. fine sand or silt, clay) which on average make up between 5-10% of the deposit are pumped into silt ponds. Silt ponds are normally allowed to dry out to permit reclamation, although once full they can be re-excavated to provide extra capacity or sold as a product Processed materials are then stockpiled by type until required for sale. Sometimes sites used materials from other sites for blending purposes to create a wider range of products.

Uses of Sand and Gravel

Sand and gravel extraction cannot be looked at in isolation from the markets and products that they are added to, in the manufacture of building materials. Nationally and locally, the main use of sand and gravel is for concrete (67% of the total sand and gravel sold). Other uses for sand include mortar and for gravel include drainage layers or construction fill.

Sand is also used in a number of other ways to make, mortar and asphalt as well as for use in brick making, landscaping, agriculture and many other industrial processes such as glass making. Gravel has a number of uses, including road construction, drainage, water and effluent filtration and pipe bedding. It can also be used for decorative purposes on landscaping projects or for domestic properties for instance in the construction of driveways.

Concrete is made from a mixture of water, cement, coarse aggregate (natural gravel, crushed limestone or other hard rock) and fine aggregate (generally quartz sand, but limestone sand and other crushed rock fines are also used). The water and cement form the paste binder, whilst the aggregate forms an inert filler. Fine and coarse aggregate are added either separately or as a combined ‘all in’ aggregate. The properties of the aggregate used, influence the mix proportions and the performance of the concrete. Particle size, form and shape are important. For example, finer sand sizes require more cement, which has additional cost implications as cement is the most expensive component of concrete.

Existing Sites and supply arrangements

At present there are three sites producing sand and gravel in the county; Wolston Fields and Brinklow and a third one at High Cross has recently recommenced operations. The material from Wolston is processed off site at Bubbenhall but operations are scheduled for completion within the next few years whilst Brinklow has recently received permission to extend its working until 2046. In addition there are remaining permitted reserves at Bubbenhall Quarry and Dunton Quarry but these

are constrained and only involve modest amounts. 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.

Warwickshire Aggregate Minerals Infrastructure

The main types of infrastructure connected with sand and gravel production in the county are set out below

Fixed Processing Plants

There are currently only four sites in the county with fixed processing plant and the planning consents for two of the four sites are scheduled to expire in 2021. A further site is expected to close around 2021 due to landownership constraints.

Concrete Batching Plants

Concrete batching plants are simply various pieces of equipment on a site, which are used to mix various materials to produce concrete. These materials comprise water, air, admixtures, sand, aggregate (rocks, gravel, etc.), fly ash, silica fume, slag, and cement. There are two main types of concrete plants: Dry mix plants and Wet mix plants. Dry Mix Plants are those which dispense pre-weighed loads of sand and gravel on to trucks, which then have specific volumes of water added and then the concrete is mixed on the truck whilst being transported to the particular site. Wet mix plants are those which mix the materials and produce concrete from a central production point, which is then loaded on to lorries. The mix is agitated en-route to the site.

The county has a well - developed network of concrete production plants. There are 14 concrete batching plants in the county. These have traditionally been located either in quarries or on industrial estates but are mainly on industrial estates now. These plants are listed in Appendix 2.

Asphalt Plants

An asphalt plant is a plant used for the manufacture of asphalt, macadam and other forms of coated road stone, sometimes collectively known as blacktop or asphalt concrete. Sand is used in the production process.

The manufacture of coated road stone demands the combination of a number of aggregates, sand and a filler (such as stone dust), in the correct proportions, heated, and finally coated with a binder, usually bitumen based or, in some cases, tar. The temperature of the finished product must be sufficient to be workable after transport to the final destination. A temperature in the range of 100 to 200 degrees Celsius is normal.

Recycled materials can be added to the asphalt mix but the quality of Asphalt starts reducing once the percentage of recycled asphalt increases beyond 20%.

There are 3 asphalt plants in the county again sited in existing or former quarries.

Mortar Plants

Dry Mix Mortar is produced in specially designed dry mix mortar plants in which binders and aggregate are mixed in the appropriate way and are transported to construction site in bags or silos and need only be mixed with water prior to use.

It is composed of a thick mixture of water, sand, and cement. The water is used to hydrate the cement and hold the mix together. The water to cement ratio is higher in mortar than in concrete in order to form an extra strong bonding element.

There are two mortar plants in the county at Brinklow and Bubbenhall Quarries. Further details of all the aggregate minerals infrastructure in the county is available at Appendix 4.

Brick Clay

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

Historically building stone has been used extensively throughout the county and further information can be found in “A Building Stone Atlas of Warwickshire – published in May 2011. The aesthetic qualities of the stone used impart a distinctive character to the county’s historic buildings.

Working of building stone in the county has typically been very intermittent, less intensive, surface related and from small scale (nature and extent) quarries irrespective of whether they are “relic” as described in the NPPF. The minerals industry believes that dimension stone extraction should not be limited to local markets or the heritage sector. The sector should be free to develop new- build markets and should be allowed to operate at higher production if it contributes to economic development. By emphasing reliance on local markets and small scale operations the industry believes that the authority is being too prescriptive and not recognising the potential for change. The evidence is that the past pattern of working has not changed and the industry is in decline and situation is unlikely to change in the foreseeable future.

There are currently no sites working building stone in the county. Sites at Edge Hill and Dry Hill in the Cotswold AONB and Avon Hill outside the AONB have worked ironstone and limestone but only Edge Hill is currently operational working very small ironstone stockpiles for secondary aggregates prior to completing the final restoration of the site. The location and scale of the sites are reflective of the physical and planning constraints affecting building stone extraction such as the capacity of local roads, amenity considerations and designations and designated assets.

Coal

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. The coalfields in Warwickshire are shown on Figure 1.7.

Cement Production

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 slurry transported by pipeline from Bedfordshire.

Crushed Rock

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

Recycled aggregates comprise construction, demolition and excavation waste such as brick, stone, concrete and asphalt which have been reprocessed to provide products for the construction industry to re-use. Traditionally, much of the material was recycled by mobile plant on construction sites but recently there has been an increase in the number of new sites associated with live or exhausted quarries. This is certainly the case in Warwickshire with several recent permissions at former quarries which are linked for the completion of the restoration of the former quarries and the life of the site. It is apparent that recycling of aggregates is becoming as important in the county as the production of primary aggregate production.

Currently there are 9 recycled aggregates sites in the county and a plan showing the location of the sites is provided in Figure 1.8.

In recent years, construction and demolition (c&d) waste recycling figures have not been fully monitored because of the difficulty in getting returns from operators and the number of temporary sites with mobile plant. In addition, there are also issues regarding the accuracy of the returns and the extent of the number of exempt sites.

Monitoring work carried out for the adopted Waste Core Strategy looked at permitted capacity at such sites and when added to recent permissions gives a total of 830,250 tonnes of capacity per annum. This is helpful but the absence of actual sales and production figures and their uses limits their overall usefulness in determining future supply requirements. However, after 2013 the AWP survey the authority has tried harder to focus on recycled and secondary materials and from 9 monitoring forms sent out to operators, figures from individual operators and from the Waste Data

Interrogator, produced a total of 575,388 tonnes of construction and demolition waste material recycled for 2013. This is an increase in the total figure for 2012 which had a figure of 524184 tonnes. Recent permissions at Griff IV Quarry (a former hard rock quarry), Griff Clara and at the former Middleton Hall Quarry have added 100,000 tonnes of capacity since the start of 2012. Whilst Dunton Quarry (a former sand and gravel quarry) has permission to operate until 2021.

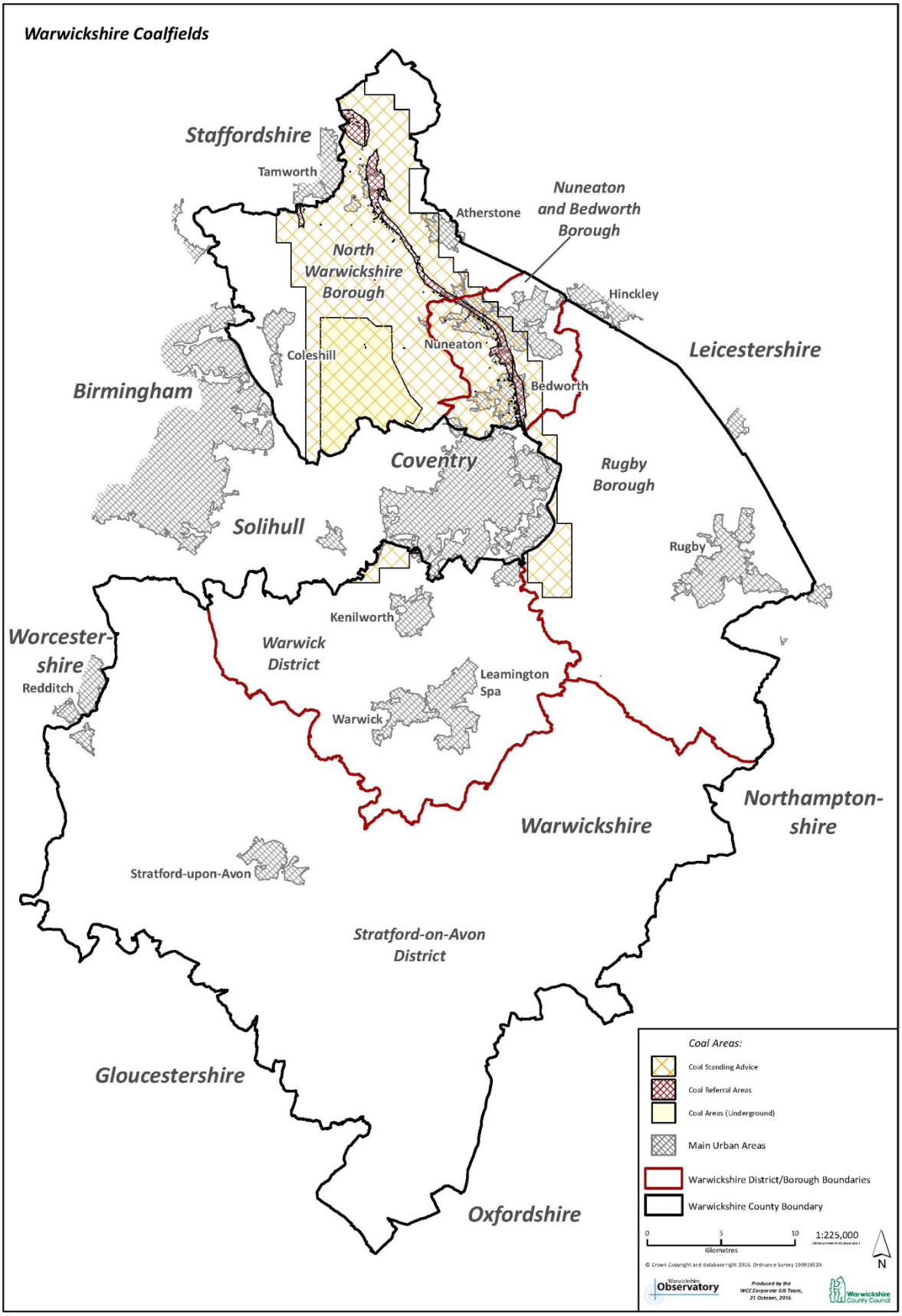


Figure 1.7 Warwickshire Coalfields

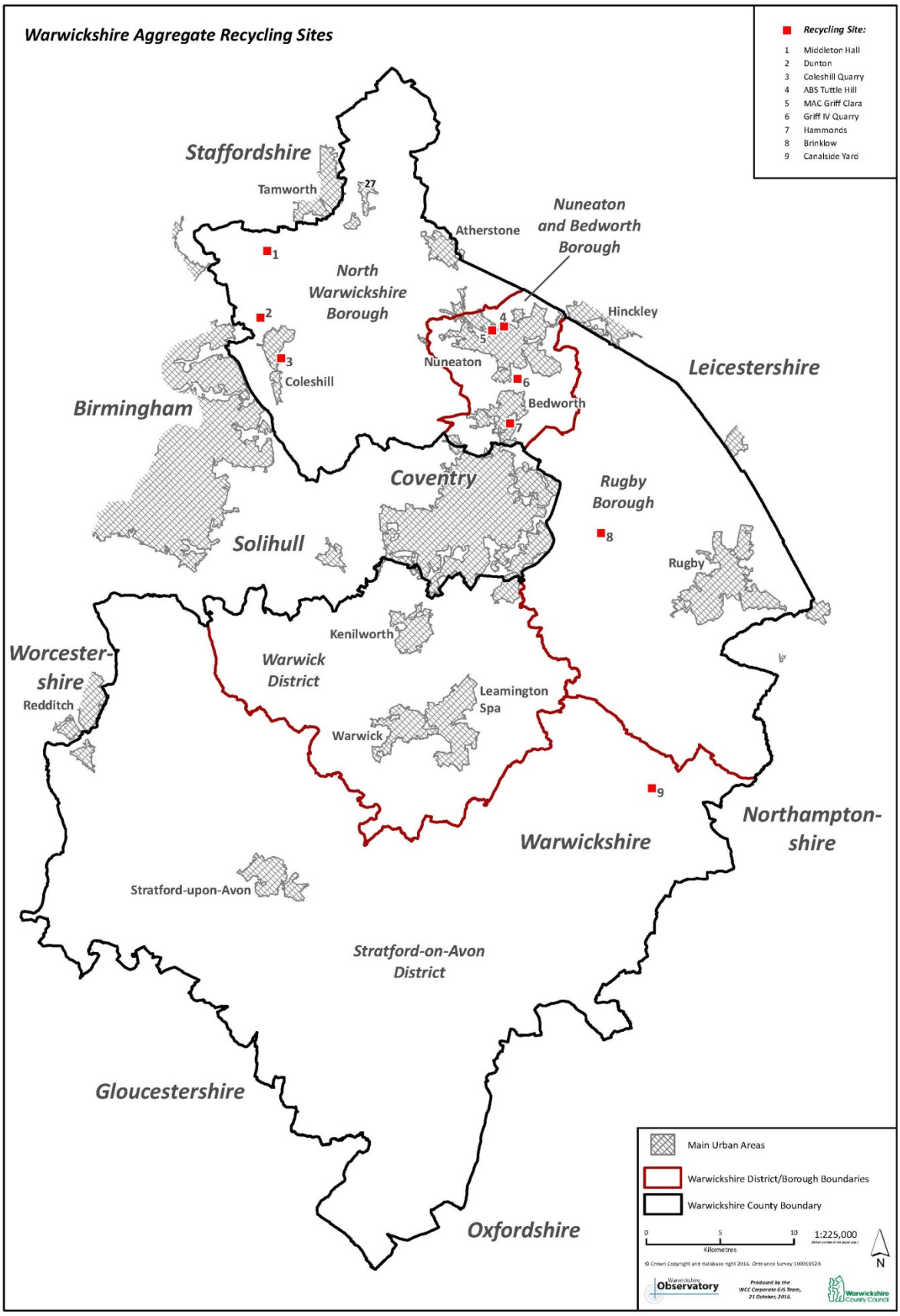


Figure 1.8 Warwickshire Aggregates Recycling Sites

5 Key Issues for Minerals in the County

Key Strategies

Demand Strategy

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

Warwickshire Local Aggregate Assessment

The NPPF requires the preparation and maintenance of an evidence base (the Local Aggregates Assessment (LAA)) 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 this 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.

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 2016 data. The guidance also emphases 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 consultation on the Preferred Option 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 was increased from 10.3 million tonnes to 11.6 million tonnes using the 10% addition. However, the 10% addition has not been taken forward and the 2016 LAA figure of 8.02 tonnes has been used to determine the requirements for this plan.

It should be noted that in addition to the ten year past sales assessment Planning Practice Guidance 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 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.

Issue 1 - 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.

Other Minerals

There is no provision required to meet needs for 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 the criteria-based policies in this plan.

Issue 2 - Future Production

How to address the decline in sand and gravel production in the county? (See Policy MCS1 and Policy 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 3 active sand and gravel sites and only 1 active crushed rock site. WCC has carried out a further Local Aggregates Assessment and the average production over a period of the last 10 years is now 0.508 million tonnes.

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.

Issue 3 - Mineral Safeguarding and Prior Extraction (see Policies MCS5 and DM10)

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. 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 DM4)

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 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 or planning obligations would be required. 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.

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 be 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 this plan encourage such uses.

Issue 6 - Potential shortage of inert fill for restoration to agriculture (see Policies MCS4, DM4 and DM9)

One problem related to the increase in recycling of aggregate material is that much more material is now being recycled so that there may be less waste 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 had initially been proposed.

Depending on the site circumstances and design proposals there are a number of solutions which this plan considers are acceptable. First 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. Second is to focus on restoring part of the site to the best and most versatile agricultural land leaving the remainder to be used for nature conservation and recreational uses. Third is to require the phased working and restoration of sites and fourth is, where land cannot be restored to agriculture, it could be used for flood storage and sustainable urban drainage systems for example.

Issue 7 - Restoration and potential for promoting Green Infrastructure (see Policies DM3 and DM9)

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. As part of restoration mineral workings have the potential to incorporate elements of nature conservation and recreation and green infrastructure. These may be able to be incorporated into 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.

Issue 8 - Restoration for Waste Management Uses (see Policy DM9)

Increasingly, former mineral sites are becoming used for recycling operations. Sites which may have been infilled with inert waste such as aggregates in order to help prepare them for restoration 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 DM5)

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 they require lorries to travel through minor roads and centres of population including both towns and villages. Any site submissions with predicted 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 and for the foreseeable future it is a highly sustainable option and should an opportunity arise during the plan period it should be encouraged.

Issue 10 - Flooding and flood alleviation (see Policy DM7)

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 this plan such as encouraging biodiversity, informal recreation and contributing to the green infrastructure of the county as a whole.

Issue 11 - Onshore Oil and Gas, Shale Gas/Oil and Fracking (see Policy MCS9)

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 this plan contains Policy MCS 9 to enable any such proposals to be assessed.

Issue 12 - Underground Coal Gasification (see Policy MCS10)

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 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 was told that Cluff would let its applications lapse as it wished to focus on offshore areas where there were larger reserves.

Policy MCS 10 ensures that UCG proposals, if they come forward, can be adequately assessed.

Issue 13 - Coal (see Policy MCS8)

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 1.8). Therefore, Policy MCS 8 provides guidance for the consideration of any such proposal.

6 Vision and Objectives

Spatial Vision and Objectives of the Minerals Plan

The Spatial Vision provides an image of what the County may look like at the end of the plan period (2032). The Vision is as follows:

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. 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. Minerals will have been safeguarded from non-mineral development and opportunities for prior extraction will have been sought wherever possible.

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 and obligations. Mineral sites will have delivered a range of local and strategic restoration benefits.

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

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 this plan's objectives.

The following section identifies the key objectives that guide this plan. These objectives have been derived from the National Planning Policy Framework, from knowledge based on minerals planning in the local area and from previous responses to consultation during the preparation of this plan.

The objectives identified to help achieve the Spatial Vision 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.
II. 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.
III. 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.
IV. 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.

V. 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.

VI. 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.

VII. 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.

VIII. To promote the use of locally extracted materials to encourage local distinctiveness and reduce transportation distances.

IX. To reduce the effect of mineral development on the causes of climate change and facilitate adaptation to the effects of climate change.

X. 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 for Minerals

In the case of all minerals, including sand and gravel, any spatial strategy is constrained by the fact that minerals can only be worked where they naturally occur and some resources are already sterilised by other development.

Sand and Gravel

1. Sand and gravel are relatively low value/high bulk minerals that are not typically transported far except by rail or canal/river/sea. They need to be widely available to the local building and construction industries. The distribution of sand and gravel supply therefore needs to reflect the existing and planned pattern and rate of development as far as possible given the geological constraints.

2. 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 majority of the people live in the north and central areas of the County.

3. The main focus for development is in and around the main settlements of Nuneaton, Rugby, Leamington Spa, Bedworth, Warwick, Stratford upon Avon and Kenilworth and to a lesser extent to small settlements and rural areas as well. The Plan area also exports sand and gravel to the adjoining urban areas of Coventry, Solihull and Birmingham.

4. Sand and gravel resources in the County can be classified into two major categories depending on their age and geology: superficial, or 'drift' deposits, and bedrock, or 'solid' deposits – there are no bedrock deposits in Warwickshire.

5. The superficial deposits in Warwickshire mainly comprise river sands and gravels and are found in the south of the county especially along the River Avon and its tributaries. Consequently, such resources of sand and gravel are focussed on specific areas to the south of Warwick around Charlecote, Wasperton and Barford and west of Stratford and around Bidford on Avon and Salford Priors. Deposit thickness varies from less than 1m to maximum values of around 10m. Sand to gravel ratios are variable, but river deposits typically are relatively clean with lower fines content (silt and clay) than glacial deposits. The largest producing area in the county in the 1980's centred on the terraces of the River Tame in north-west Warwickshire with nearby Glacial deposits around Coleshill. These deposits have almost been worked out in recent years apart from an area around Lea Marston.

6. The other major group of resources in Warwickshire are glaciofluvial sands and gravels and they are less predictable in geographical extent than river sand and gravel deposits. They may also exhibit considerable lateral variations in thickness, composition and particle size distribution, generally contain more fines (silt and clay) and frequently contain a larger amount of over-sized materials. Glacio fluvial deposits are common to the Rugby area to the south east of Coventry. They are spread more widely than the river terrace deposits but may be more variable in quality.

7. While the geographical and geological distribution of sand and gravel resources will largely shape the spatial approach other factors have also had an important bearing in choosing the final spatial strategy such as:
   - Maintaining the spatial distribution of sites across the county;
   - Maintaining annual production rates through a suite of sites until 2032;
   - The need to be close to existing and planned development and growth to maintain local deliveries;
   - Within a locality where working has taken place or planned in the past; and
   - Focusing on larger sites where possible to minimise the spread of impacts across a large number of local communities.

8. The chosen spatial strategy has been subject to a sustainability appraisal details of which can be found in the accompanying 2018 Sustainability Report and is shown in the Plan on Figure 1.9.

Other Minerals

In terms of other minerals (brick clays, crushed rock, cement materials and building stone) the existing sites and facilities (shown on Figure 1.6) reflect the limited outcrop of the specific mineral resources and uses and therefore will continue to be the spatial approach during the plan period. There are no plans to allocate sites for these or any other minerals including coal and therefore, any planning applications for new mineral sites and/or facilities or extensions to sites will be assessed through the policies in this plan. Any known mineral resources will be safeguarded from non-mineral development in accordance with the policies in the plan.

Site Selection and Preferred Site Options for Sand and Gravel.

Site Selection Process

At the Preferred Option and Policies stage the plan requirements were 11.33 million tonnes to be delivered by 2032 for which 9 allocations were made. The plan requirements changed as a result of declining sales and also the grant of planning permission for new reserves and one of the landowners withdrew a potential allocation. Therefore, at the first Publication Consultation stage on the plan 8 allocations were required to deliver 8.022 million tonnes. Following a further decline in sales, this plan requires only 6.525 million tonnes which can be delivered through 6 allocations.

The site selection process used in identifying potential site allocations is described in detail in the Site Identification and Assessment Methodology for Allocating Sand and Gravel Sites 2018 (SIAM 2018). This process has gone through a number of iterations and refinements during the plan preparation as the requirements have changed, new information and evidence has become available and the consultations carried on the emerging plan. The results of the assessment process are reported in SIAM 2018 and the performance of the possible preferred sites in the SA Report 2018.

In summary at the Preferred Option and Policies stage there were 30 sites nominated for allocation in the plan. They were all processed and assessed through a four step process even though for some nominations there was insufficient information and viable resources could not be confirmed.

The four steps were:

- Step 1 Site Nominations
- Step 2 Initial Assessments and Appraisal of Sites
- Step 3 Detailed Site Assessments
- Step 4 Selection of Preferred Sites

The Council felt it would be prudent to take all the sites through the process to help speed up the process, provide certainty for all interested parties and to minimise costs and abortive work.

Through this process 21 sites were rejected and 9 sites selected. Two further sites were nominated at the consultation on the Preferred Option and Policies stage and they were taken through the same process.

At the Publication Consultation stage the assessment process was re-run and 24 sites were rejected and 8 sites selected. This plan has seen a further assessment process run which has led to 26 sites being rejected and 6 sites selected.

For this plan the assessment process up to Step 3 (the detailed assessment stage) has identified the following sites as being potential allocations:

- Site 1 Bourton
- Site 2 Lawford Heath
- Sites 3/32 Shawell Quarry
- Site 4 Wasperton
- Site 6 Coney Grey Farm
- Site 9 Lea Marston
- Site 22 Brinklow Quarry (south)
- Site 23 Barnwell's Barn Farm, Lawford Heath.

The Council then considered these sites at the Step 4 stage in terms of their spatial strategy alignment and final deliverability checklist of application of constraints on viability, production during the plan period and site availability. None of the sites failed the spatial strategy alignment test but the following sites did not pass the final deliverability checklist test and therefore were not selected:

- Site 22 Brinklow Quarry (south) – production could not be provided during the plan period
- Site 23 Barnwell's Barn Farm (south) – the application of constraints made this part of the site unviable
- Site 23 Barnwell's Barn Farm (north) – the site was no longer available as it was required to deliver a new housing and employment allocation in the Rugby local plan.

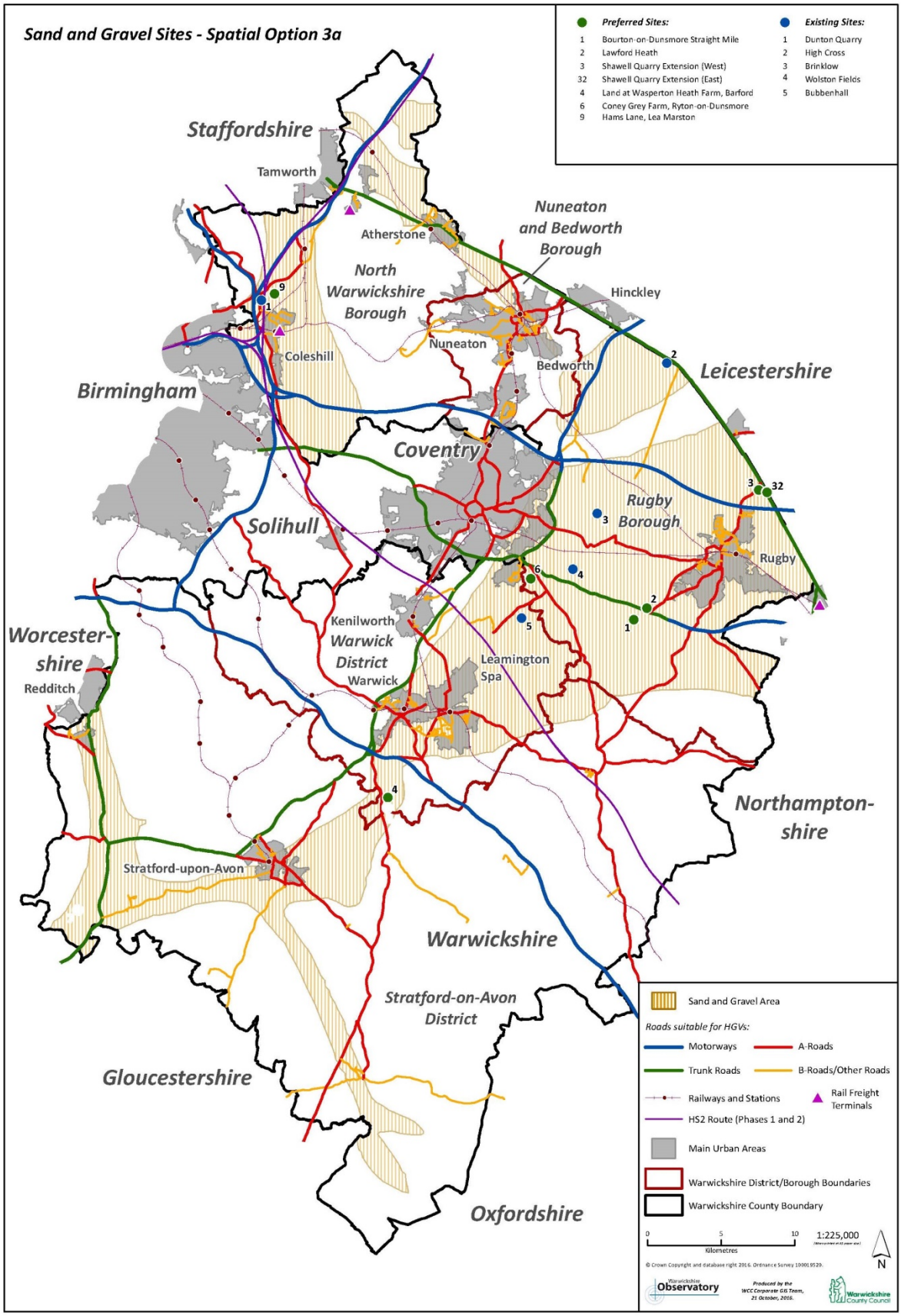


Figure 1.9 Sand and Gravel Sites – Spatial Option 3a

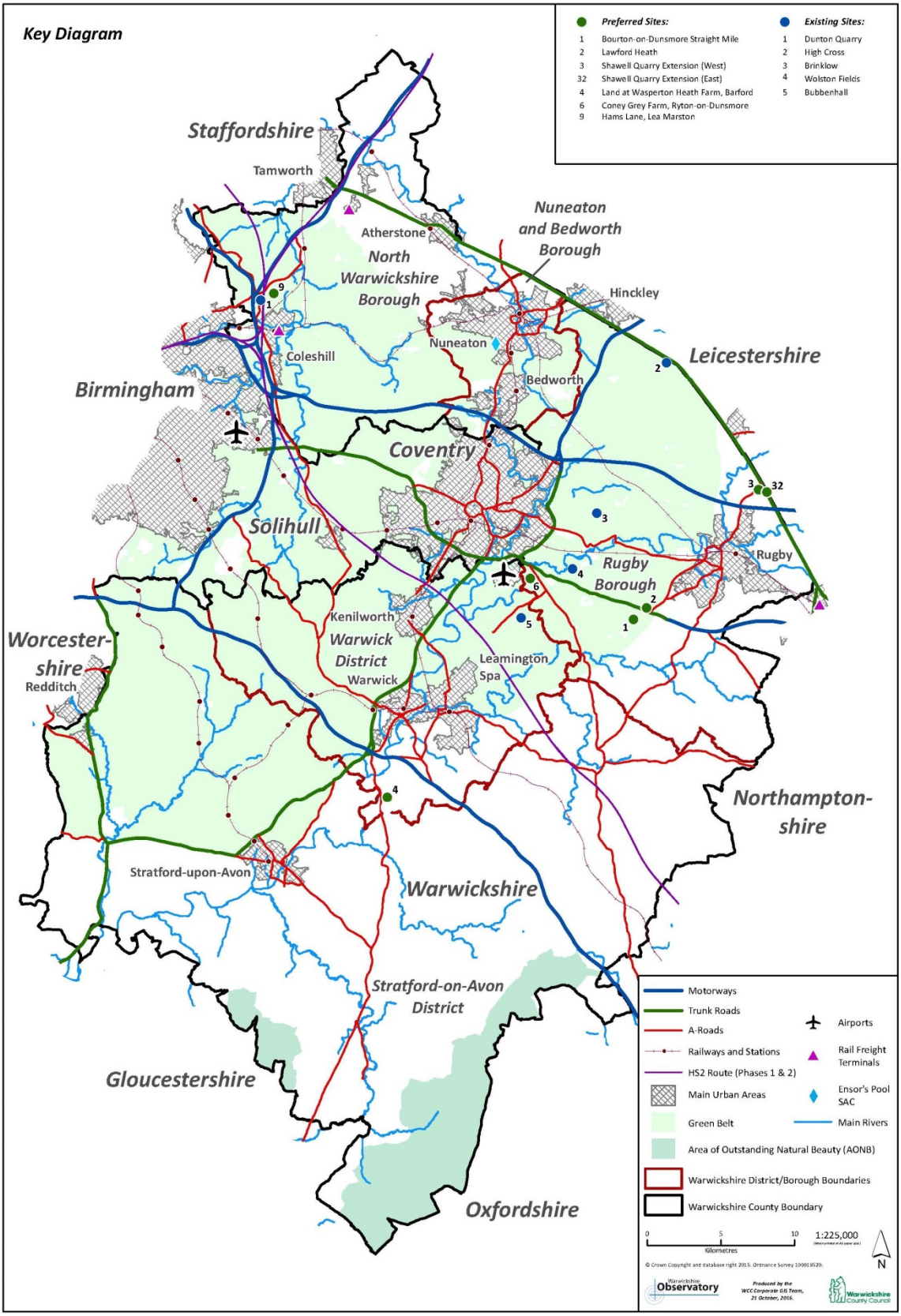


Figure 1.10 Key Diagram

Mineral Sites to be Allocated and Preferred Site Options

The plan requirements (objectively assessed needs) derived from the Local Aggregates Assessment (LAA) 2017 are that 6.525 million tonnes of sand and gravel is required to maintain the predicted rate of annual production throughout the plan period 2017 – 2032. The Council have chosen to meet the specified needs in full and not to rely upon imports from adjoining areas.

In order to provide sufficient resources to maintain the predicted rate of annual production of sand and gravel throughout the plan period to 2032, the Council needs to allocate a number of mineral sites both large and small. In the plan 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 +

This categorisation reflects mineral working in the County which has been and continues to be characterised by a limited range of sites producing up to 250,000 + tonnes per annum.

Thirty two sites were assessed and a key feature of the sites submitted for consideration has been the variety of promoters and potential developers and the ways of developing sites. Of the 32 sites submitted 6 have been selected for allocation and they are shown on Figure 1.10.

The allocation of a 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.

Details of the six allocations are set out in Policy SO below and subsequent specific site allocation policies.

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.

Policy SO - Overarching Policy - Mineral Sites to be Allocated

To meet the demand for sand and gravel in the County during and up to the end of the plan period (2032) of 6.525 million tonnes the following sites are allocated for mineral development, as identified on the Key Diagram Figure 1.10 and individual site plans Figures 1.11 – 1.16.

Table 7.1 Mineral Sites to be Allocated

Reference	Site	Tonnage (mt)

Site 1	Bourton on Dunsmore	1.15
Site 2	Lawford Heath	2.0
Site 3/32	Shawell Quarry	1.1
Site 4	Wasperton	1.8
Site 6	Coney Grey Farm, Ryton	0.4
Site 9	Hams Lane, Lea Marston	1.06
Total		7.51

Site Allocation Policies

The following Policies S1, S2, S3, S4, S6, and S9 set out requirements for the acceptable development of each of the allocated sites and they have been allocated because it is considered likely that those requirements can be met. However, these requirements concern matters which are apparent at the time of plan preparation and nothing should be taken as precluding the possibility that, other planning objections will need to be addressed in order for the development of allocated sites to be made acceptable.

The allocated sites will be delivered through the granting of specific planning permission(s). The preparation of planning applications to work and restore the sites will be informed by the site allocation policies and the normal development management processes and procedures. Developers are encouraged to discuss their proposals informally with the Council before submitting a planning application. The Council offers a pre-application advice service which will help developers in the preparation of their proposals and subsequent planning application documentation. An Environmental Impact Assessment may need to be submitted and important issues will need to be addressed in the planning application.

A number of issues are common to all forms of mineral development such as for example ecology and landscape. Where site specific issues have been raised during consultation on the plan and need to be addressed at the local plan stage then these have been set out in the reasoned justification for the site allocation policy. Such matters however will be considered again at the planning application stage when more detailed proposals are available.

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

Background to Allocation

This is a new site consisting of 29 hectares which is much smaller than the submitted site (110 hectares) 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.

Site Description

The site is relatively flat comprising two parcels of land to the south of the A45 lying either side of the Straight Mile (B4453). It is currently in agricultural use comprising medium to large hedged fields. To the north of the site lies agricultural land with properties fronting onto the A 45 (west bound) beyond and to south of the site lies agricultural land with the villages of Bourton-on-Dunsmore (over 500m) and Draycote (1km) beyond. To the west lie agricultural land and an industrial estate beyond. To the east and north east of the southern parcel lie Bernhard's Landscapes Ltd and Rugby Wyevale Garden Centre with the A45/A4071/B4453 junction beyond housing a Travelodge, McDonald's and a service station.

Site Development and Indicative Working Proposals

The site 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, even though the processing of imported minerals continues at Ling Hall

It 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 nature conservation uses including some wetland and marsh habitat to enhance biodiversity. Opportunities to create habitat linkages with existing green infrastructure corridors should be pursued and the restoration design should provide for possible flood alleviation measures.

The Straight Mile is likely to be able to accommodate an increase in HGV use. Improvements may be required to the junction of A4071 and B4453 however this will be addressed at the planning application stage through a Transport Assessment.

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 continued operation of Ling Hall Quarry which lies to the north of the A45 at Lawford Heath.

Key Issues

Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Biodiversity

Draycote Meadows SSSI lies 500 metres to the south east of the site. Extraction of sand and gravel is unlikely to cause harm to the SSSI, but provision of suitable measures to protect and where possible

enhance the special features of Draycote Meadows will be required. Any hydrological and water quality issues associated with the SSSI will need to be addressed at the planning application stage. A protected species survey of the site will be required.

- Flood Risk and Water Resources

The site lies within flood risk zone 1 (low risk of flooding) and therefore is unlikely to exacerbate any potential local flooding. However, 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.

The site falls within the River Leam catchment and the River Leam is used for drinking water supply. Safeguards to alleviate any pollution risk to the River Leam will be required at the planning application stage. There are also water abstractions licensed in the vicinity of the site and there will be a need to demonstrate at the planning application stage that no derogation of water will occur as a result of the proposed development.

- Green Belt

The site is located inside the Green Belt. At the planning application stage there will be a need to demonstrate that any processing plant erected will not impact on the openness of the Green Belt.

- Amenity

Both Bernhard's Landscapes Ltd and Rugby Wyevale Garden Centre are separated by existing vegetation, roads and buildings/structures from the site. However, the nature, extent, operation and monitoring of dust suppression measures will need to be addressed at the planning application stage to minimise any potential adverse impacts on these businesses. An Environmental Management Plan will be required at the planning application stage.

- Landscape

The site falls within the Dunsmore Plateau Farmlands landscape character type, which in this area, is characterised by a broad flat summit which falls away steeply along its northern and southern margins. The site is relatively flat, forming part of the summit, and is intensively farmed. However, it still retains its historic geometric pattern of medium to large scale hedged fields. Hedgerows, including roadside hedgerows, are becoming increasingly gappy. Road visual impact should be minimal providing the existing hedgerow network and screen planting is gapped up and retained throughout the working phases. Safeguarding existing hedgerows and mature hedgerow trees coupled with advanced planting and the phased working and restoration of the site should minimise any potential adverse landscape and visual impacts.

Site Allocation Policy: Policy S1 - Allocation at Site 1 Bourton on Dunsmore

Land at Bourton on Dunsmore shown on Figure 1.11 is allocated for sand and gravel working subject to the following requirements:

- suitable access onto Straight Mile (B4453) for minerals and inert fill;

- improvements may be required to the junction of A4071 and B4453;
- all HGVs to travel via A45 and northern end of B4453 ;
- tunnel/ conveyor under Straight Mile;
- phased working and progressive restoration to agriculture and nature conservation uses;
- advance tree and hedgerow planting;
- 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;
- Provision of safeguards to alleviate any pollution risk to the River Leam.

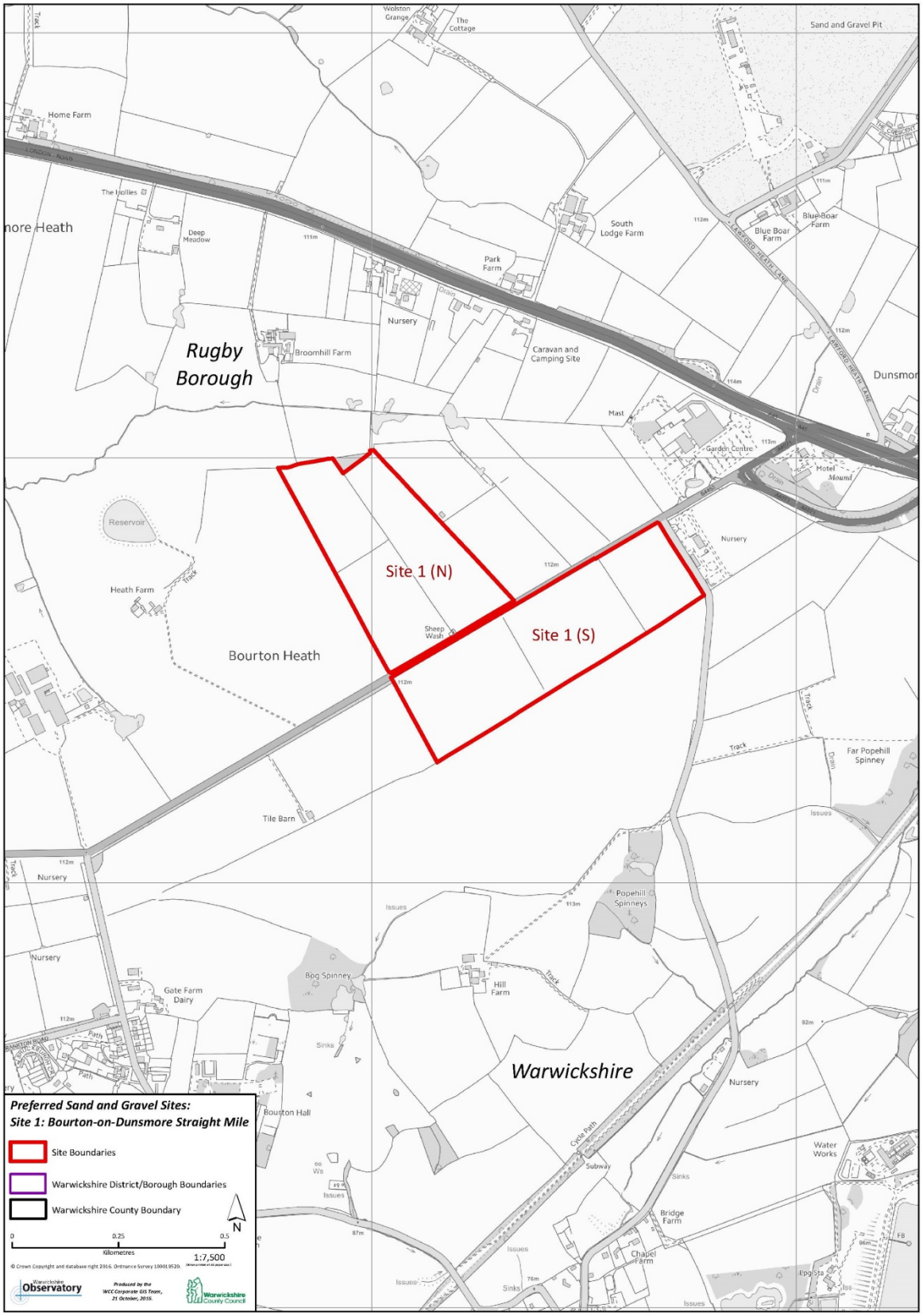


Figure 1.11 Site 1 Bourton on Dunsmore

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

Background to Allocation

This is a new site of 61.7 hectares comprising two parcels of land lying either side of Lawford Heath Lane, north of the A45 at Lawford Heath. The promoter has reduced the size of the site from 113 hectares (2.47 million tonnes) to reduce the risk of working close to potentially sensitive receptors such as at Wolston Grange Care Home, The Crescent and The Ryelands.

Site Description

The two parcels of land which comprise the site are currently in agricultural use comprising medium to large hedged fields. According to the approved Minerals Local Plan 1995 (page 8, paragraph 4.5 b) Buffer Zones) a settlement is defined as a cohesive group of 10 or more dwellings) nearby and it has good access to Coalpit Lane and the local highway network.

There are a number of properties bordering the western boundary of the western parcel of land including Park Farm, South Lodge Farm, Wolston Grange Care Home, North Lodge Farm, The Cottage, Wolston Grange Cottage, North Lodge and a cattery. The eastern parcel is bordered by Blue Boar Farms buildings to the north and south-west. To the north of the site lies agricultural land and restored areas of the Ling Hall Quarry complex, to the east lies Ling Hall Quarry and agricultural land, to the south A45 (east bound) and the junction of the A45/A4071/B4453 and to the west agricultural land with the A45 beyond.

Site Development and Indicative Working Proposals

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. It would partly replace mineral extraction which has ceased at nearby Ling Hall Quarry even though the processing of imported minerals continues at the quarry.

If the site is worked as a standalone site, then access to Coalpit Lane will require the road to be improved. However this will be addressed at the planning application stage through a Transport Assessment.

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 slightly lowering the level of the land leaving the opportunity to provide some nature conservation interest (small water bodies). Opportunities to create habitat linkages with existing green infrastructure corridors should be pursued as part of the restoration of the site. Public Right Of Way R164 within the site would have to be temporarily diverted during the development of the site.

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 the existing 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.

Key Issues

Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Biodiversity

Draycote Meadows SSSI lies 1km to the south east of the site. Extraction of sand and gravel is unlikely to cause harm to the SSSI, but provision of suitable measures to protect and where possible, enhance the special features of Draycote Meadows will be required. Any hydrological and water quality issues associated with the SSSI will need to be addressed at the planning application stage. A protected species survey of the site will be required. One of the tributaries of the River Avon Local Wildlife Site lies to the west of the site and terminates at a pond lying on the western boundary of the western parcel. The pond will not be worked as part of these proposals.

- Water Resources

There are water abstractions licensed in the vicinity of the site and there will be a need to demonstrate at the planning application stage that no derogation of water will occur as a result of the proposed development.

- Green Belt

The site is located inside the Green Belt. At the planning application stage there will be a need to demonstrate that any processing plant erected will not impact on the openness of the Green Belt.

- Amenity

There are a number of properties bordering the western boundary of the western parcel of land including Park Farm, South Lodge Farm, Wolston Grange Care Home, North Lodge Farm, The Cottage, Wolston Grange Cottage, North Lodge and a cattery. The eastern parcel is bordered by Blue Boar Farms buildings to the north and south-west. The provision of a buffer zone of a minimum of 100 metres from these properties would minimise any potential adverse impacts from such things as noise and dust. The suitability of this buffer zone will be reviewed at the planning application stage. In addition, an Environmental Management Plan will be required at the planning application stage.

- Landscape

The site falls within the Dunsmore Plateau Farmlands landscape character type which in this area is characterised by a broad flat summit which falls away steeply along its northern and southern margins. The site is relatively flat, forming part of the summit, and is intensively farmed. However, it still retains its historic geometric pattern of medium to large scale hedged fields. Hedgerows, including roadside hedgerows, are becoming increasingly gappy. Road visual impact should be minimal providing the existing hedgerow network and screen planting is gapped up and retained throughout the working phases. Safeguarding existing woodland blocks, hedgerows and mature hedgerow trees coupled with advanced planting and the phased working and restoration of the site should minimise any potential adverse landscape and visual impacts.

- Listed Building

Park Farmhouse on the A45 which is a Grade II listed building lies adjacent to the southern boundary of the western parcel. There is likely to be no harm to the significance of the setting of this designated heritage asset because of the proposed 100m stand- off, strong existing vegetation around the curtilage of the building restricting views, the lack of public access, the building's orientation of north to south, its location on the A45, working will only take place to the east of the building, the building is separated from the site by an existing farm access to South Lodge Farm, working in this location would be temporary and the site would be restored to its existing agricultural use.

Policy S2 - Allocation at Site 2 Lawford Heath

Land at Lawford Heath shown on Figure 1.12 is allocated for sand and gravel working subject to the following requirements:

- if worked as a standalone site then any access required on Coalpit Lane will require improvements to the Lane including road widening and resurfacing;
- all HGVs to travel via A45 and eastern end of Coalpit Lane;
- phased working and progressive restoration to agriculture and nature conservation uses and protection of ancient small leaved lime tree;
- a minimum stand-off of 100m from individual properties - Park Farm, Blue Boar Farms, South Lodge Farm, North Lodge Farm, Wolston Grange Care Home, The Cottage, Wolston Grange Cottage, North Lodge and the Grange Cattery;
- explore the opportunity to work the site back to Ling Hall Quarry plant site by overland conveyor;
- provision of suitable measures to protect and where appropriate enhance the special features of Draycote Meadows SSSI and protect a tributary of River Avon LWS and its pond in the western parcel;
- an archaeological evaluation of the site including the Scheduled Ancient Monument lying to the east of Coalpit Lane;
- the need to maintain the setting and structural integrity of the listed building at Park Farm;
- preparation of an Environmental Management Plan for the site;
- all soils to be stored for future use in the restoration of the site;
- if worked as a standalone site small mobile plant to be located so as to reduce impact on the openness of the Green Belt;
- no derogation of water abstractions in the vicinity of the site.

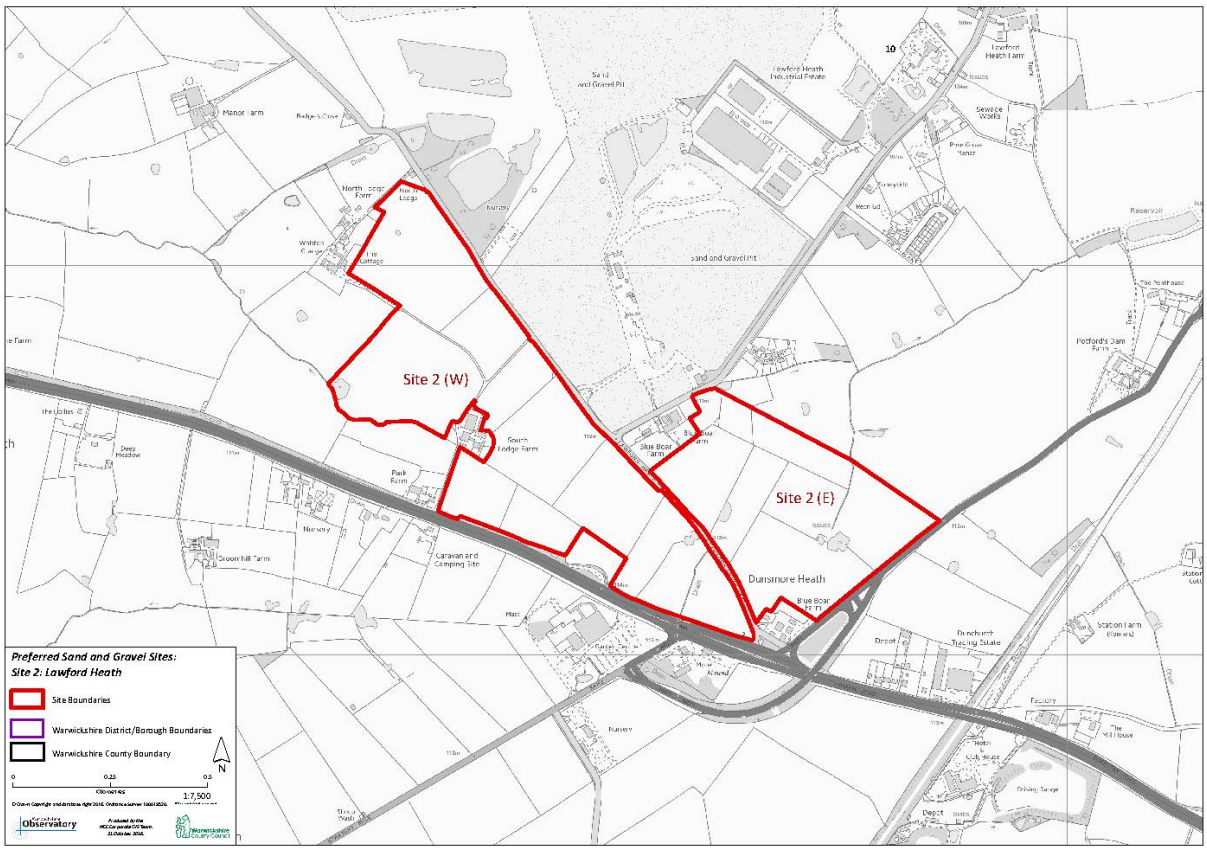


Figure 1.12 Site 2 Lawford Heath

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

Background to Allocation

Site 32 which is a small strip of land within Warwickshire to the east of the A5 forms part of a draft allocation in the Leicestershire County Council Minerals Local Plan and was added to Site 3 at the first publication stage as a further extension to Shawell Quarry.

Site Description

There are two sites; one is a 33 hectare extension (Site 3) 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 (Site 32) .

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. Site 3 is bounded by the A426 to the North West with agricultural fields beyond. To the north at the junction of the A426/A5 and on its south western and eastern approaches there are a small number of properties and businesses. To the north east beyond the A426/A5 junction lies agricultural fields and Shawell Quarry. To the east beyond the A5 is agricultural fields and the Shawell Quarry complex and to the south the site is bounded by woodland and agriculture with Coton House and grounds beyond. Site 32 is bounded to the west by A5, to the

south by Shawell Quarry, to the east by agriculture and the quarry complex and to the north by agriculture. The nearest settlement is Churchover located approximately 1.6km to the west of the site. The quarry has god access to the local highway network and in close proximity to the junction of the M6 and the M1 motorways.

Site Development and Indicative Working Proposals

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 without infilling 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.

The two sites have the potential to release 1.1 (revised figure based on further information) million tonnes of sand and gravel during the plan period to serve the markets of Rugby and Nuneaton. 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.

Key Issues

Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Landscape

The sites fall within the High Cross Plateau landscape character type which is characterised by a large scale, rolling landscape with wide views. The sites themselves are relatively flat and intensively farmed. Road visual impact should be minimal providing the existing hedgerow network and screen planting is retained. Advanced hedgerow planting , allowing hedgerows to grow taller and providing a small block of woodland planting immediately south of the roundabout to screen the properties north of Site 3 and the phased working and restoration of the sites should minimise any potential adverse landscape and visual impacts.

Policy S3 - Allocation at Sites 3/32 Shawell Quarry

Land at Shawell Quarry comprising two sites shown on Figure 1.13 is allocated for sand and gravel working subject to the following requirements:

- both sites being worked back by overland conveyor to Shawell Quarry;
- phased working and progressive restoration to agriculture on both sites;
- a minimum stand-off of 100m from individual properties on north side of A426 at the junction of A5/A426 for Site 3;
- advance tree planting at the junction of A5/A426 for Site 3;

- 30m stand off from Coton Spinney and Newton Spinney for Site 3;
- the provision of suitable measures to protect and where appropriate enhance the special features of interest of Cave's Inn Pits SSSI (Both sites);
- the provision of suitable measures to protect the watercourse running along the southern boundary of Site 3;
- provision for the retention of Bridleway X27 (as currently diverted) and X28, and Footpaths X18 and X30 (Site 32);
- appropriate management of non-designated heritage assets (Site 32);
- retained hedgerows should incorporate an element of traditional hedgerow management, 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 preserve the 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 for both sites;
- preparation of an Environmental Management Plan for both sites;
- assessment of potential for and impact upon significant archaeological remains, including evidence associated with the Tripontium (Caves Inn) Roman settlement for both sites.

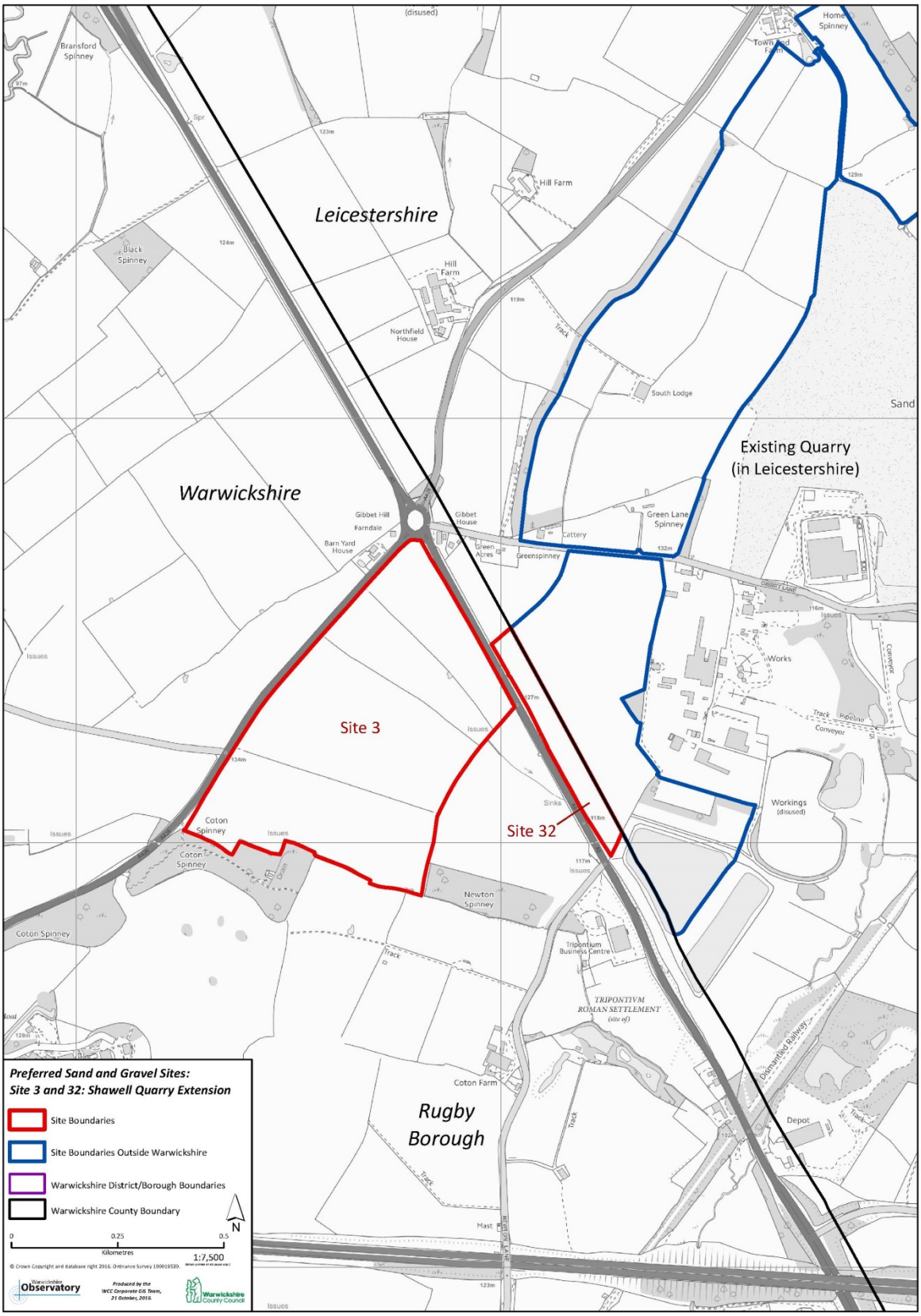


Figure 1.13 Site 3/32 Shawell Quarry

Site 4 - Wasperton (serving Warwick, Leamington and Stratford upon Avon development needs)

Background to Allocation

This site was promoted through the Revised Spatial Options in 2009 and the Preferred Option and Policies in 2015.

The boundary of the 2015 site has been amended by the promoter at the draft plan stage to take working further away from Barford Village. Working would take place to the east of Wasperton and Holloway Farm some 350m from the edge of the village.

Pioneer Aggregates submitted a planning application (Ref: W825/871438) for the extraction and processing of sand and gravel on 90.5 ha of land at Wasperton Hill Farm, Wasperton near Barford on 11 December 1987. The planning application was refused by the County Council on 8th April 1988.

Pioneer appealed against the County Council's decision and the Secretary of State following receipt of a report of his inspector allowed the appeal subject to conditions on 13th November 1989. The tenant farmer applied to the High Court to have the decision quashed but the application was dismissed. The tenant then applied to the Court of Appeal and in a judgement dated 16th October 1992 the Court of Appeal allowed the appeal and quashed the decision on the basis that the decision was not within the powers of the Act and was not based on adequate reasoning. It did not say that mineral extraction could not take place at Wasperton at that time or even in the future. Following the Court of Appeal decision the Secretary of State re-determined the appeal and dismissed it in a letter dated 21st December 1993. The re-determined appeal (1987 scheme) was found to be not acceptable in terms of the development standards and policies being applied at that time and because real supply exceeded real need.

Site Description

The site lies 6 kms (4 miles) south of Warwick and about 350m south of the southern edge of Barford Village and covers an area of 85 hectares.

The A429, Warwick to Cirencester principal road, runs north to south along the site's western boundary. This road bypasses the western side of Barford to a large roundabout junction (Longbridge J15) with the M40 motorway. There are three existing agricultural accesses off the A429 to the site; two at the northern end to connect Wasperton Farm and Holloway Farm to the main highway and one at the southern end which provides access to Marlpit Cottages.

The site is an approximately level area of some 85ha of arable farmland part of Wasperton Hill Farm of which approximately 50% is best and most versatile. The land is laid out in several large fields and parts of fields, divided by hedgerows. There are some hedgerow trees and small plantations.

The land has a northern boundary to Wasperton Lane, a narrow country land running eastwards from Wellesbourne Road the main road running through Barford Village to the B4087. The majority of Barford Village lies to the north of the lane along Wellesbourne Road and along Church Street/High Street road running to the north east.

There is a long western boundary to the site along the A429. On the other side of the A429 lies the small settlement of Wasperton the majority of which is a designated Conservation Area. The nearest house in Wasperton to the site is Wasperton House which is a listed building.

Land to the south of the site is flat and mainly open farmland. About 200m to the south of Site 4, the Threlsford Brook runs westwards and south - westward towards Charlecote and the River Avon.

Immediately to the north – west of the site there is a roughly triangular area of level arable farmland, part of Wasperton Hill Farm, bounded by A429 and Wellesbourne Road to the west, the southern edge of Barford and Wasperton Lane to the north, and the site to the east and south.

A large part of Barford Village is a designated Conservation Area. The main exclusions being the business properties and Bremridge Close housing estate along and off Wellesbourne Road and the post war housing estates at the south east corner of the village; Sandy Way and Dugard Place

There are no buildings within the site.

To the north east of the site, farmland rises gently away from the site towards Hareway lane, a narrow country lane running eastwards from the A452 Banbury Road. To the east of the site, agricultural land rises gently away from the site.

One public right of way runs across the site. Bridleway W101A traverses the access track from the A429, past Marl Pit Cottages towards Heathcote Farm. Another right of way runs close to the site's southern boundary along the access track to Glebe Farm and Seven Elms. To the east of the site, Footpath 101 runs south-west from Wasperton lane, close to Wasperton Hill Farm to Heathcote Farm.

Site Development and Indicative Working Proposals

The site covers an area of 85 ha and is owned by The President and Scholars of St John Baptist College in the University of Oxford. According to the promoters mineral extraction would be limited to 70ha of the site.

The site has been drilled and an assessment has been provided of the likely tonnage to be released from working. The site 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. Annual production has been estimated at 200,000 tonnes per year giving the site a potential life of 9 years. The estimated mineral traffic movements would be 60 a day (30 in and 30 out).

Indicative locations in the middle of the site have been provided for access to the site from A429 and the plant site. Access to the two existing farms Wasperton Farm and Holloway Farm would be maintained during the life of the site.

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.

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.

Key Issues

The Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Highways

A number of concerns have been raised about the adequacy of the local highway network to accommodate the development and the potential vehicle routeing and access arrangements. The Highway Authority believe the A429 should be able to accommodate a high volume of traffic and larger vehicles (HGVs) and that it provides an excellent link onto the A46 and M40, and then onto the wider highway network.

The road is described as a "major access road" on the Warwickshire Advisory Lorry Route Map. The Highway Authority's preference is that one of the existing accesses should be used to access the site subject to suitable improvements. 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 through the submission of a Transport Assessment. Other than local deliveries of sand and gravel to the village (if required) 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 A429 (Barford Bypass). Wasperton Lane is unsuitable for access to the site.

- Amenity

The proposed mineral working is now 350m from properties in Barford village so there is unlikely to be any adverse impacts from noise and dust. Screening bunds can alleviate noise by acting as a barrier to the transmission of soundwaves and can help capture dust particles. Dust emissions can be reduced by various mitigation measures including good operational management and the design and layout of the site. Properties around the site are already the subject of dust emissions as a result of normal agricultural activities.

A properly operated and managed mineral site is less likely to create any health issues. 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 finer dust particles are generated they do not escape. Crushing will only take place occasionally on Site 4 well away from any properties. A health impact assessment will be undertaken as part of an environmental assessment at the planning application stage. This assessment will consider the health and morbidity of local residents.

- Agricultural Land

There is unlikely to be any irreversible or permanent loss of Best and Most Versatile (Grades 1, 2 and 3a) agricultural land because only 58% of the site is BMV and the remaining 42% is Grade 3b and 3c. The ALC survey provided by the developer does not show any Grade 1 land on the site.

- Listed Buildings

Although there are potentially five listed buildings around Site 4 which could be affected by mineral working (Forge Cottage, Wasperton House, Seven Elms, Wasperton Hill House, and Wasperton Farmhouse) a heritage report submitted by objectors only focusses on three properties – Seven Elms, Wasperton Hill House, and Wasperton House. There was no visibility between Wasperton House and the site, no association and the intervening distance was also a factor. There was also no visibility and association between Forge Cottage and the site and views were limited by the topography.

Seven Elms is a Grade II listed building and lies at its nearest point 55m from the southern boundary (north east of the asset) of Site 4. There is likely to be no harm to the significance of the setting of this designated heritage asset because it is no longer a farm house and has been subject to change, there is a building and vegetation between the site and the asset which limits views in a north easterly direction, the proposed 100m stand- off from the asset, the intervening distances to the site's southern boundary (200m to the north west and 400m to the west of the asset), working in this location would be temporary and subject to other mitigation measures and the site would be restored to its existing agricultural use.

Wasperton Farmhouse is a Grade II listed building and lies at its nearest point 70m from the northern boundary (south of the asset) of Site 4. There is likely to be no harm to the significance of the setting of this designated heritage asset because of the proposed 100m stand- off from the asset, the lack of working proposed to the north and west of the asset retaining its existing agricultural land use, working to the south would be screened by existing vegetation and working to the east screened by an existing building and vegetation, the lack of public access to the site with the main road over 300m to the west and no public footpaths nearby, working in this location would be temporary and subject to other mitigation measures and the site would be restored to its existing agricultural use.

Wasperton Hill House is a Grade II listed building and lies 650m to the east of Site 4. There is likely to be no harm to the significance of the setting of this designated heritage asset because of the significant intervening distances to the site's eastern boundary, working would be temporary and subject to other mitigation measures and the site would be restored to its existing agricultural use.

- Conservation Areas

There are significant physical barriers between Barford and Wasperton Conservation Areas and the site due to the presence of property, land and roads which mean that neither the areas nor their settings will be harmed by mineral working.

- Restoration

The proposal to restore most of the area back to agriculture including all the BMV land with suitable inert material is acceptable in planning terms. The promoter believes that the volumes of inert wastes needed are relatively modest and should be available over the period of the development to return the land back to original levels making the prospect of lowering the land unlikely.

A good restoration scheme supported by planning conditions and regular monitoring by the mineral planning authority and the landowners should ensure that the site is properly restored avoiding the past problems on other sites. The landowners have indicated that they intend to appoint specialist consultants to ensure that the site is properly restored to high quality agriculture.

- Landscape

The site falls within the River Avon Valley. The majority of the site lies within the Terraced Farmlands landscape character type while land to the west lies in the River Meadowlands landscape character type. The Terraced Farmlands is typified by a large scale geometric field pattern and is relatively flat, and intensively farmed. The land to the north of Wasperton Lane gently rises to the north and the land 650m beyond the eastern boundary also rises eastwards to the B 4087. At over 1 km to the west of the site beyond the River Avon the land rises to the A46 beyond. With the stand offs to The Forge Cottage, Wasperton Farm, Holloway Farm, Glebe Farm and Seven Elms and Seven Elms Barn, safeguarding and where possible strengthening existing hedgerows and mature hedgerow trees coupled with advanced tree and hedgerow planting on the north western and eastern boundaries, no loss of agricultural land and the phased working and restoration of the site to agriculture should minimise any potential adverse landscape and visual impacts.

A hedgerow regulations assessment and landscape and visual assessment will be required at the planning application stage. The use of soils for temporary visual (and noise) screening will help reduce impacts and ensure the site is restored to the required standard. There will be no permanent loss of BMV land.

- Ecology

Detailed survey reports and assessments and mitigation plans would be needed to fully determine the likely impacts of the proposals on the key ecological receptors (protected species and habitats) and determine any necessary avoidance, mitigation and compensation measures required. The scope of such surveys and assessments and plans would be dependent on the proposals and would be determined at the planning application stage.

Policy S4 - Allocation at Site 4, Wasperton

Land at Wasperton shown on Figure 1.14 is allocated for sand and gravel working subject to the following requirements:

- suitable access onto Wellesbourne Road (A429);
- no access onto Wasperton Lane;
- phased working and progressive restoration to agriculture and nature conservation uses;

- a minimum stand-off of 100m from The Forge Cottage, Wasperton Farm house, Holloway Farm house, Glebe Farm house and Seven Elms and Seven Elms Barn ;
- advance tree and hedgerow planting on the north western and eastern boundaries of the site;
- safeguarding and where possible strengthening existing hedgerows and hedgerow trees;
- the provision of suitable measures to protect the length of watercourse (River Avon and tributaries Local Wildlife Site) running along the northern boundary and partly into the site;
- the need to maintain the setting and the structural integrity of Seven Elms and Wasperton Farmhouse and the setting of Wasperton Hill House;
- 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;

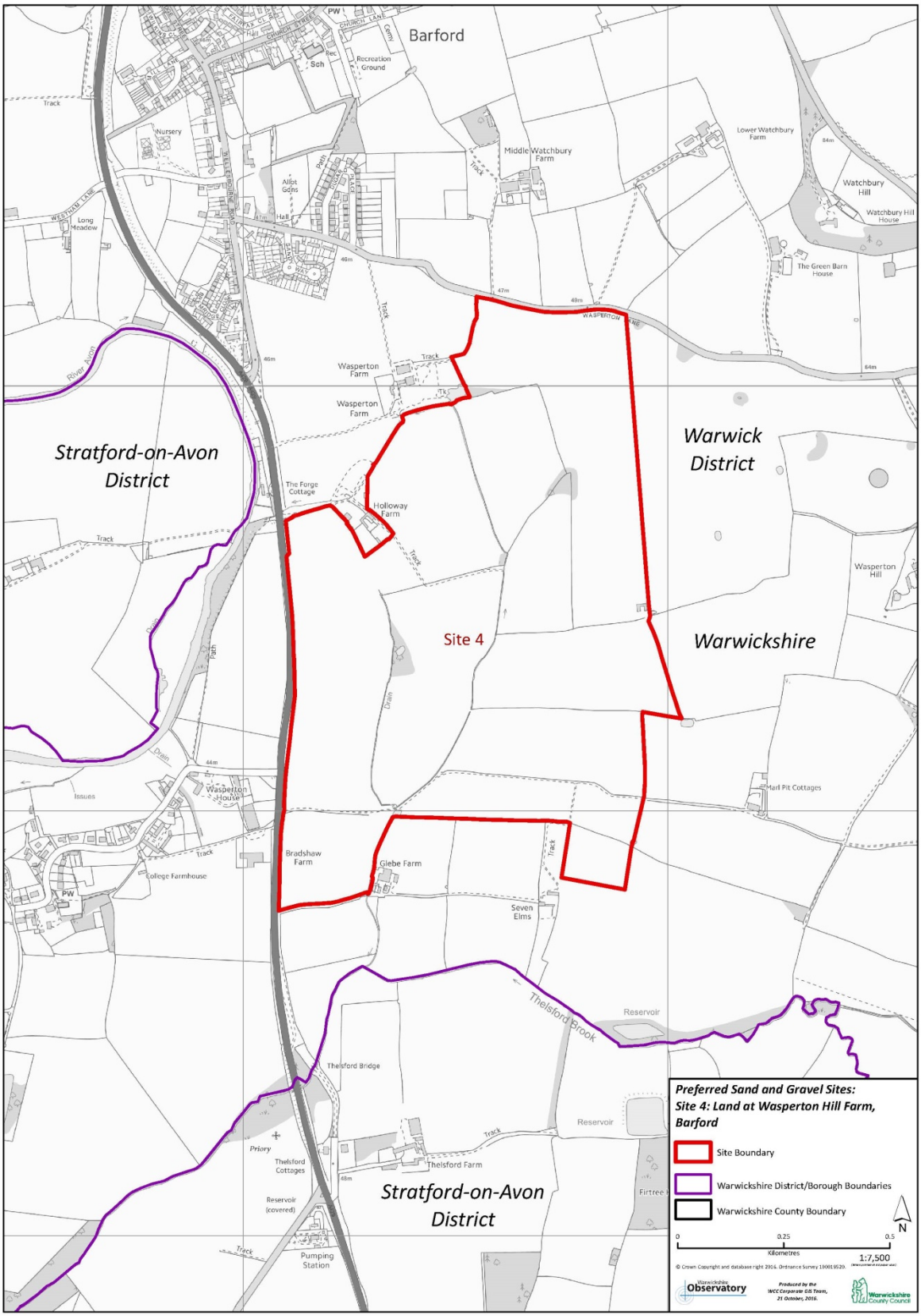


Figure 1.14 Site 4 Land at Wasperton

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

Site Description

The site lies east of Middlemarch Industrial Estate beyond the River Avon and to the west of the A423 at Ryton covering an area of 47 hectares. 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. The entrance to the site on A423 is part of a new roundabout to serve the new Prologis business park. There are no settlements nearby and the site has direct access to the local highway network. There are farm buildings located in the centre of the site.

To the north of the site lie farmland, a caravan park and residential properties, to the east beyond the A423, an employment park with the A45 beyond. To the south lie farmland, residential and business properties and existing industrial uses. The River Avon forms the western boundary of the site.

Site Development and Indicative Working Proposals

The previously restored eastern half of the site 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 raise the low level land on the east. 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.

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 off site or on site using small mobile processing plant.

The site would provide a modest increase in production capacity in the County at an estimated rate of 100,000 tonnes per annum.

Key Issues

Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Landscape

The Site lies within the Dunsmore Plateau Fringe landscape type and is characterised by a rather variable open to framed landscape with large arable fields. The River Avon corridor is a special feature within this landscape owing to the nature of the surrounding landform. Safeguarding and strengthening primary linear features (hedgerows, woodland edges' and wooded stream lines) and

advance planting along the northern, eastern and southern boundaries and phased working and restoration should ensure that any potential adverse landscape and visual impacts are minimised.

Policy S6 - Allocation at Site 6 Coney Grey Farm, Ryton

Land at Coney Grey Farm, Ryton shown on Figure 1.15 is allocated for sand and gravel working subject to the following requirements:

- operating as a satellite site to an existing or planned quarry in the Rugby/Warwick area or operating as a stand- alone site using small mobile processing plant if a suitable location can be found within the site;
- 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 the Dunsmore Living Landscape scheme;
- a minimum stand-off of 100m from individual properties fronting onto the eastern half of the site (north and south);
- advance planting on the roadside boundary and next to properties fronting onto the northern, eastern southern boundaries of the site;
- provision of suitable measures to protect and where appropriate enhance the special features of Brandon Marsh SSSI and Ryton Woods SSSI and protect and enhance the River Avon LWS and Siskin Drive Bird Sanctuary LWS. Protect the watercourse passing through the site and along its southern boundary;
- 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.

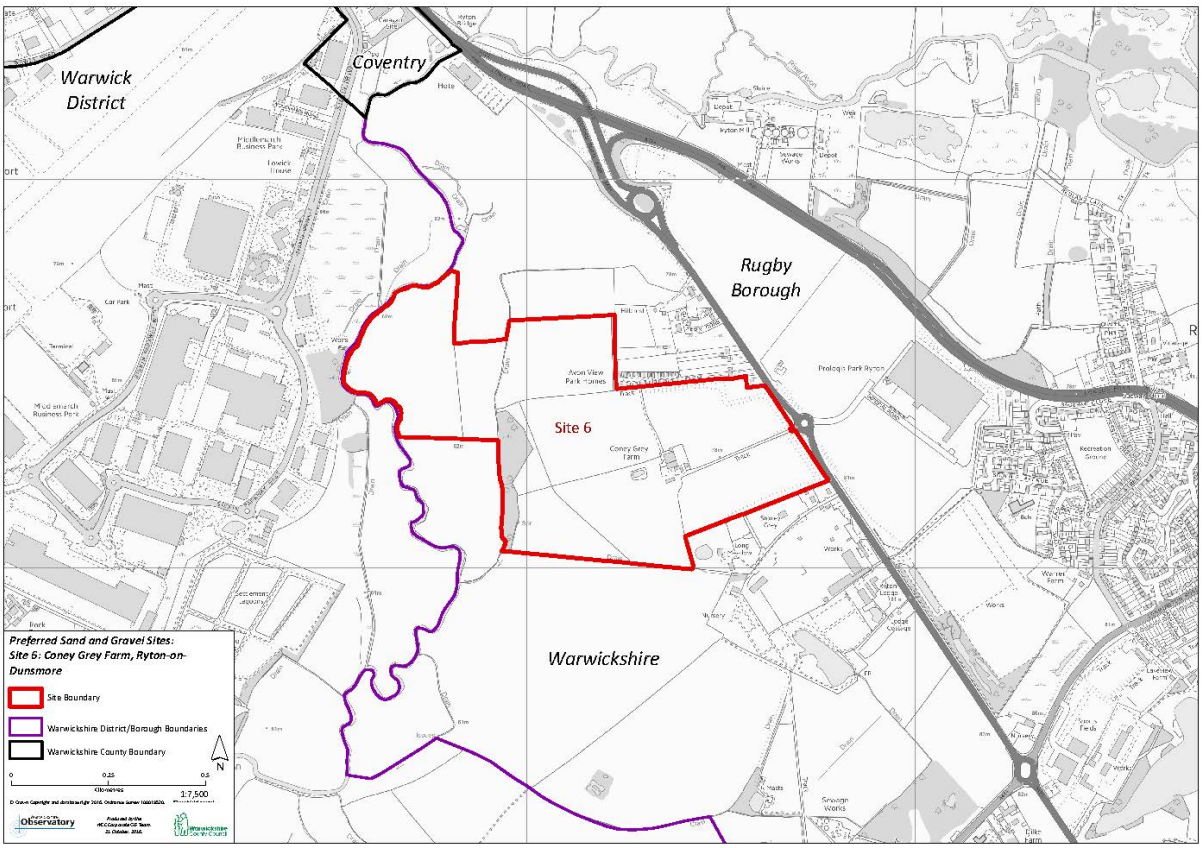


Figure 1.15 Site 6 Coney Grey Farm, Ryton on Dunsmore

Site 9 - Hams Lane, Lea Marston (serving North Warwickshire and Birmingham and Solihull development needs)

Site Description

This site lies to the west of Lea Marston village near to Junction 9 of M42 (Dunton Island) and covers an area of 48 hectares. To the north of the site lies Blackgreaves Farm, residential properties and beyond Blackgreaves Lane, a restaurant, Lea Marston Hotel and leisure centre, to the east Lea Marston village, farmland and woodland with the River Tame and lakes beyond , to the south National Grid electricity transmission assets and farmland and to the west farmland, Dunton Quarry, woodland and Reindeer Park. To the south east beyond the mainline railway from Derby to Birmingham lies Hams Hall distribution park. To the south and west (250m from the safeguarding zone) of the site lies the line (north –south alignment) 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 (Kingsbury Railhead). To the west and north of the site lies the proposed HS2 Phase 2 route which will provide new rail links to the north and west of England. 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. For example part of the northern end of the site is used by a shooting club. 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.

Site Development and Indicative Working Proposals

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. Public Rights of Ways M14, M16 and M23 within the site would have to be temporarily diverted during the development of the site.

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.

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 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 plant 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.

Key Issues

Key Issues affecting the site are set out below. They are based on an assessment of the site at the time this plan was written and therefore if circumstances change or new information becomes available prior to the site coming forward through a planning application, any new issues will also need to be taken into account.

- Amenity

There are properties/buildings bordering the north western boundary of the site accessed from Blackgreaves Lane and buildings at Reindeer Park on the western side south of Dunton Wood. The provision of a buffer zone of a minimum of 100 metres from these properties would minimise any potential adverse impacts from such things as noise and dust. The suitability of this buffer zone will be reviewed at the planning application stage. In addition an Environmental Management Plan will be required at the planning application stage.

- Listed Building

Blackgreaves Farmhouse on Blackgreaves Lane to the north of the site is a Grade II listed building. There is likely to be no harm to the significance of the setting of this designated heritage asset because of the proposed 100m stand- off, the presence of a number of farm buildings and properties between the farmhouse and the site, the building's orientation with front façade facing east, working in this location would be temporary and the site would be restored to its existing agricultural use.

- Biodiversity

Whitacre Heath SSSI lies 650m to the east of the site beyond Hams Lane, mainline railway and the River Tame. Extraction of sand and gravel is unlikely to cause harm to the SSSI, but provision of suitable measures to protect and where possible enhance its special features will be required. Any hydrological and water quality issues associated with the SSSI will need to be addressed at the planning application stage. A protected species survey report, assessment and mitigation plan for the site will be required.

- HS2

The close relationship of the site to HS2 has raised expectations about the possible future land uses including access to the local highway network and restoration to uses and standards following mineral working. These are non-mineral development matters and should be addressed through discussions with the local planning authority. To avoid vehicles passing though Lea Marston village and over non allocated land to other parts of the local highway network the Highway Authority requires vehicles to leave the site and travel south on Hams Lane to Faraday Avenue and then to the A446. There are no justified reasons to include other alternative access routes which are not supported by the Highway Authority and are free from planning and environmental constraints.

- Other Previously Rejected Sites

Some objectors have requested that the site be deleted in favour of other omitted sites and land (Sites 10, 11 and 12 and land to the west of A4097 Kingsbury Road). These sites have been considered on previous occasions and found to be unacceptable in planning terms and not deliverable. The land west of A4097 has not been nominated for allocation and is required for the construction of HS2 including a major railhead. These sites would not release construction materials for the general market during the plan period a key requirement for supplying and meeting future demands for aggregates in the MLP.

- Landscape

The site falls within the Arden Parklands landscape character type which is characterised by medium to large in scale and defined by woodland edges, belts of trees and wooded streamlines. The landform is gently rolling, open in aspect and is intensively farmed. Provision of suitable stand-offs to Dunton Wood and existing properties will significantly reduce the amount of higher ground on the western side of the site which together with advanced hedge tree planting, gapping up hedgerows and providing small blocks of woodland planting and the phased working and restoration of the site should minimise any potential adverse landscape and visual impacts.

Policy S9 - Allocation at Site 9 Hams Lane, Lea Marston

Land at Hams Lane, Lea Marston shown on Figure 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 to Faraday Avenue. No access through Lea Marston village;
- exploring the opportunity to work the site back to Dunton Quarry by overland conveyor;
- phased working and progressive restoration to agriculture and nature conservation uses;
- a minimum stand- off of 100m from individual properties on Blackgreaves Lane and at Reindeer Park, Kingsbury Road;
- 30m stand off from Dunton Wood;
- additional woodland planting;
- the provision of suitable measures to protect and where appropriate enhance the special features of Whitacre Heath SSSI;
- 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.

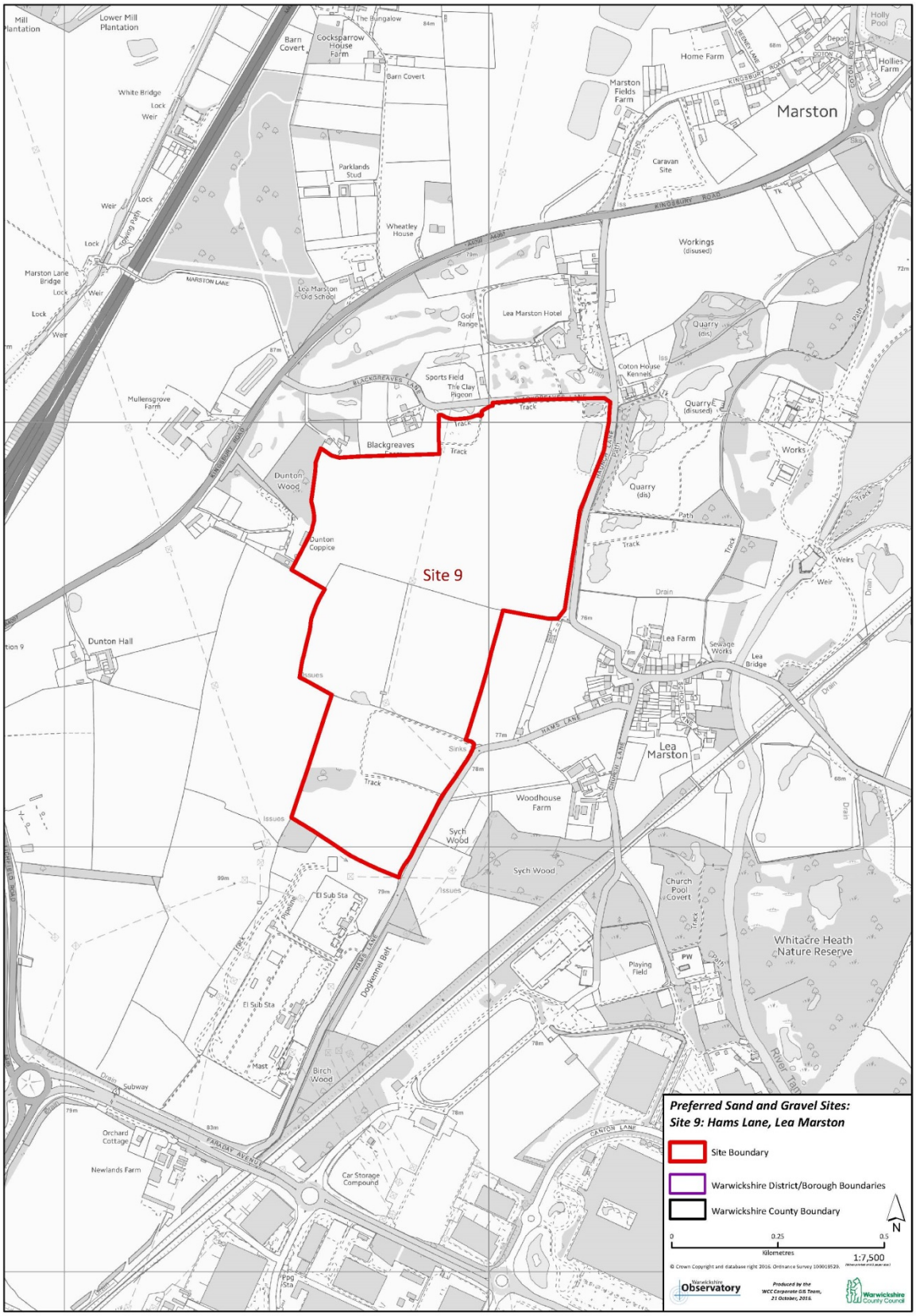


Figure 1.16 Site 9 Hams Lane, Lea Marston

8 Core Strategy Policies

Minerals Core Strategy Policies

Policy MCS 1 - Supply of Minerals and Materials

The MPA will maintain a supply of materials from substitute or secondary and recycled materials and mineral waste and will take account of this when considering proposals to extract aggregate minerals in the County at sites other than those allocated in Policy SO.

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

The MPA will maintain landbanks of permitted reserves for aggregate minerals and for brick 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 in the National Planning Policy Framework and all other material planning considerations.

The MPA will seek to supplement supplies by taking advantage of unplanned opportunities as they arise such as the extraction of known minerals of local, regional, or national importance prior to, or as part of, non-mineral development.

Justification

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 which the County needs. Warwickshire contains many mineral resources including sand and gravel, hard rock, brick clay, coal; cement raw materials and building stone.

However a significant part of the County is rural in nature and there is 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.

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.

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.

Policy MCS 2 - Sand and Gravel

The MPA will 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 6.525 million tonnes to be provided over the 15 year plan period at an average production rate of 0.508 million tonnes per annum. The MPA aims to achieve this production rate from existing permitted reserves, by granting planning permission at the sites allocated by Policy SO and through windfall developments such as the extraction of sand and gravel prior to, or as part of, non-mineral development.

Throughout the plan period the MPA will maintain at least 7 year landbank of permitted reserves.

Proposals for sand and gravel extraction outside the allocated sites will only be supported where the proposal demonstrates that significant operational, transport, environmental and restoration benefits will be provided by working in that location,

Justification

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 identified sites or areas or policy criteria, providing appropriate landbanks and granting planning permission for sustainable mineral development.

The latest Local Aggregates Assessment shows a need for 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.

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 throughout the plan period 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.

Designation of a site in the local plan does not guarantee that planning permission will be granted because poorly drafted proposals may produce significant adverse environmental impacts which may not be capable of mitigation and imposition of planning controls through planning conditions. However, the expectation is that a proposal is capable of being formulated and brought forward within the sites set out in Policy SO and is considered likely to be made acceptable in planning terms. Proposals to develop the allocated sites therefore need to be viable, well prepared, carefully designed and capable of being delivered during the life of the plan.

For proposals coming forward outside the designated sites will be one test to be met and that is demonstrating that significant operational, transport, environmental and restoration benefits can be provided by working in that location.

Policy MCS 3 - Crushed Rock

The MPA will 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 at least a 10 year landbank for crushed rock.

Proposals for the winning and working of crushed rock will only be supported where the proposal demonstrates that significant operational, transport, environmental and restoration benefits will be provided from working in that location.

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

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 are known to have high polished stone value (PSV) content and are used mainly for road stone and rail ballast.

There is now only one active crushed rock quarry in Warwickshire near Atherstone at Mancetter, although there are other reserves at Griff (V) and Jees and Boon (now called Hartshill Quarry). Griff quarry has been previously worked but has been left inactive in recent years. Hartshill Quarry has recently reopened.

The current landbank stands at 30.97 years (2016 available data before MPA amalgamation) based on figures reported by the minerals industry which is well above the 10 year landbank requirement set out in the NPPF. At 2016 the permitted reserves stood at 27.26m tonnes which include the 2 million tonnes extension permitted in August 2015 at Mancetter Quarry.

Due to the limited nature of the outcrop and known constraints physical, community, environmental transport and being able to access the resource and the extensive landbanks there are no plans to allocate sites for future working of crushed rock in the County.

Proposals coming forward will need to be able to demonstrate that significant operational, transport, environmental and restoration benefits will be provided from working in that location.

The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty such as the Cotswold AONB. 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 will be refused except in exceptional circumstances and where it is in the public interest.

Proposals for mineral working in the Cotswold AONB should include an assessment of the following:

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

However those crushed rock mineral resources which are considered to be locally, regionally or nationally important are shown on the Crushed Rock Mineral Safeguarding Area on Map 14.2 in Appendix 2. The extraction of crushed rock prior to, or as part of, permitted non-mineral development will be sought in accordance with policies in this plan.

Policy MCS 4 - Secondary and Recycled Aggregates

Proposals for the reception, processing, treatment and distribution of waste materials in order to produce recycled and secondary aggregates will be supported where the proposal will promote the sustainable management of waste in accordance with the principles of the Waste Hierarchy and will facilitate a reduction in the need for primary aggregates.

Justification

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. Further details of the nine recycling sites in the county are provided in Appendix 5.

New facilities will be supported where they will help deliver sustainable waste management, and facilitate a reduction in the production of primary aggregates.

Policy MCS 5 - Safeguarding of Minerals and Minerals Infrastructure (see also Policy DM10)

Warwickshire's sand and gravel, crushed rock, brick-making clay resources, cement raw materials and building stone will be safeguarded against needless sterilisation by non- minerals development, unless "prior extraction" takes place.

Safeguarded mineral resources are defined by a Mineral Safeguarding Area illustrated on the Maps in Appendix 2. Minerals infrastructure safeguarded in Warwickshire comprises mineral sites, concrete batching plants, mortar plant, asphalt plants, concrete products plant and recycled and secondary aggregates sites shown on Fig 1.9.

Non-mineral development, except for those types of development set out in Appendix 3, shall not normally be permitted if they would unnecessarily sterilise existing and future mineral sites and mineral infrastructure or prejudice or jeopardise their use by creating incompatible land uses nearby.

Justification

This core strategy policy sets out the key elements of mineral safeguarding in Warwickshire and is supported by development management policy DM 10 which provides further details.

As minerals can only be worked where they are found it is important to safeguard viable mineral resources from needless sterilisation by other development to secure a future long term supply of minerals. National planning policy requires Mineral Planning Authorities (MPAs) to "secure an adequate and steady supply of indigenous minerals" needed to support sustainable growth whilst encouraging the recycling of suitable materials to minimise the requirement for new primary extraction. National planning policy also requires MPAs "to define Minerals Safeguarding Areas (MSA) in order that proven resources are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked, and where appropriate regeneration can be facilitated.

The key safeguarded mineral resources in Warwickshire are sand and gravel, crushed rock, brick-making clay resources, cement raw materials and building stone. These resources have been identified for long term safeguarding beyond the life of this plan and are designated as MSAs and shown illustrated on the Maps in Appendix 2.

The Maps were produced as part of a report produced on behalf of the MPA by the British Geological Survey which mapped the extent of mineral resources in the County, the latest guidance and information about those resources and other data and information available to the MPA. From time to time the MSAs may be reviewed and updated as mineral resources become exhausted or as the result of exploratory or detailed drilling as part of the preparation of planning application for minerals development or a mineral survey and assessment report submitted with a planning application for non-mineral development.

Safeguarding the infrastructure that supports the supply of minerals is just as important as safeguarding mineral resources. Safeguarding minerals infrastructure is a requirement of national planning policy which states that the following should be safeguarded:

- 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.

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, mortar and coated materials plant 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 (see Figure 1.9) are quite important so for the duration of their life these facilities will be safeguarded in accordance with this policy from non-mineral development if that development would unnecessarily sterilise the sites or prejudice or jeopardise their use by creating incompatible land uses nearby.

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 MPA 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.

The MPA believes that the best way of achieving the level of control required is to apply this policy and DM 10 to consultations received from the local planning authorities on a case by case basis. A buffer zone approach would be difficult to substantiate as there are already other planning controls in place and determining the extent of the buffer zone required would have to be done on a case by case to reflect the nature and extent of the site/facilities and the potential for encroachment of incompatible development. Furthermore there are only three sand and gravel sites operating in the county and they are all in the Green Belt where development is restricted. Most of the remaining existing minerals infrastructure is either in the Green Belt or in existing industrial areas.

In order to avoid unnecessary consultations by other local planning authorities, Appendix 3 lists types of applications for proposed non –mineral developments which in the opinion of the Council are unlikely to conflict with the aims of Policy MCS5 and are excepted from its scope.

Policy MCS 6 - Brick Clay

The MPA will maintain at least 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 by permitting new or extended sites and by permitting extraction prior to, or as part of, non-mineral development.

a) Proposals for brick clay extraction will be supported where the proposal:

b) supports capital investment required for new or existing plant for brick manufacturing and the maintenance and improvement of existing plant and equipment; and

c) provides for the extraction of premium brick clays such as those from the Etruria Formation or other clay raw materials with equivalent physical characteristics;

d) and in addition the proposal either:

i)enables the continuation of appropriate blends to be made: or
ii)provides raw materials released from the working of other minerals: or
iii)provides raw materials which can be utilised at an existing plant or for an environmental project where the raw materials is required to meet specific technical requirements and those materials cannot be supplied from any other location.

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

a) are practicable and environmentally feasible; and
b) will not have any unacceptable adverse impacts.

Justification

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. It also says that mineral planning authorities should take account of the provision of brick clay from a number of different sources to enable appropriate blends to be made.

Clay raw materials are used to create bricks, tiles, and pipes, provide engineering fill and create products with particular physical and aesthetic qualities. Such qualities are mostly the direct result of the physical characteristics of the raw material and which may be available in only a few locations. Clays worked in the Etruria Formation for example allow higher quality products to be manufactured such as engineering bricks, facing brick and slips, pavers, roof and floor tiles and the Staffordshire Blue brick use for engineering purposes and valued for its aesthetic qualities.

The only brickworks operating in the County is at Kingsbury, which supplies a range of brick products to local and regional markets from on-site marls and clays. Provision of clay and marl from the quarry is also known to support clay product manufacturing at a site in Walsall. The MPA intends to monitor the supply of clays to works outside the County as part of on-going co-operation with other mineral planning authorities.

Clays are also worked at Southam and are transported to Rugby for use in the production of cement

These facilities currently have access to sufficient materials to meet future needs. However, proposals for extensions to existing or new marl/clay quarries to meet future needs will be supported if the requirements of this and other policies in the plan are met.

However those brick-making clay resources which are considered to be locally, regionally or nationally important are shown on the Brick Clay Mineral Safeguarding Area on Map 14.3 in Appendix 2. The extraction of brick-making clay resources prior to, or as part of, permitted non-mineral development will be sought in accordance with policies in this plan.

Policy MCS 7 - Building Stone

The MPA will support the extraction of building stone from small scale quarries where it can be demonstrated:

a)there is a need for the material; and
b)there are no suitable, viable and more sustainable alternative sources available; and
c)the scale, extent and location of the proposed quarrying are such that adverse impacts upon the environment and amenity can be avoided or adequately mitigated; and
d)it will positively contribute towards the maintenance of the historic built environment and will encourage local distinctiveness and good quality design; and
e)any working of minerals for non-building stone purposes will not prejudice the ability to satisfactorily achieve previously approved or acceptable in principle proposals for future site restoration that accord with Policy DM 9.

Justification

Historically building stone has been used extensively throughout the county and further information can be found in "A Building Stone Atlas of Warwickshire – published in May 2011. The aesthetic qualities of the stone used impart a distinctive character to the county's historic buildings.

Working of building stone in the county has typically been very intermittent, less intensive, surface related and from small scale (nature and extent) quarries irrespective of whether they are "relic" as described in the NPPF. The minerals industry believes that dimension stone extraction should not be limited to local markets or the heritage sector. The sector should be free to develop new- build markets and should be allowed to operate at higher production if it contributes to economic development. By emphasing reliance on local markets and small scale operations the industry believes that the authority is being too prescriptive and not recognising the potential for change. The evidence is that the past pattern of working has not changed and the industry is in decline and situation is unlikely to change in the foreseeable future.

There are currently no sites working building stone in the county. Sites at Edge Hill and Dry Hill in the Cotswold AONB and Avon Hill outside the AONB have worked ironstone and limestone but only Edge Hill is currently operational working very small ironstone stockpiles for secondary aggregates prior to completing the final restoration of the site. The location and scale of the sites are reflective of the physical and planning constraints affecting building stone extraction such as the capacity of local roads, amenity considerations and designations and designated assets.

There is at present no demand for additional sites or for building stone to be released for future working. However those building stone mineral resources which are considered to be locally, regionally or nationally important are shown on the Building Stone Mineral Safeguarding Area on Map 14.5 in Appendix 2. The extraction of building stone prior to, or as part of, permitted non-mineral development will be sought in accordance with policies in this plan.

Proposals for future working of building stone outside the Cotswold AONB will therefore be carefully considered against the requirements of this policy. Developers will need to demonstrate a need for the material to repair old buildings and structures and for new construction, that there are no

alternative supplies elsewhere within and outside the county and that any adverse impacts of proposed working are capable of being avoided or adequately mitigated.

Proposals within the Cotswold AONB and which would affect its setting will need to be scrutinised more carefully. The statutory purpose of an AONB is to conserve and enhance the natural beauty of the area of outstanding natural beauty (sect 82 Countryside and Rights of Way Act 2000). Section 85 of the Act places a statutory (legal) duty on the authority to have regard to the purpose of conserving and enhancing the natural beauty of the area when discharging any function (such as plan making) in relation to, or affecting land within, an AONB. Wildlife in the AONB and its cultural heritage are also important factors to be taken into account.

Any quarry proposal comprising major development due its scale and impact will need to clearly demonstrate that there are exceptional circumstances and the proposal is in the public interest, in accordance with the "major development test" in the National Planning Policy Framework.

Quantities of waste rock (non-building stone) can be generated during the extraction of building stone particularly in the initial phases of working. This waste stone may have a potential use as aggregate: the use or disposal of it is an issue which needs to be considered on a case by case basis through a planning application. A particular consideration will be the extent to which the proposal could prejudice the restoration of the site.

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 and obligations. 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.

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

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

Justification

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 operation 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.

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.

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.

For any 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, to have regard those matters and to mitigate impacts, when preparing any planning application.

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.

Where proposals for exploration and appraised 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:

a) The Proposal can adhere to criteria b - d above; and

b) 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, and are sited in the least sensitive location from which the target reservoir can be accessed; and

e) c) There is a full appraisal programme for the hydrocarbon resource; and
f) d) There is a development framework for the site and an assessment of the proposal's economic impacts.

All proposals should include secure arrangements for full restoration and aftercare 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

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).

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

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 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.

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.

Separate planning permission is required for each phase of hydrocarbon extraction although some initial seismic work may not require express planning permission.

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 and each proposal within the licence area needs to be considered on its own merits. There are no requirements to safeguard shale gas/oil resources.

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 planning permission should be refused except in exceptional circumstances and where it is in the public interest.

Developers should avoid developing proposals within influencing distance of sites designated as being internationally or nationally important for nature conservation. Heritage assets and their settings should also be avoided.

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.

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.

Particular consideration will be given to the close proximity of any proposed well head 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.

Proposals for conventional and unconventional hydrocarbon extraction will be considered in accordance with the policies in the development plan.

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.

The Government says that shale gas is of national importance and they expect Mineral Planning Authorities to give great weight to the benefits of mineral extraction, including the economy. This includes shale gas exploration and extraction. Mineral plans should reflect that minerals resources can only be worked where they are found and applications must be assessed on a site by site basis and having regard to their context. Plans should not set restrictions or thresholds across their plan area that limits shale development without proper justification.

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.

However, while shale gas development in Warwickshire may be unlikely in the short term, the plan must address any potential developments in that industry.

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).

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.

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 is environmentally acceptable or can be made so by planning conditions or obligations, and that it provides national, local or community benefits which clearly outweigh the likely adverse impacts so as to justify the grant of planning permission.

Justification

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 (syngas). 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).

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.

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 its application lapse as it wished to focus on offshore areas where there were larger reserves.

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 so each proposal needs to be considered on its own merits.

Developers should avoid developing proposals within influencing distance of sites designated as being internationally or nationally important for nature conservation. Heritage assets and their settings should also be avoided.

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.

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. Particular consideration will be given to the close proximity of the proposed wells, gas recovery 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.

9 Development Management Policies

Development Management and the Planning Application Process

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.

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 County 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.

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.

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

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.

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.

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.

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 following tests in order to be taken into account as a material consideration when determining a planning applicationof:

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.

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.

The Community Infrastructure Levy Regulations 2010 allows local authorities to charge developments to ensure that costs incurred in providing necessary infrastructure to support 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

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

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 its decision making.

Mining legacy issues

The Coal Authority has defined Development High Risk 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 https://www.gov.uk/guidance/planning-applications-coalmining-risk assessments

Monitoring and enforcement

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

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.

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.

Development Management Policies

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.

Policy DM 1 - Protection and enhancement of environmental assets and landscapes

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

a) the quality and character of the landscape:
b) natural resources (including water, air and soil resources);
c) biodiversity;
d) geodiversity;

Mineral development proposals should demonstrate that nature conservation sites, species, and habitats (an indicative list of sites, species, and habitats is contained in Table 9.1) 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 of any European Site (Natura 2000 sites) (either alone or in combination with other plans and projects) will not be permitted unless:

a) there are no alternative solutions; and
b) there are imperative reasons of overriding public interest; and
c) 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 the table below) of sub-regional or local importance. The level of protection to be afforded to the asset will be commensurate with its 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 subject to compliance with other policies in the development plan.

Planning permission for major minerals development in a designated AONB will be refused except in exceptional circumstances and where it can be demonstrated that it is in public interest.

Justification

Landscape

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.

Mineral development can have adverse impacts on environmental assets and landscapes of international, national and local importance. 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.

Designated Areas of Outstanding Natural Beauty (AONB) have the highest status of protection in relation to landscape and scenic beauty. 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. Planning permission for major minerals development in a designated AONB will be refused except in exceptional circumstances and where it can be demonstrated that it is in public interest.

Trees

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 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.

Soil Resources

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.

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 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.

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

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.

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.

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. Any future planning applications that lie within a 2km buffer of the Natural England River Mease Catchment Risk Zone (based on the DMRB guidance) or a 3km buffer of Ensor's Pool (on the recommendation of the Environment Agency) should be considered for a project level HRA when further details of the precise scheme and proposals are made available for consideration of LSE on these SACs. Given the potential for any planning application within 3km of Ensor's Pool to also have in-combination LSE with the current submission version of the Nuneaton and Bedworth Plan 2015, any project level HRA for an application within 3km of Ensor's Pool should consider these in-combination effects against the version of the Nuneaton and Bedworth Plan available at the time of the planning application.

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 granted. 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.

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.

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.

Planning permission will not be granted where mineral developments would result in the loss or deterioration of irreplaceable habitats (i.e. an ancient semi-natural woodland or the loss of aged or veteran trees) unless the need for, or benefits of the development in that location clearly outweighs the loss.

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 where possible
- 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).

Table 9.1

	Sites designated for their nature conservation or geological/ geomorphological importance	Habitats	Species
International	Ramsar Natura 2000 (Special Areas of Conservation, Special Protection Areas)	Any internationally designated habitats	Any internationally protected species European protected species

National	National Nature Reserves Sites of Special Scientific Interest (SSSI)	Ancient Semi-Natural Woodland National BAP Habitats	National BAP species Notable and protected species identified under Section 41of the Natural Environment and Rural Communities Act 2006
Local	Local Nature Reserves Local Wildlife Sites Local Geological Sites	Local BAP Habitats	Local BAP Species Species identified on local rare, endangered and vulnerable lists

Policy DM 2 - 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 settings (an indicative list of heritage assets is contained in the table below). 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 designated archaeological sites of equivalent importance should be preserved in situ. Substantial harm or loss should be wholly exceptional and planning consent will be refused unless that substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. In these situations, 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

<u>Heritage and Cultural Assets</u>

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.

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).

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.

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.

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.

Table 9.2

Type of designation	Heritage and cultural assets
International	World Heritage Sites Any heritage assets of international significance
National	Registered Historic Battlefields Registered Historic Parks and Gardens Scheduled Ancient Monuments Listed Buildings Conservation Areas
Local	Historic environment and heritage assets recorded on the County's Historic Environment Record and local lists

	Historic Farmsteads

In certain situations quarrying activity could have a potential impact on groundwater flows and the chemistry of preserved organic and paleo-environmental remains. Where groundwater levels are lowered as a result of excavation this may result in the possible degradation of remains through dewatering, whilst increasing groundwater levels and the effects of rewetting could also be harmful. Developers of new sites and proposed extensions to existing sites will be expected to address these issues as part of the preparation of a planning application to work minerals through appropriate surveys and assessments and by changes to the design and operation of the scheme of working and restoration

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.

Policy DM 3 - Green Infrastructure

Proposals for minerals development will only 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, or biodiversity or other environmental interest in urban and rural areas.

The design and layout of and 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.

Justification

Green Infrastructure

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)

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.

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.

Paragraph 117 of the NPPF says that planning policies should:

a) Plan for biodiversity at a landscape scale across local authority boundaries;

b) 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.

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.

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.

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 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.

A large proportion of the County is covered by a swathe of designated Green Belt which is part of the County's GI. 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. In the case of mineral extraction the NPPF says that this form of development is not inappropriate in the Green Belt provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. The Courts have held that when considering the effect of the development on the openness of the Green Belt consideration should be given to not only spatial impacts but also visual impact. Green Belt policies as articulated in district and borough development plans will apply to minerals proposals.

Policy DM 4 - Health, Economy and Amenity - Minimising the Impacts of Mineral Development

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

a) noise
b) lighting/illumination
c) vibration/blast vibration
d visual intrusion
e) public health
f) dust
g) emissions to air and odours
h) contamination of land
i) water pollution
j) road traffic
k) loss of best and most versatile agricultural land
l) land instability
m) flooding

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

Justification

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. In terms of personal safety and perception of safety it is recommended that a contact point is made available to the local community by the site operators to provide a source of reassurance relating to any aspect of the mineral development and its operations.

Warwickshire is host to many important open spaces, sports, tourism assets and other recreational assets. Their existence, amenity and use will need to be safeguarded when planning mineral development.

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. 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. The types of impacts that may affect health, economic aspects and amenity are addressed below.

Noise

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.

Lighting/Illumination

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

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.

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

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 and odours

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.

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.

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 of Land

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.

Best and most versatile agricultural land

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.

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).

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 appropriate and deliverable reclamation scheme will deliver very significant environmental or community benefits which may otherwise not readily achievable in the absence of the scheme. In all cases, a detailed agricultural land assessment will need to be produced and submitted with the planning application.

Land instability

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.

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.

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.

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.

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.

The Coal Authority has defined Development High Risk 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 https://www.gov.uk/guidance/planning -applications-coalmining-risk assessments The prior removal of minerals, where practicable and environmentally feasible, can remove or treat land instability problems both on site and on adjoining land.

Economy

The NPPF recognises that minerals are essential to support sustainable growth and out way of life through the provision of materials for infrastructure, buildings, energy and goods. Sand and gravel operations provide a wide range of construction materials for local markets such as for new and existing housing and the provision of new roads. Aggregate producing companies come in many sizes from multinationals that operate globally to family firms working locally and they also provide employment and goods and services that can contribute to the local economy.

However, mineral operations and the transport of minerals can cause adverse environmental impacts and these impacts can sometimes affect the operation and use of local business premises if not managed properly. Such impacts can include increased noise, dust and vibration and contamination and pollution of water and land and also disruption and congestion on local roads.

Policy DM 5 - Sustainable Transportation

Developers must demonstrate that a proposal facilitates sustainable transportation by:

a) considering alternatives to road transport;
b) minimising transportation distances;
c) minimising the production of carbon emissions; and d) 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 demonstrates that:

- the proposed development has direct access or environmentally acceptable links 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 national and/or local environmental designations, the environment or noise sensitive local communities
- any proposed lorry routeing arrangements can be managed and enforced; and
- any necessary mitigation or compensatory works directly related to the development have been identified and that provision has been made for the carrying out of the works and their funding.

Justification

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.

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, Network Rail; or Canal and Rivers Trust.

The Warwickshire Advisory Lorry Route Map available at https://apps.warwickshire.gov.uk/api/documents/WCCC-764-38 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.

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.

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.

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.

Where the road network is not adequate for the amount or type of movements, legal agreements will be sought to achieve appropriate improvements to mitigate the adverse impacts. Routing agreements will also be used where necessary to ensure that adequate/appropriate routes are used to prevent unacceptable adverse impacts upon local communities. Restrictions on the number/type of movements or outputs/sales may also be applied where necessary where road network improvements may have an unacceptable adverse impact on areas of designated landscape importance e.g. the Cotswold AONB or Conservation Areas or other environmentally sensitive areas.

Where minerals, mineral derived products and wastes are to be transported to or from the site, Lorries should be sheeted or netted to prevent the deposit of materials on the public highway. Operators should also encourage drivers not to arrive at the sites before the start of operations, as this can often cause significant disturbance to local residents at an early time of the day.

The NPPF advises that applicants are encouraged to submit travel plans for developments where there are likely to be significant transport implications from certain types of development. Travel plans help to raise awareness of the impacts of travel decisions, and they can help to deliver sustainable transport objectives through facilitating reductions in car usage, increasing use of public transport, reducing traffic speeds, improving road safety and providing environmentally friendly transportation of materials. Where travel plans are to be submitted alongside a planning application, they should be produced in consultation with the relevant highway authority and local transport providers.

The Warwickshire Local Transport Plan 3 (LTP3) provides information on how the County Council and its partners intend to improve transport and accessibility in Warwickshire for the period up to 2026. The LTP3 provides an important transport context for the Minerals Local Plan and applicants may find that the study and the supporting evidence may help when producing transport information for a planning application.

Policy DM 6 - 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

<u>Public Rights of Way and Recreational Highways</u>

Public Rights of Way (PRoWs) 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.

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.

A PRoW or recreational unclassified road (UCR) will be affected by mineral development where it:

a) crosses or is adjacent to an application site
b) is to be used for site access (whether temporary or permanent)
c) Will be crossed by an access road (whether temporary or permanent).

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 a 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).

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 7 - 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, and stockpiling and any noise/amenity bunds must not be located in the functional floodplain Zone 3b. A restoration plan must be provided and every opportunity to reduce flood risk management must be taken.

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

<u>Water and Flood Risk</u>

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.

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.

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.

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.

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.

Ancillary activities such as processing, vehicle handling, and stockpiling and any 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 take e.g. local bunding, increasing the capacity of lakes left in restored workings to act as controlled flood storage.

Water Quality

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.

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:

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

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 8 - Aviation Safeguarding

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

Justification

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

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 mineral development results in unacceptable adverse impacts on aviation safety planning permission should not be granted. Policy DM 9 - 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 including securing and making as safe as possible the site when mineral operations cease ; and unless it has been demonstrated that the site will be reclaimed at the earliest opportunity y.

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

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.

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.

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):

a) the intended after use;
b) phasing;
c) storage and management of soils/overburden;
d) filling operations (if required);
e) final landform and levels;
f) vegetation establishment;
g) removal of site infrastructure;
h) landscaping and tree planting;
i) provision of surface features; and
j) Aftercare and long term management and monitoring.

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.

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. By focussing on restoring part of the site to the best and most versatile agricultural land the remainder can be left for nature conservation and recreational uses.

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.

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 existing site cannot be restored to its intended after use(s) due to practical or technical reasons.

It is recognised that the mineral developments can pose a risk to safety after their working life has ended so it is important that sites are secured and made as safe as possible when mineral operations cease.

Policy DM 10 - Mineral Safeguarding (see also Policy MCS 5)

Non-mineral development, except for those types of development set out in Appendix 3, will not be permitted if it would needlessly sterilise unnecessarily sterilise important mineral resources or would prejudice or jeopardise the use of existing mineral sites or existing and future mineral infrastructure unless:

a) 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 the minerals infrastructure is no longer needed; or

b) it would be inappropriate to extract mineral resources at that location, with regard to the other policies in the Plan: or
c) it can be clearly demonstrated that the mineral will be extracted prior to the development taking place; or
d) 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
or
e) the merits of the development clearly outweigh the need for safeguarding.

Proposals for the extraction of minerals prior to, or as part of, non-mineral development will be supported where:

a) it is practicable and will not result in the approved non-mineral development being incapable of implementation and development; and
b) it is environmentally feasible; and

c) it can be carried out without any unacceptable adverse impacts; and
d) it can be carried out within a reasonable timescale: and
e) proposals are submitted which clearly demonstrate that the site will be restored should the approved non-mineral development be delayed or not implemented.

Justification

This policy sets out how non-mineral development proposals will be assessed with regard to the safeguarding of existing and future mineral sites and mineral infrastructure in Warwickshire and where proposals for prior extraction of minerals will be supported.

Other forms of development (new and/or redevelopment) 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 future mineral sites and minerals infrastructure should be taken into consideration with regard to the determination of proposals for other forms of development.

Warwickshire contains many mineral resources including sand and gravel, hard rock, brick-making clay, coal; cement raw materials and building stone. The NPPF states that Mineral Planning Authorities (MPAs) 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. Mineral safeguarding helps to protect Warwickshire's viable mineral resources. Minerals are non-renewable resource that can only be worked where they are found.

Non-mineral developers are required to check whether proposals lie within the County Council's delineated MSA, available at www.warwickshire.gov.uk/msa before submitting any planning application for non-mineral development to the relevant local planning authority. The MSAs have been prepared on the basis of the best information available. They were produced as part of a report produced on behalf of the MPA by the British Geological Survey which mapped the extent of mineral resources in the County, the latest guidance and information about those resources and other data and information available to the MPA. From time to time the MSAs may be reviewed and updated as mineral resources become exhausted or as the result of exploratory or detailed drilling as part of the preparation of planning application for minerals development or a mineral survey and assessment report submitted with a planning application for non-mineral development.

There will be occasions where the resource extends beyond the mapped information so developers should always check to see if there is any further up to data available.

Consultation Process.

The local planning authority (LPA) will consult the MPA on the non-mineral development planning application and not determine the planning application until it has given the MPA the opportunity to consider the implications for safeguarding the mineral resource and/or mineral infrastructure. The LPA may involve the MPA in pre-application discussions where the opportunity to discuss safeguarding issues can be addressed in the non-mineral development planning application.

Proposals for non-mineral development within a MSA except for those types of development described in Appendix 3 in the Plan must demonstrate that the sterilisation of mineral resources of local, regional or 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. In the case of mineral infrastructure the non-mineral development must demonstrate that it will not constrain or hinder the existing and potential use of the infrastructure site. In order to avoid unnecessary consultations by other local planning authorities, Appendix 3 lists types of applications for proposed non –mineral developments which in the opinion of the Council are unlikely to conflict with the aims of Policy MCS5 and are excepted from its scope.

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 at the same time as submitting to the local planning authority to minimise any delays. The assessment should include site specific geological survey data to establish the existence or otherwise of a mineral resource of economic importance (such as nature, extent, type, quantity of the reserve and overburden to reserve ratio). When determining the extent of the resource that could be removed the emphasis should be on a sequential approach starting with the full removal of the mineral resource before moving then onto limited or partial removal and finally incidental removal. Consideration should be given to both the use of the resource within the development and release to the wider market. By changing the design of the non-mineral development it may be possible to increase the amount of resources which can be released and not sterilised.

The MPA will consider the mineral assessment report and determine if sterilisation is likely to occur and whether prior extraction is likely to meet the requirements set out in this Policy. The MPA may consult the local minerals industry as part of its assessment work or seek independent expert advice as appropriate. In the case of minerals infrastructure the MPA will determine if the non-mineral development is likely to constrain or hinder the existing and potential use of the infrastructure site. As part of this process the County Council may consult the operator/landowner of the relevant infrastructure site affected and will take account any comments they may make before finalising and submitting their views to the relevant LPA.

If the MPA determines that sterilization is not likely to occur then it will notify the relevant LPA before they determine the non-mineral development proposals. If the MPA believes that sterilisation is likely to occur and prior extraction of all or most of the affected resource is feasible then the MPA will object to the non-mineral development before determination.

The MPA will seek the submission of a separate planning application for prior extraction of the full mineral resource and will notify the relevant LPA and non-mineral developer accordingly. For all other prior extraction proposals (limited or partial or incidental) the MPA will seek the imposition of a planning condition on the non-mineral development permission requiring the submission and approval of a scheme of mineral removal or Construction Management Plan.

The MPA will determine the planning application for prior extraction in accordance with policies in this plan. In the case of mineral infrastructure the County Council will seek in the first instance an amendment to the non-mineral development to prevent any constraint or hindrance of the existing and potential use of the infrastructure site. If that is not possible then the County Council will object

to the non-mineral development and notify the local planning authority and the developer accordingly.

Prior extraction will be supported where it is practicable, where it will not prevent the non-mineral development taking place, is environmentally feasible, will not cause any unacceptable adverse impacts, can be carried out within a reasonable timescale and if the non-mineral development is delayed the worked out site can be beneficially restored.

Policy DM 11 - Carbon Emissions and Resource Efficiency

Mineral development that reduces overall carbon emissions and improves resource efficiency during construction, operation and restoration will be supported subject to compliance with other policies in the development plan.

Justification

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 restoration). Promotion of renewable and carbon energy and energy efficiency are key to achieving this.

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. Planning applications for mineral development must demonstrate how Carbon Emissions and Resource Efficiency are to be achieved.

Policy DM 12 - Overall Assessment of Proposals

Proposals should clearly demonstrate that any adverse impacts have been considered under the following mitigation hierarchy:

Level 1 avoided; or

Level 2 satisfactorily mitigated where all avoidance has been implemented as far as possible; or

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

All opportunities to satisfy Stage 1 and Stage 2 should be exhausted before proceeding to the next stage.

Justification

As part of the County Council's overall assessment of the suitability of the proposals it will determine if they can clearly demonstrate that any adverse impacts have been considered against the mitigation hierarchy set out in this policy.

10 Implementation

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:

a) determining planning applications in accordance with the Development Plan, government policy and guidance and other material considerations;
b) attaching conditions to planning permissions where appropriate;
c) seeking planning obligations or legal agreements with developers where necessary;
d) enforcing breaches of planning control where necessary;
e) encouraging co-operation and dialogue between the minerals industry and communities by facilitating consultation and participating in liaison meetings;
f) 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;
g) working collaboratively with the minerals industry and issuing advice, guidance or supplementary policy documents where required.

Monitoring

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
S0 S1 - S9	i	1. Amount of sand and gravel permitted. 2. Number of sites producing sand and gravel. 3. Permissions within Allocated Sites or	. Planned level of provision met. 2. Planned production levels maintained during plan period. 3. All sites permitted	1. Planning Applications/Annual Monitoring Report(AMR) 2. Aggregates Working Party (AWP) Annual Surveys/Annual Mineral Raised Inquiry (AMRI) returns/Local Aggregates

		outside allocated sites.	during plan period	Assessment (LAA). 3. Planning Applications/AMR
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
MCS6	i, viii	1. Production of clay 2. Reserves of Clay 3. Permissions for long term stockpiling of clays 4. Supplies to works outside the county	1. Planned level of provision met 2. Clay landbank – 25 years 3. No target 4. No target	1/2. Annual survey by WCC/AMR. 3. Planning Applications/AMR 4. Monitoring surveys with other MPAs
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, DM2, DM3	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
DM4	v, x	1. Approved proposals meet environmental criteria. 2. Number of applications refused due to adverse health, amenity, economic or environmental effects	1. All proposals in line with policy. 2. All proposals accompanied by Transport Assessment where appropriate	1/2 Planning applications/AMR
DM5	vi	1. Approved proposals meet criteria. 2. Number of Transport Assessments submitted.	1. All proposals in line with policy.	1/2 Planning Applications/AMR
DM6	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
DM7	ix	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM8	iv, v	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR

DM9	vii	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM10	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
DM11	ix	1. Approved proposals meet criteria	1. All proposals in line with policy.	1. Planning Applications/AMR
DM12	iv, v, vi, vii. viii, ix, x	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 mineral workings to ensure the land is returned to the required environmental standard.
After-use		The ultimate use after mineral working for agriculture, forestry, amenity (including nature conservation and country parks) industrial or other development.
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.
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	C and D 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.
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. A landbank is also a set of sites with planning permission to work minerals.
Local Biodiversity		Non-statutory plan developed through partnership working and seeking to identify local priorities and to determine the

Action Plan		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 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 Mineral Exploration		Development consisting of the winning and working of minerals or involving the depositing of mineral waste. Ascertaining the presence, extent or quality of any deposit of a mineral with a view to exploiting that mineral. .
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 have yet to be assessed or is not yet economic.
Mineral Safeguarding 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 document which sets out the long term vision, objectives and strategy for mineral development across Warwickshire up to 2032 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 5th 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.

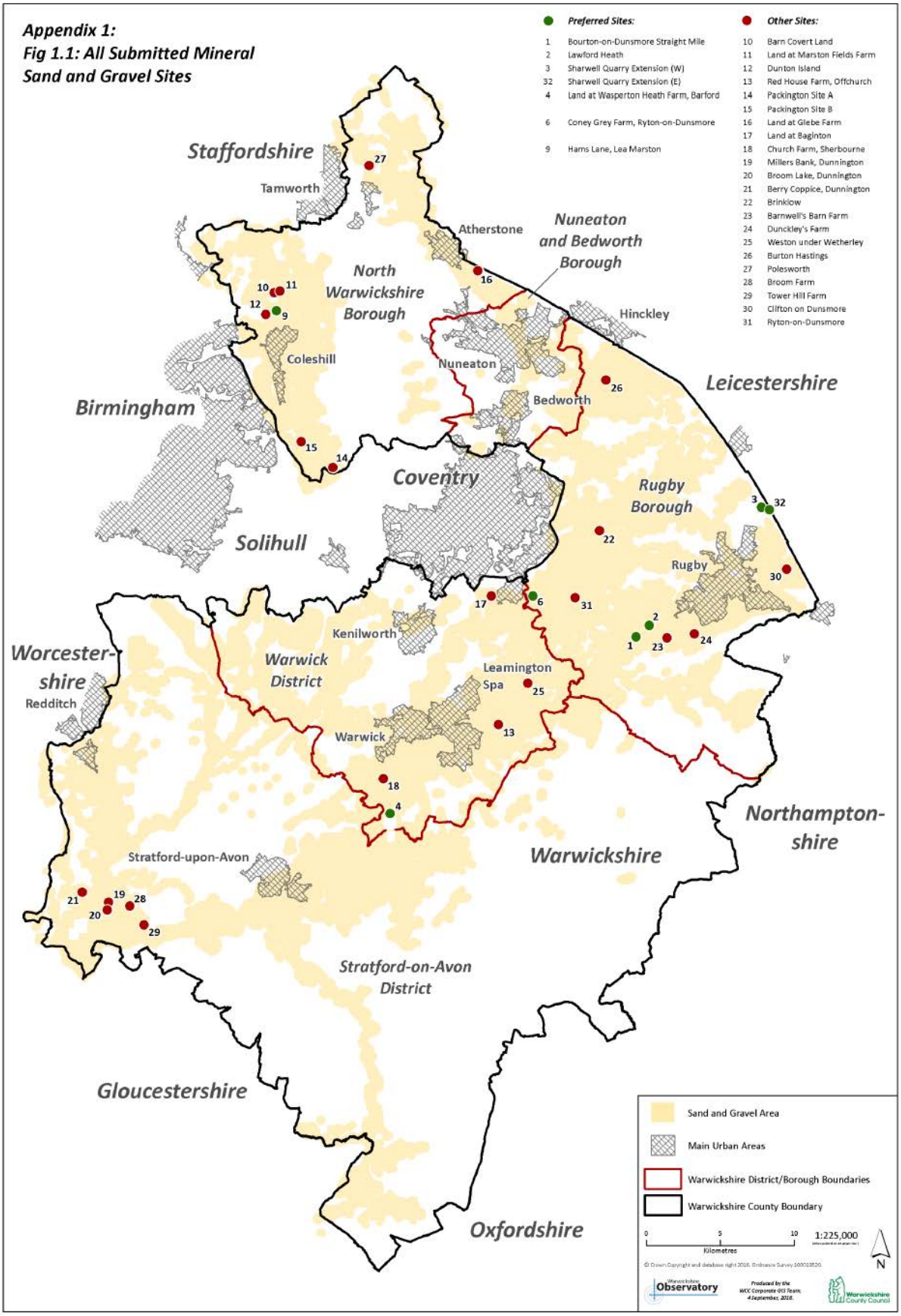
Previously Developed Land	PDL	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in 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 condition 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).
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		Following the completion of the winning and working of minerals the use of subsoil and/or topsoil and/or soil making materials to return the land to an acceptable environmental condition to enable the resumption of a former land use or for a new use.
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	SSSIs	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	SAC	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	SLA	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	SPA	Internationally important sites designated under Council Directive 79/403/EEC on the Conservation of Wild Birds 1979.
Strategic Environmental Assessment (SEA)	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 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 and canals etc. are built over potential mineral resources/reserves. Sometimes access restrictions may sterilise 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	WLP	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.

Appendix 1: Minerals Sites Submission Plans



Appendix 2: Minerals Safeguarding Plans

Warwickshire County Council commissioned the British Geological Survey (BGS) to delineate its Mineral Safeguarding Areas (MSAs).

We have produced MSAs 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.

These are all shown below. They are also shown on a composite map.

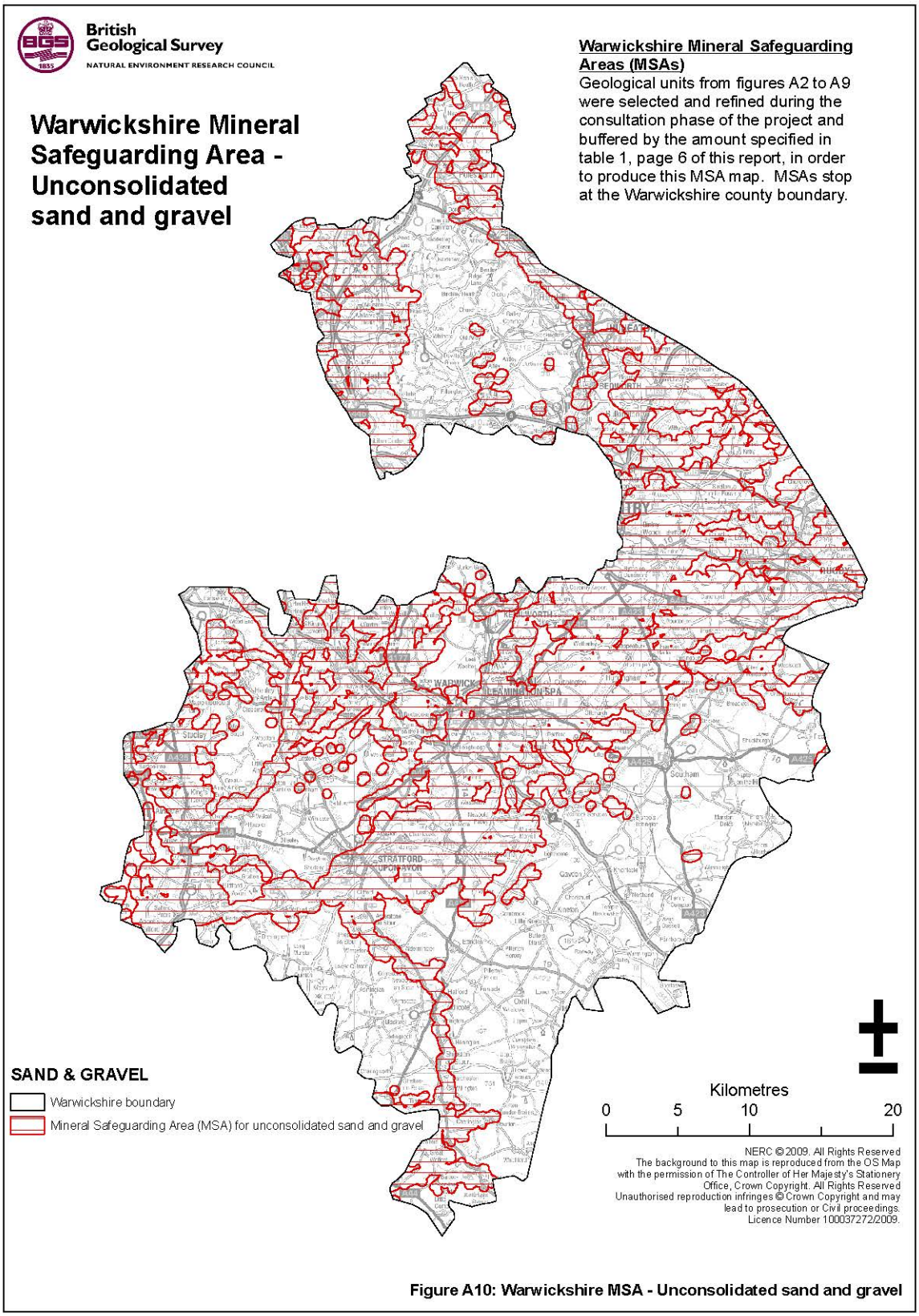


Figure A10: Warwickshire MSA - Unconsolidated sand and gravel

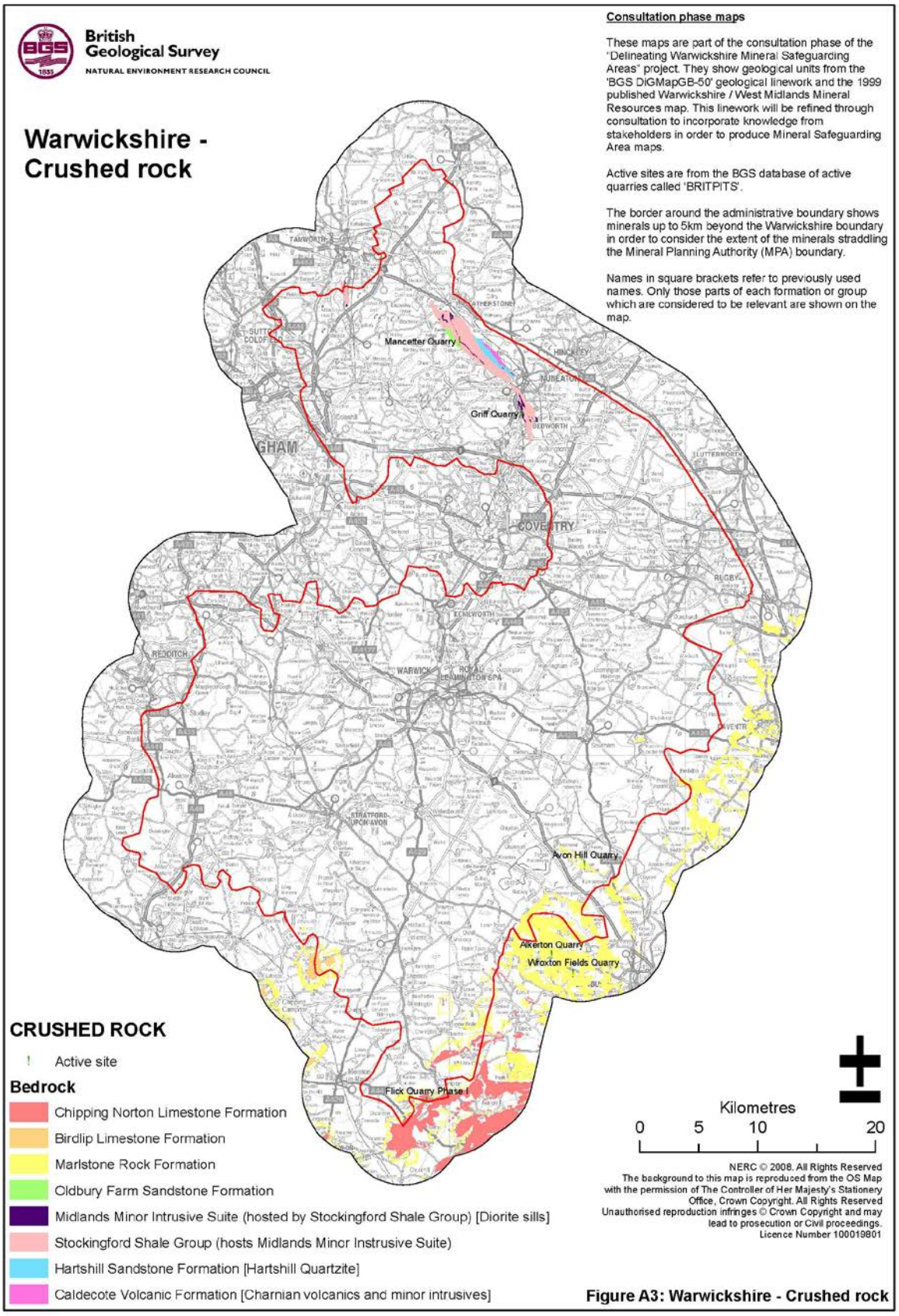


Figure A3: Warwickshire - Crushed rock

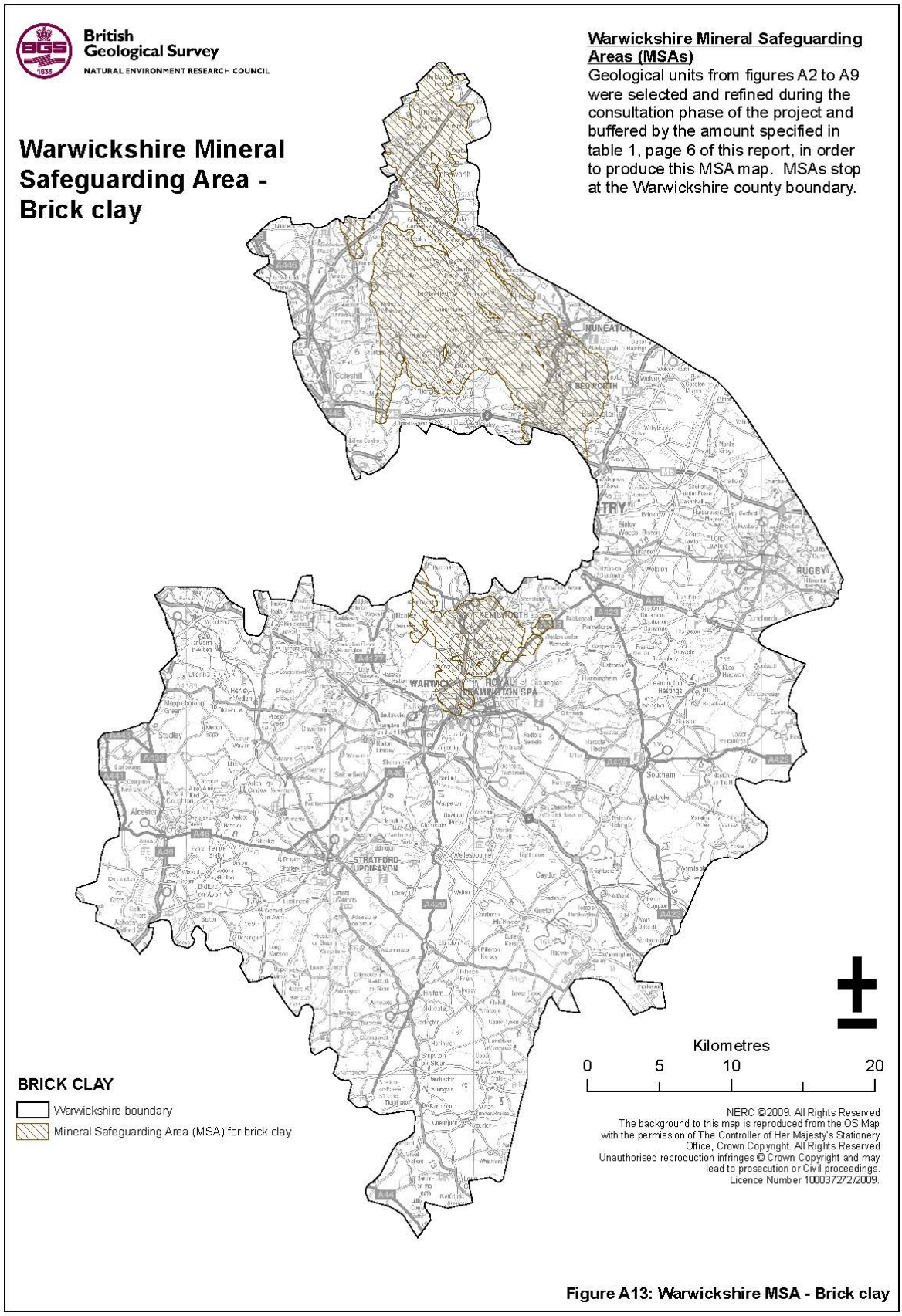


Figure A13: Warwickshire MSA - Brick clay

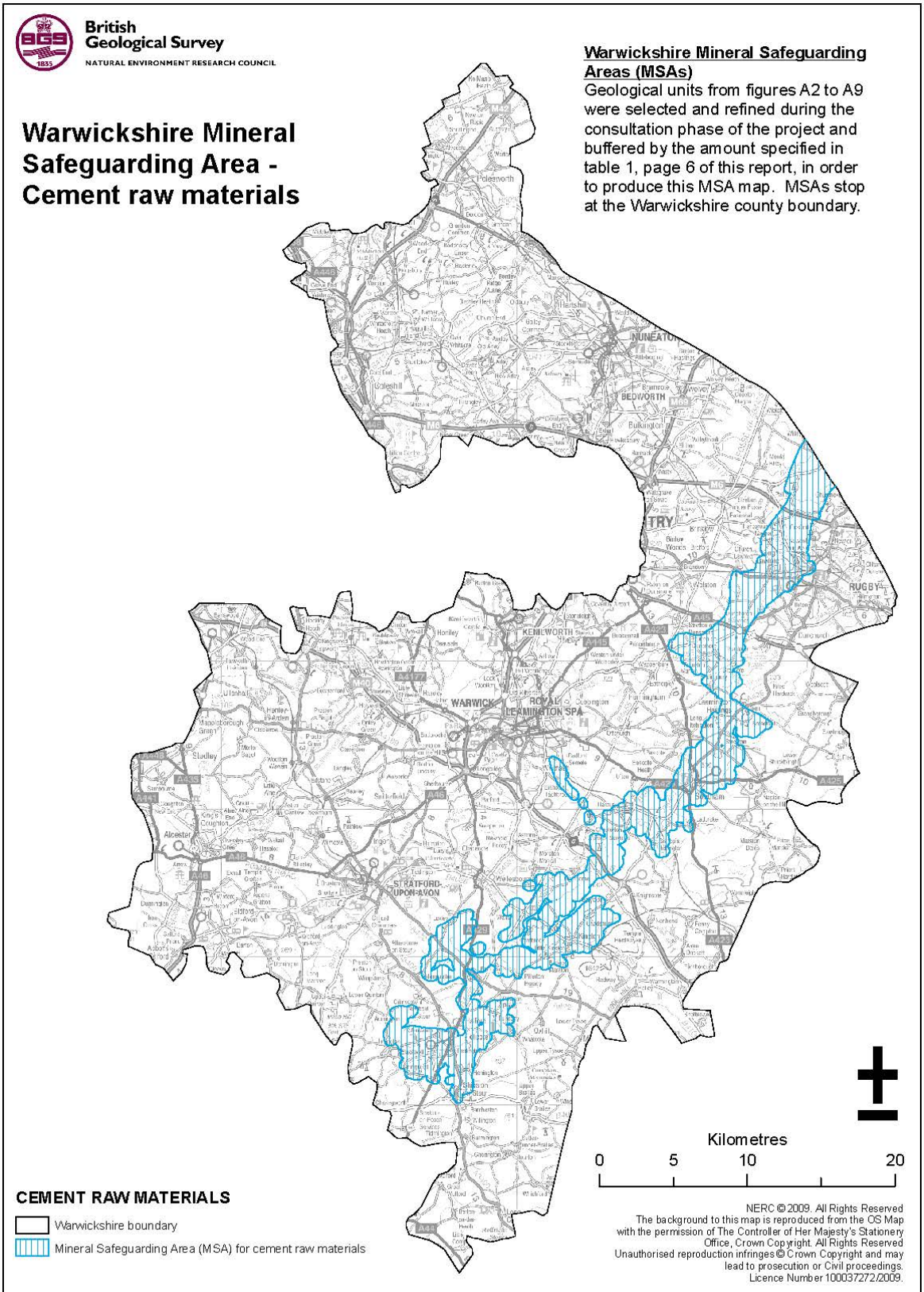


Figure A14: Warwickshire MSA - Cement raw materials

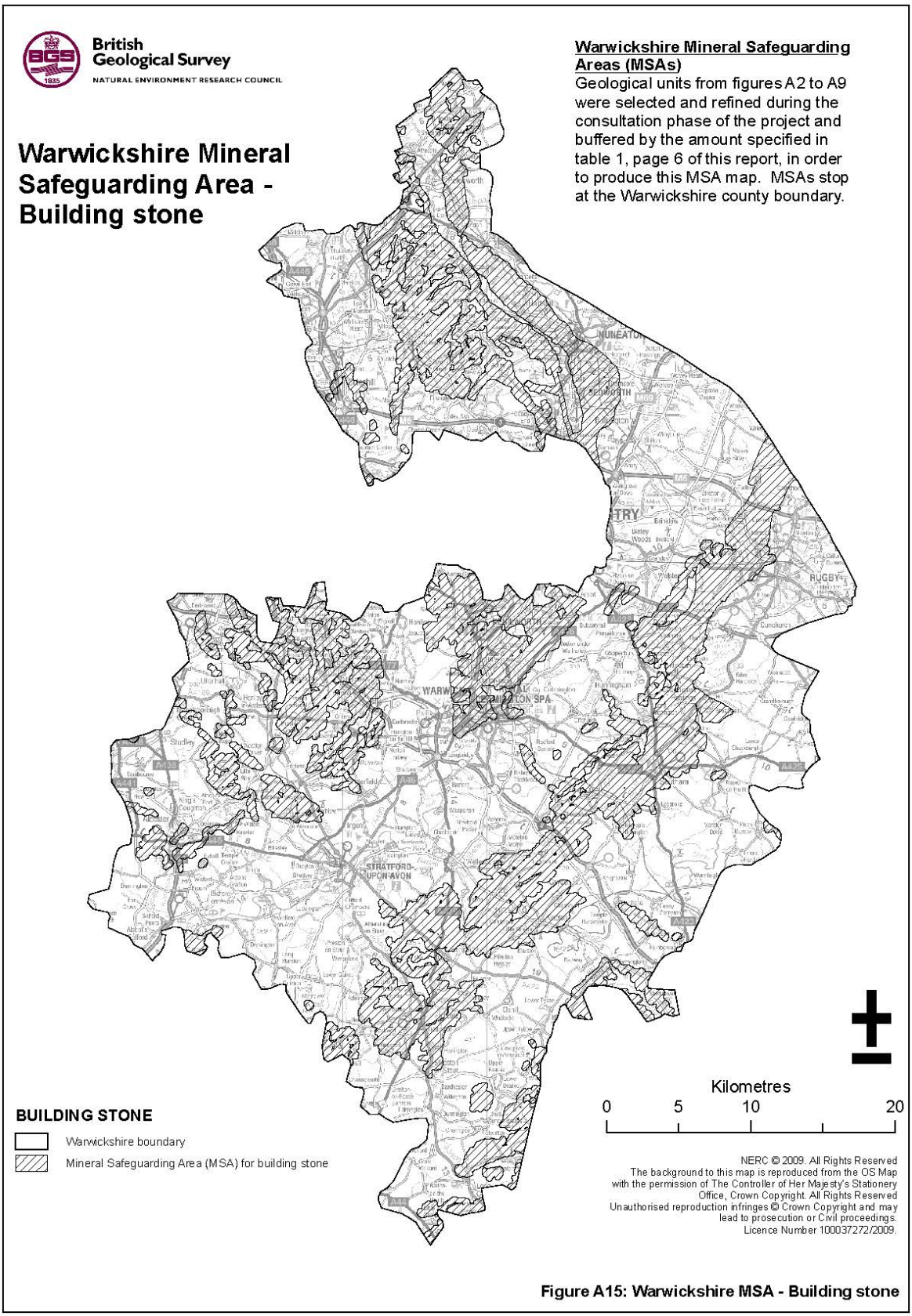


Figure A15: Warwickshire MSA - Building stone

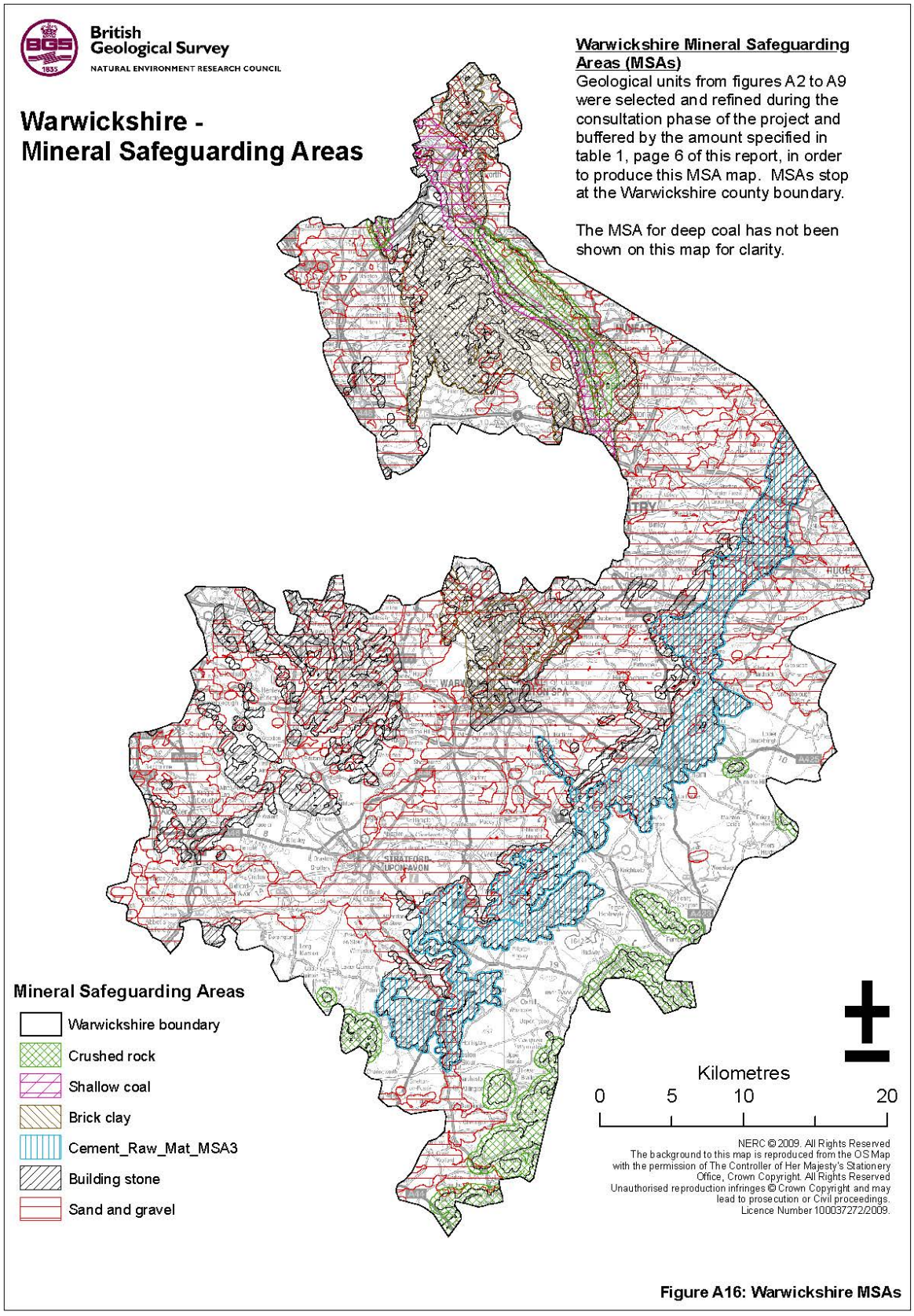


Figure A16: Warwickshire MSAs

Appendix 3: Exemptions Criteria for Mineral Safeguarding

Supporting information for Policies MCS5 and DM10 Safeguarding of Minerals and Minerals Infrastructure

Exemptions Criteria

1. Applications for householder development;
2. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
3. Applications that are in accordance with the development plan where the assessment of the site options took account of potential mineral sterilisation;
4. Application for minor development;
5. Applications for advertisement consent;
6. Applications for reserved matters after outline consent has been granted;
7. Prior notifications (telecoms, forestry, agriculture, demolition);
8. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLPUD);
9. Applications for works to trees;
10. Applications for temporary planning permission;
11. Applications for listed building consent;
12. Applications for non-compliance of conditions where this relates to non-mineral issues.

Appendix 4:- Minerals Infrastructure in Warwickshire – Aggregate Minerals

Type	Site Name	Address	Tel.No.	Status
Fixed Processing Plants				
Grid Ref SP3627171436	Bubbenhall (Smiths Concrete)	Waverley Wood Farm, Weston Lane, Coventry CV8 3BN	01295 753800	Operational for imported materials until 2021 when landowner requires removal of the plant
SP4227878442	Brinklow Quarry	Highwood Farm, Coventry Road, Brinklow, Rugby, CV23 0NJ		Operational
SP4427273444	Ling Hall Quarry (Breedon)	Coalpit Lane, Lawford Heath, Warks, CV23 9HH		Operational for imported materials
SP1829393418	Dunton Quarry (KSD Recycled Aggregates)	Lichfield Road, Curdworth, Sutton Coldfield,B76 0BB		Operational for recycled and imported materials until 2021 when planning permission expires
Mobile Processing Plant				
SP4628888446	High Cross Quarry			Operational
Asphalt Plants				
SP3029595430	Mancetter Quarry (Lafarge Tarmac)	Quarry Lane, Mancetter, Atherstone, Warks, CV9 2RF		There are two plants on site. Operational for both on site and imported materials

SP4427273444	Ling Hall Quarry (Breedon)	Coalpit Lane, Lawford Heath, Warks, CV23 9HH		Operational for imported materials
SP3628888800	Griff IV Quarry (Midland Quarry Products)	Gypsy Lane Nuneaton CV10 7PH		Operational until 2032 using imported materials
Concrete Batching Plants				
1 SP4427273444	Ling Hall Quarry (Breedon)(1st Mix)	Coalpit Lane, Lawford Heath, Warks, CV23 9HH	0845 413 5208	Operational for imported materials
2 SP3627171436	Bubbenhall Quarry (Smith Concrete)	Waverley Wood Farm, Weston Lane, Coventry CV8 3BN	01295 753800	Operational for imported materials
3 SP2125151421	Atherstone Airfield (Smith Concrete)	Atherstone Airfield, Atherstone on Stour, Warwickshire, CV23 8NJ		
4 SP3580085200	Coventry Concrete Plant (Cemex)	Bayton Road, Exhall, Coventry, Warks, CV7 9EJ	02476 360416	
5 SP3860075700	Brandon (Coventry Concrete Plant – Breedon formerly Lafarge Readymix ltd)	Brandon Lane, Willenhall Coventry CV3 3GW	01332 694000	
6 SP1829393418	Dunton Quarry (KSD Recycled Aggregates)	Lichfield Road, Curdworth, Sutton Coldfield,B76 0BB		Operational for both recycled and imported materials
7 SP4570071900	Cemex Rugby RMC Plant	Orchard Road Industrial Estate, Dunchurch, Rugby, Warks CV23 9LN	01788 521885 0345 155 1835	
8	Dunchurch (Tarmac	Dunchurch Trading Estate,	01902 382803	Now closed.

SP4560071900	Topmix Ltd Ace Mini Mix)	London Road, Dunchurch, Rugby, CV23 9LN		
9 SP2720065400	Warwick (Smiths Concrete)	Budbrooke Industrial Estate, Budbrooke Road, Warwick CV34 5XH	01295 753800	
10 SP3550085300	Bedworth (Hanson)	Bayton Road, Exhall, Coventry, West Mids. CV7 9PH	0330 123 0690	
11 SP3580085200	Cemex Rugby RMC Plant	Rugby Cement Plant, Lawford Rd, Rugby CV21 2RY	0345 155 1835	
12 SP1970090900	Aggregate Industries	Highway Point, Gorsey Lane, Coleshill B46 1JU	0121 753 6420	
13 SP3530085300	The Rock Solid Concrete Company (Mixer Hire Ltd)	Unit 89 Bayton Road Exhall Coventry CV7 9QN	024 7601 4749	
Bagging Plants Aggregates SP3627171436	Bubbenhall Quarry (Smiths Concrete)			Facility to bag aggregates relocated to Hanson's Nuneaton site.
SP3355094750	Tarmac Nuneaton Packed Products	Mancetter Road, Hartshill, Nuneaton, Warks, CV10 ORT	0333 003 4868	Operational
SP3490089000	Hanson Packed Products, Nuneaton	Griff Clara Industrial Estate, Off St Davids, Nuneaton, CV10 7PP	0330 123 2074	
Concrete Products - Blocks				
SP2050092400	Hanson Thermolite (Forterra)	Canton Lane, Hams Hall Distribution Park, Coleshill,	01675 468000	

		Birmingham, B46 1AQ		
Mortar Plants				
SP4227878442	Brinklow Quarry (Premier Mortars Ltd)	Coventry Road Brinklow Rugby CV23 ONJ	02476 454293	Operational
SP 3627171436	Bubbenhall Quarry (Smith Concrete)			Plant not operational
Rail served Facilities and Plant	None			
Water served Facilities and Plant	None			

Appendix 5 – Recycling Sites

Aggregate recycling sites in the county (2016)					
Site number	Site name	Operator	Permitted Capacity (tpa)	Date of permission	Time Limited?
1	ABS, Tuttle Hill, Nuneaton	ABS	Unlimited – (Transfer)	October 1992	No
2	Hammonds Bayton Road, Bedworth	Hammonds	30,250	Originally approved in 1999	No
3	Brinklow Quarry, Highwood Farm, Brinklow	Mrs J Aston	45,000	February 2007	Required to cease at end of the mineral operation
4	Canalside Yard, Napton	Jordan Contracts Midlands Ltd	Unlimited	Sept 2004	No
5	Coleshill Quarry, Coleshill	Cemex/ Weavers Hill Aggregates	90,000	Sept 2011 (Renewal of permission)	20.09.14
6	Dunton Quarry, Curdworth	KSD	500,000*	May 2012 (Renewal of permission)	31.12.21
7	MAC Griff Clara	MAC Contracting	75,000	July 2012	No

8	Griff IV Quarry, Nuneaton	WCL Quarries Ltd	25,000	October 2012 (subject to S106)	31.12.32
9	Middleton Hall Quarry,	Parkstone /Hanson Aggregates	65,000	May 2012	31.12.22

*Unlimited capacity for planning. Figure refers to EA Licenses.