

Sent: Monday, November 16, 2009 10:29 AM
Subject: Minerals Core Strategy Letter Attached

Our response letter attached as discussed.

Regards

Colin Staves
Policy Heritage and Design Manager
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Date : 14th April 2009

Revised Spatial Options – Minerals Core Strategy
Planning Policy
Warwickshire County Council
P.O. Box 43
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Warwick
CV34 4SX

Pat Reid
Head of Planning Services

Dear Mr *****,

Warwickshire Minerals Core Strategy: Revised Spatial Options Consultation

Thank you for the opportunity to comment on the Revised Spatial Options document of the emerging Minerals Core Strategy for Warwickshire. Minerals extraction contributes significantly to the regional economy and an adequate supply is necessary to meet the needs of society. The West Midlands Regional Spatial Strategy Phase Two Revision requires development plans to identify and safeguard mineral resources to ensure that appropriate levels of planned and future supplies can be maintained. Furthermore it requires development plans to indicate sites/areas where future mineral working would or would not be appropriate. In this regard, Stratford-on-Avon District Council welcomes the publication of the Warwickshire Minerals Core Strategy which will ensure that this objective is achieved.

Stratford-on-Avon District Council does have specific comments that it wishes to be taken into account when preparing the Minerals Core Strategy and these are set out below.

The nature, type and volume of traffic associated with the proposals will have potential damaging impacts on the character and general environmental quality of the local area. For example, the proposal to extend clay extraction at the Southam quarry will bring the extraction operations closer to residential areas than the current situation. The consequent impacts with regards to the movement of HGVs on residential roads/neighbourhoods, noise and air pollution could be significant and unacceptable. Stratford-on-Avon District Council requests that a full Transport Assessment is carried out to assess the development impacts. Appropriate mitigation measures should be included as part of a comprehensive set of requirements for the proposal. This work is necessary to inform the confirmation or otherwise of the proposal.

Berry Coppice at Dunnington (Site 7) adjoins the boundary of Ragley Hall and Gardens which is a Grade II * Registered Park and Garden. Any proposals which may impact on the special features and qualities of these designations will require consultation with English Heritage. Stratford-on-Avon District Council suggests that discussions with English Heritage regarding this site occur as part of the assessment for suitability of future extraction.

Site 7 also includes Semi Natural Ancient Woodland to the east and this is also located to the north of the site outside of the proposed development boundary. The Forestry Commission should be involved in early discussions in light of these designations.

It is noted that several of the sites preliminarily propose to restore the quarry sites with leisure amenities. The District Council would stress that any restoration programmes and uses should be appropriate to the locality and character of the area. It is clear that the implementation of some restoration programmes is being significantly delayed, in part due to changes in Government legislation which limits the type of materials that can be used as infill and an increase in recycling has also resulted in a lack of materials to use. Stratford-on-Avon District Council therefore suggests that different strategies will need to be investigated to ensure that sites are successfully restored to a given timescale.

It is understood that due to delays in restoring the Marsh Farm Quarry that this has rejuvenated into a biodiversity hotspot. Therefore the restoration programme which is agreed could damage this sensitive environment. In assessing the potential minerals sites Stratford-on-Avon District Council would expect the biodiversity and ecological attributes of each site to be fully considered.

Stratford-on-Avon District Council is concerned that the County Council is not proposing to include a minimum buffer zone as a standard for all development to adhere to. Stratford-on-Avon District Council considers that setting this standard would avoid unnecessary negotiations at a planning application stage and would also provide some guarantees to local residents. However, Stratford-on-Avon District Council does agree that negotiations could occur at an application stage to increase the buffer zone if it is considered that the site is particularly sensitive.

Given the current economic climate which has resulted in a slow down in the building industry, the District Council queries whether the amount of future supplies referred to in the document (pages 43 – 59) is still applicable or if this should be amended to reflect the building conditions expected for the first years of the Core Strategy's adoption.

The District Council request that any proposal should not exacerbate the flood risk elsewhere. There is concern that if the natural floodplain is reduced due to quarrying, this could have flood implications for settlements further downstream which may fall within other local authority boundaries.

I note that it is included in the disadvantages of Option 1 that some communities have development over a longer period of time than would normally be the case often caused by the cumulative impact of more than one extension. Having recently met with representatives from Salford Priors and Bidford Parish Council's, I can confirm that there is concern within the neighbouring villages that Marsh Farm Quarry will be extended regularly over the next few decades, and that quarrying works will get closer to the villages and residential properties. These local communities have already endured decades of disturbance from the works and are concerned that this could continue for future decades.

I trust that the above will be taken into account in the next stage of the Core Strategy process.

Yours sincerely

Lucy Williscroft
Planner (secondment): Policy, Heritage and Design