

Dear Robert Tollyfield

Planning Application reference - **2024/EIA/0116/LCC**

Planning application for a new sand and gravel quarry, as a replacement for Shawell Quarry, with establishment and use of on-site processing plant (including establishment and use of ancillary facilities), a new site access of the A4304, together with establishment and use of internal access roads and conveyor infrastructure and erection and operation of a concrete batching plant, with restoration to a combination of agriculture and nature conservation at Land to the east of Warren Farm, Misterton, Leicestershire by Tarmac Trading Limited.

We write in connection with the above planning application. Having read through the support documentation and considered the plans provided, we strongly object to the proposed development on unallocated BMV arable land in close proximity to local residents and Walcote village.



Figure 1 : Location of the application site from Google Maps.

In summary our material planning grounds of objection are as follows:

- Remaining Reserves at Existing Shawell Quarry
- Contrary to Planning Policy
- No Alternative Site Selection Consideration
- Lack of Detail/Clarification of Restoration Plan
- Loss of Wildlife Corridor
- Loss of Protected Trees
- Loss of Heritage Asset
- Lack of Community Benefits

Remaining Reserves at Existing Shawell Quarry

Shawell Quarry has been in operation since the 1960s. In 2004, the quarry and associated operations were the subject of a periodic review of planning conditions under the Environment Act 1995 (ref. 2004/1605/03). An updated schedule of planning conditions for Shawell Quarry was approved by the Development Control and Regulatory Board in April 2005.

Planning permission was granted in September 2007 (ref. 2006/1565/03) for the extraction of sand and gravel from an area to the west of the previously permitted quarry/landfill. It also included an extension of the landfill operation into the western extension.

In 2015, a further planning permission (ref: 2015/0295/03) was granted for a northerly extension to sand and gravel workings (1 million tonnes) into an area known as Fields Farm an area of 15.95 hectares.

In December 2019, an application (ref: 2018/1457/03), for the extraction of sand and gravel (850,000 tonnes) to the southwest of the main operational site was approved.

In November 2020, an application (ref: 2019/1891/03) for the extraction of sand and gravel (431,000 tonnes) over 12.4ha of land to the west of the main operation site was approved.

Operation of the main site does not have to cease, and the site restored, until 31st December 2044 as agreed by planning permission reference 2006/1565/03, as amended by ref. 2011/0369/03.

The applicant claims mineral reserves at Shawell Quarry are nearing exhaustion but has not provided any evidence to demonstrate this.

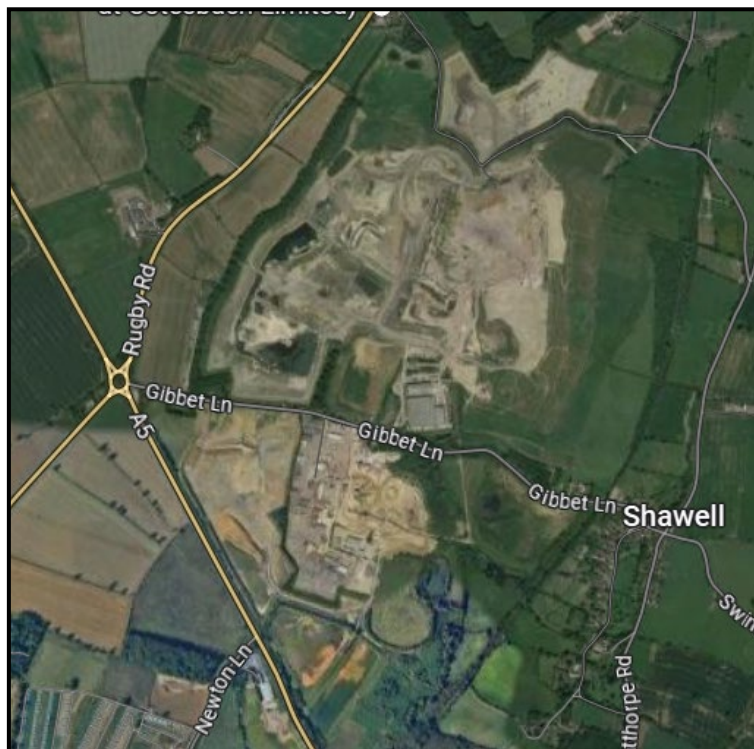


Figure 2: Existing Shawell quarry from Google Maps.

Contrary to Planning Policy

Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be had to the Development Plan, and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise.

In respect of the application site, the Development Plan comprises the following:

- the Misterton with Walcote Parish Neighbourhood Plan 2019-2031 (adopted February 2021, referendum version);
- the Harborough Local Plan 2011-2031 (adopted April 2019); and
- the Leicestershire Minerals and Waste Local Plan (adopted September 2019).

The Misterton with Walcote Parish Neighbourhood Plan 2019-2031

The Misterton with Walcote Neighbourhood Plan 2019-2031 (“the NP”) was adopted in February 2021 and sets out a long-term vision for the development of the Parish of Misterton with Walcote and associated development related policies. It is confirmed that the NP sits alongside the Harborough Local Plan adopted in 2019 and provides more detailed development related policies to assist in the achievement of locally identified aims and objectives.

Section 4 of the NP confirms that whilst the Parish is geographically large, it is sparsely populated, with the majority of residents living in Walcote located to the northeast of the application site. The NP highlights that the Parish retains a rural character, combined with a strong sense of community. The overarching vision is strongly focused on retention of the rural character and green spaces of the remainder of the NP area to enable the overall ‘rural identity’ of the Parish to be protected and remain as two unique settlements (Misterton and Walcote).

The NP specifically seeks to protect the countryside from inappropriate change and development.

The proposed development, whilst temporary, would produce a scar on the landscape in close proximity to the largest settlement in NP area. For a significant period of time, at least 20 years, the application site would lose its rural character and identity. Whilst future extensions would be subject to further applications for planning permission, there is a clear preference for existing operational mineral sites to extend rather than relocate and new sites open. This can be evidenced by the existing Shawell site that has been operational for circa 65 years and, under its current planning permission, does not have to be restored until 31st December 2044, so there is a clear concern that any initial approval at Misterton would in fact continue to operate for many more years than is currently being sought.

The Harborough Local Plan 2011-2031

The Harborough District Local Plan 2011-2031 (“HDLP”) was adopted in April 2019 and sets out a strategy for the delivery of sustainable development across the District in accordance with specific objectives and a detailed set of policies.

With regard to the vision and strategic objectives of the HDLP, these are set out in Section 2, with a focus on provision of a *“vibrant, safe and prosperous place which retains its identity as a predominantly rural area of villages and market towns...”*.

One of the central objectives of the HDLP is siting of development in sustainable locations that respect the operational capacity of the local area, whilst ensuring that proposals protect, maintain, restore or enhance the quality, diversity, character, local distinctiveness, biodiversity and geodiversity of the natural environment, as well as the character, distinctiveness and significance of the historic environment. The above needs to be considered as part the design of new development, which the HDLP states should be of high quality and sustainably designed.

In this case the proposal is located in the countryside and is not allocated for development – it falls at the bottom of the settlement hierarchy defined in policy GD2. Whilst policy GD3 suggests, in principle, mineral development could be supported in a countryside location this is not a *‘fait accompli’* and any development still needs to address and comply with other material planning considerations.

Leicestershire’s Minerals and Waste Local Plan (LMWLP)

Leicestershire’s Minerals and Waste Local Plan (“LMWLP”) dated 2019 sets a series of planning policies relevant mineral and or waste planning application in the Mineral Planning Authority Area (MPA) are assessed against. Of particular relevance are policies, M1 (Supply of sand and Gravel Aggregate), M2 (Supply of Sand and Gravel from Existing Sites) and M3 (Sand and Gravel Extraction – Unallocated Site).

Policy M1 is clear the County Council will ensure a steady and adequate supply of sand and gravel for aggregate purposes by: (i) making provision over the plan period (2015 to 2031) for the extraction of some 19 million tonnes of sand and gravel; (ii) maintaining a landbank of at least 7 years based on the past 10 years average sales; and (iii) giving priority to proposals for extraction to be worked as extensions to existing site operations.

Supporting text to Policy M1 states:

“3.22 An approach of giving priority to proposals for sand and gravel extraction to be worked as extensions to existing site operations is considered to offer benefits due to reduced environmental disturbance (especially where access and mitigation measures are already in place), retention of existing employment and greater resource recovery. Its disadvantage is the potential cumulative impact that continued extraction could have on an area if successive extensions are permitted.

3.23 The existing active sites have a total potential production capacity of around 1.7 million tonnes per annum, which means that they would be more than capable of producing sufficient material to satisfy the level of provision based on average sales over the last 10 years. If future extraction were to be concentrated at these sites, then all of Leicestershire’s sand and gravel needs in the immediate future could therefore be met without the establishment of new sand and gravel operations.”

The application site is not allocated for mineral extraction in the Leicestershire Minerals and Waste Local Plan. Whilst the sand and gravel landbank in the latest Local Aggregate Assessment (LAA) is below 7 years there are a number of mitigating factors including several undetermined pending planning applications and planning permission that have been granted but are not included within the current monitoring period.

This includes:

- A planning application for the extraction of 900,000 tonnes of sand and gravel at Husbands Bosworth Quarry that was submitted in 2021 and during the 2022 monitoring period, remained undetermined (reference 2021/0683/03). This application was granted planning permission in January 2023 and will be reported as part of the 2023 monitoring period.
- Additional reserves of 431,000 tonnes of sand and gravel were permitted at Shawell Quarry in 2020 (reference 2019/1891/03) but areas of the allocations at Shawell Quarry remain.
- The Plan also provides for planning permission to be granted for sand and gravel outside unallocated areas under Policy M3: Sand and Gravel Extraction (Unallocated Areas). In 2019 a planning application was submitted for the extraction of 3.3 million tonnes of sand and gravel at Lockington Quarry, this application remains undetermined at present from the information provided in the LAA.
- Additionally, an application for a proposed new sand and gravel quarry in Quorn, Leicestershire was submitted in 2021. The application seeks planning permission for the extraction of 1.01 million tonnes of sand and gravel and remains undetermined present from the information provided in the LAA.

The proposal is not an extension to an existing mineral site. Therefore, the proposal is contrary to policy M1 from the LMWLP.

Policy M2 confirms the County Council will make provision over the plan period (2015 to 2031) for the supply of sand and gravel for aggregate purposes from the following locations:

(i) the extraction of remaining permitted reserves at the following existing sites:

Brooksby, Cadeby, Husbands Bosworth, Lockington, and Shawell.

(ii) the following extensions to existing sites as shown on the Policies Map Insets, subject to the requirements set out in Boxes SA1-4:

Brooksby – Spinney Farm and south of the existing plant site

Cadeby – west of plant site; north of Brascote Lane; and east of Newbold Road

Husbands Bosworth - Butt Lane northern extension

Shawell – western extension adjacent to Lutterworth Road; land south of Gibbet Lane to the west of the plant site; land to the south west of Cotesbach village; and eastern extension adjacent to Lutterworth Road north of Shawell village.

Planning permission will be granted to extend a site subject to the extension area only being worked following cessation of mineral working within the previously permitted areas unless it has been demonstrated that there are operational reasons why this is not practicable.

Support text to policy M2 states:

“3.27 In order to provide a degree of flexibility and reinforce the County Council’s commitment to ensuring the delivery of a steady and adequate supply of sand and gravel for aggregate purposes, the ability to obtain planning permission during the plan period outside the areas identified in policy M2 (ii) is not ruled out. Thus, further proposals may come forward to extend existing operations in order to maintain their output throughout the plan period. In accordance with Policy M1, the Council’s preference would be for proposals for extraction to be worked as extensions to existing site operations. There may also be instances where allocated sites cannot be developed or existing sites are lost through closure which would require the need for the release of additional reserves to be reassessed, particularly where this has led to a shortfall in the landbank. The landbank situation will be monitored annually and published in the County Council’s Providing for Minerals Local Aggregate Assessment and Annual Monitoring Report. Opportunities may also arise over the life of the plan to extract reserves outside the areas identified in Policy M2 which are more beneficial to local communities and/or the environment. Any proposals for extraction from unallocated sites will be considered against the criteria in Policy M3.”

Again the application site is not allocated for future mineral development. The existing site, Shawell, is however listed in this policy with four separate extensions (see figure 3 below) allocated at Shawell Quarry equivalent to four million tonnes of sand and gravel, known as :

1. Land to the Southwest of Cotesbach Village;
2. Western extension area adjacent to Lutterworth Road;
3. Land south of Gibbet Lane to the west of the plant site; and
4. Eastern extension adjacent to Lutterworth Road.

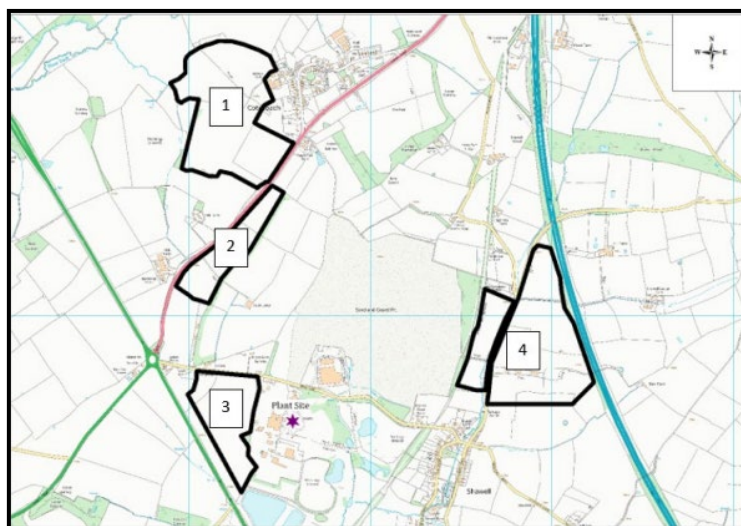


Figure 3: Extensions to Shawell Quarry shown in LMWLP

Of the above, planning permission was granted in December 2019 under reference 2018/CM/0147/LCC, for the working and restoration of Area 3 (land south of Gibbet Lane to the west of the plant site). Further planning permission was granted in November 2020 under reference 2019/CM/0267/CMM for the working and restoration of Area 2 (western extension area adjacent to Lutterworth Road). Both areas are estimated to contain approximately 1.3 million tonnes of mineral reserves.

With regard to the two remaining allocation areas (Area 1 – land to the south of Cotesbach village and Area 4 – eastern extension adjacent to Lutterworth Road), the applicant claims in the Support Statement that neither is economically viable to work due to a combination of landownership issues; limitations owing to the presence of statutory undertakings; further evaluations identifying that poorer quality of mineral is present in areas than was not originally anticipated; and access constraints. **This information has not been submitted with the application, it's an unevidenced claim.**

The Support Statement is clear that that applicant Tarmac is **no longer** bringing forward applications for Areas 1 and 4 and are actively searching for **new** greenfield sites. The applicant has not explained why other land around the existing site has not been considered for mineral extraction rather than the allocated extension or the proposed new site.

Whilst this planning policy M2 does allow flexibility, it does not go against the Council's planning policy preference of extending existing sites. As previously mentioned, the sand and gravel landbank is currently below 7 years in the LAA, although there are mitigating factors. Whilst the applicant claims reserves will be exhausted in the next couple of years at the existing Shawell quarry this has not been demonstrated as part of the proposed application. In any event, there are other extensions identified to other operational mineral sites within the County. Currently a replacement site does not appear justified and, on face value, be premature.

Policy M3 from the LMWLP confirms planning permission will be granted for sand and gravel extraction for aggregate purposes outside allocated areas provided that the proposal:

- (i) is an extension to an existing permitted sand and gravel site that is required to maintain production from that site or is needed to meet an identified shortfall in the landbank; or
- (ii) is for a new quarry that is required to replace an existing permitted sand and gravel site that is nearing exhaustion where it has been demonstrated that there are no potential extensions to that site or that remaining sites cannot maintain the required level of provision; or
- (iii) would offer significant environmental benefits as a result of the exchange or surrender of existing permissions or be significantly more acceptable overall than the allocated sites.

In this case the proposal is not an extension to an existing sand and gravel site and there are already several other pending and approved planning applications for sand and gravel extraction that will assist in addressing the landbank shortfall. Whilst the applicant claims sand and gravel reserves at the existing site are nearing exhaustion, this has not been demonstrated, nor that further extensions at the existing site are not a feasible option. Should the extensions at the existing site not come forward, it would make shortfalls in the sand and gravel landbank worse. There are no compelling **significant** benefits to relocate the site other than the applicant's suggestion that mineral reserves at the operational site are nearing exhaustion.

Lack of Alternative Site Selection

In this case there is land around the existing operation Shawell quarry that should be considered first before new sites are considered in accordance with the planning policies previously mentioned.

Lack of Detail/Clarification of the Restoration Plan

A Restoration Plan has been submitted in support of the proposed development shows how the application site would be restored after mineral extraction takes place. The Support Statement claims

the application site will be worked in 8 phases with restoration taking place on a worked phases immediately after the working phases moves onto the subsequent next working phase. The Working Phase Plan (see figure 4 below) shows the location of the 8 phases – phase 1 in the north west corner, phase 8 in the north eastern corner and phase 7 in the south eastern corner. Phase 1 will be worked from the south east to the north west. Phase 8 will be worked in a northern direction. Phases 2-5 north to south direction and phases 6 and 7 in a west to east direction.

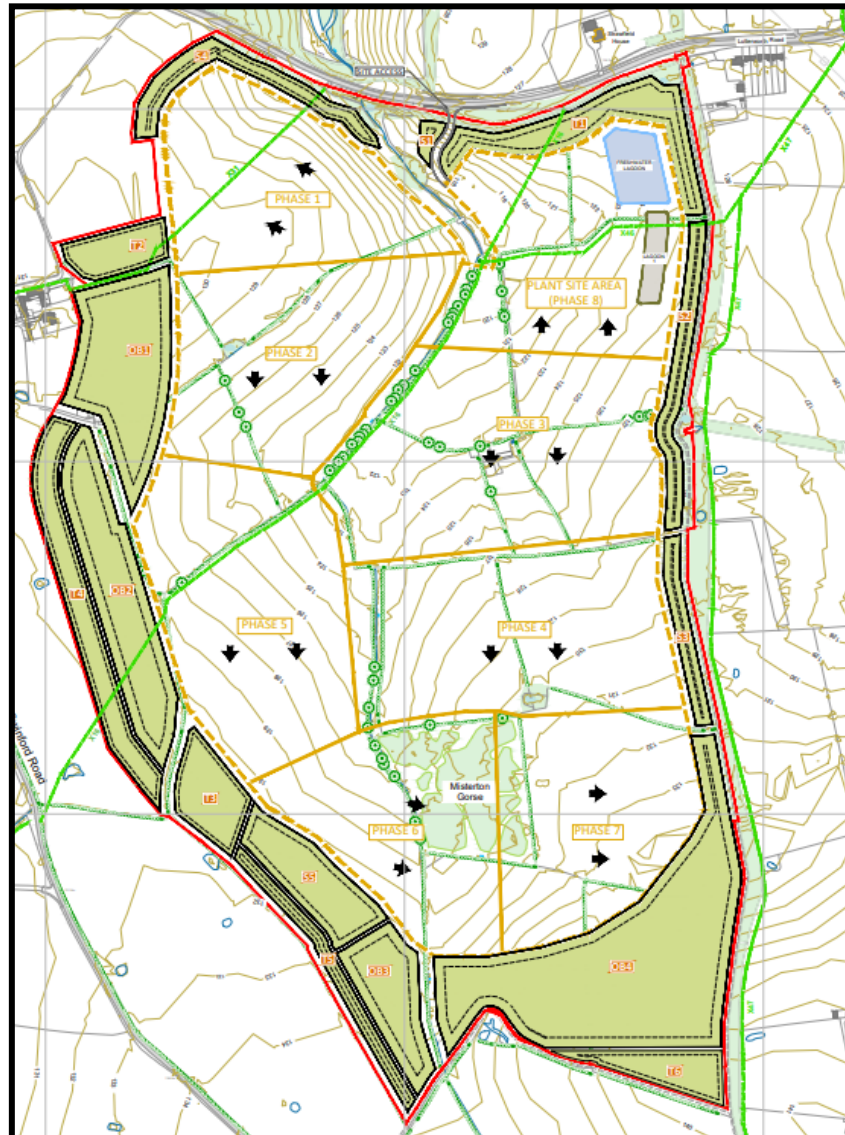


Figure 4: Working phase plan submitted with planning application

It's clear from the information provided that the latter stages of mineral extraction will disturb earlier phases that are proposed to be progressively restored as the applicant claims. To prevent this the site should be worked in either a clockwise or anti clockwise direction.

The proposed Plant Site Area will be one of the first parts of the proposed development to be created and final parts to be removed.

The proposed Plant Site Area will see the most activity and for the longest period for the lifetime of the development and has been sited in the nearest part of the site adjacent to Strawfield House, 7 properties on Lutterworth Road and Walcote village (see figure 5 below). This is sufficient space to

relocate this to the other side of the development away from residents and create a sufficient off set from Misterton Lodge adjacent to the application site.

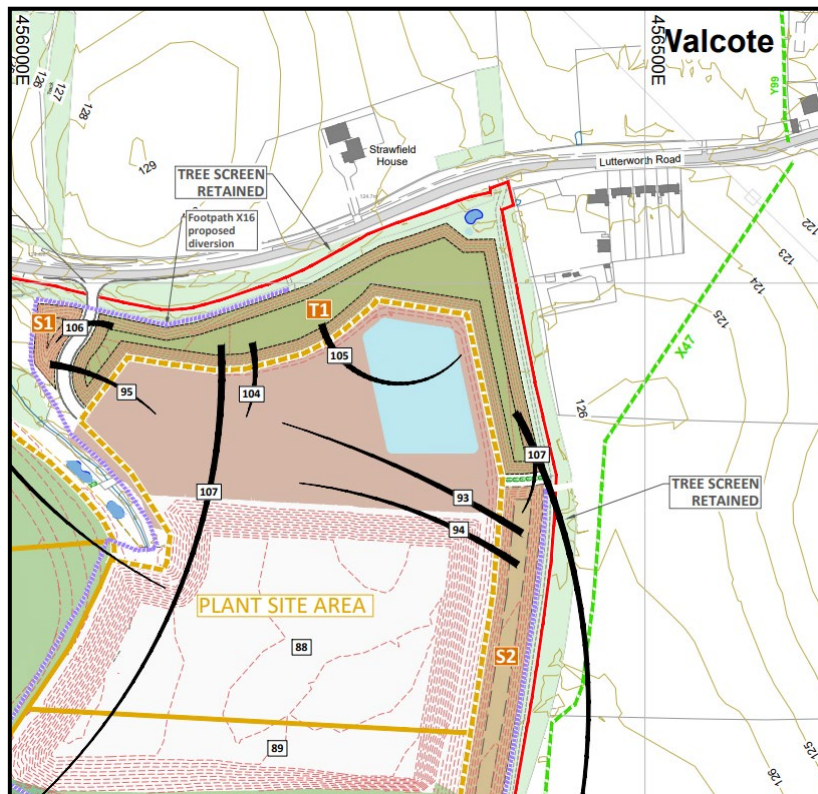


Figure 5: From Restoration Plan submitted with the planning application

The thick black lines are also missing from the key on the plan – its not clear what they represent. On the same plan the water body is also not clear and is mis-leading (see figure 6 below).

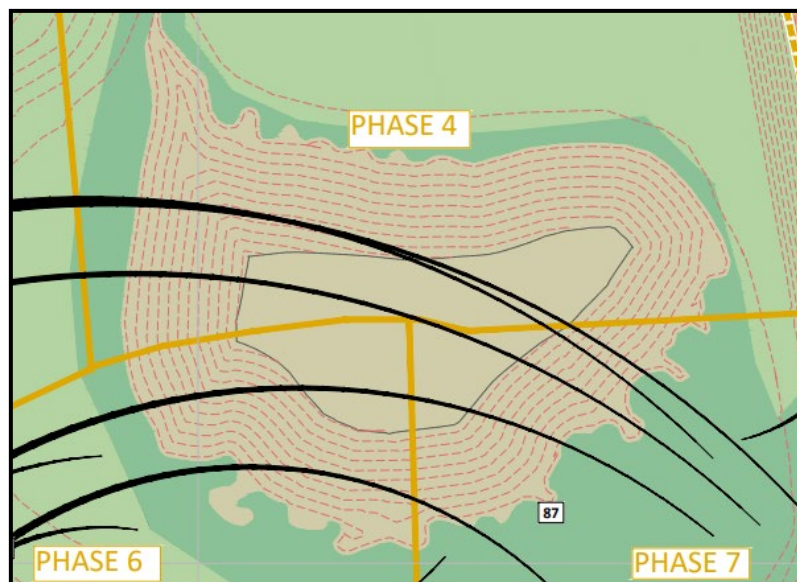


Figure 6: From the Restoration Plan submitted with the planning application

19% of the site contains Best and Most Versatile (BMV) agricultural land (grades 2 (blue) and 3a (dark green) as shown in figure 7 below). Whilst the applicant claims soils will be stripped, stored in bunds

and then restored on site, there is no guarantee that BMV soils will be replaced in their current location and may well be lost if they are blended/stored with soils of poorer quality.

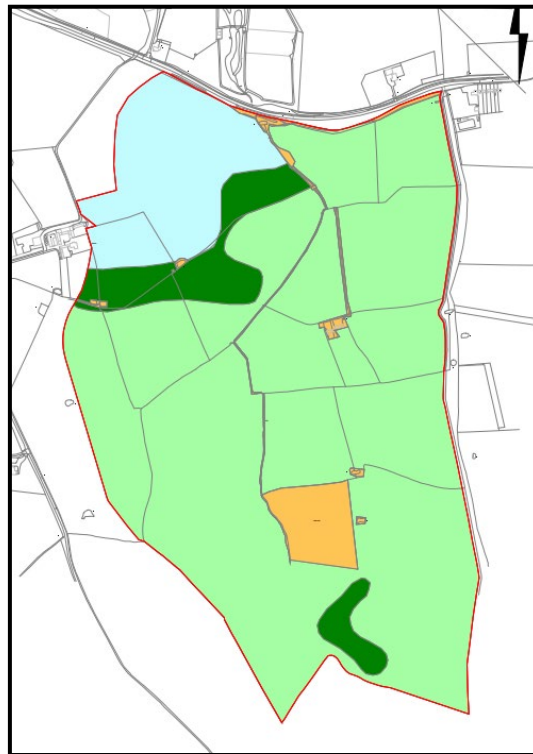


Figure 7: BMV agricultural land provided in the ALC documentation with the application

From the cross sections provided (see figure 8 below), its also misleading regarding the difference in existing and proposed finished site levels. Cross sections have been provided at such a small level, its virtually impossible to distinguish the difference between existing and proposed finished site levels. Furthermore, a comparison plan between the two has also not been provided to show what the difference in levels will be.

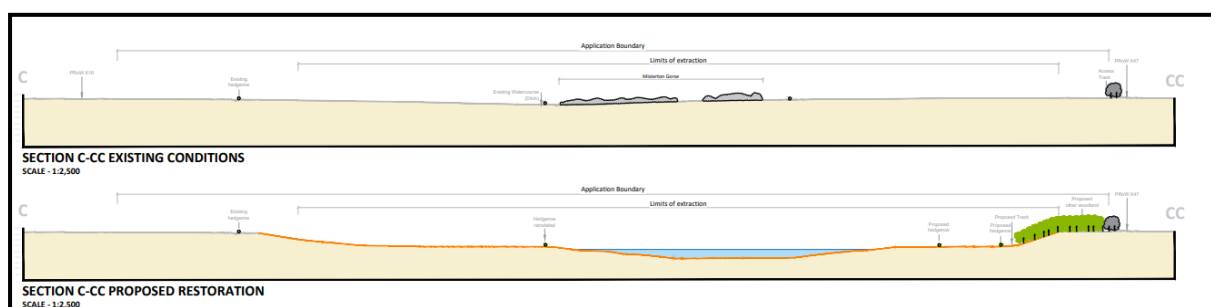


Figure 8: Cross Section Plan provided with the application

In terms of the application, and in relation to the restoration of the land, the evidence is also misleading in that the finished ground levels will be on average 8.5m below existing level. Furthermore, the application seems to suggest that not all areas are returned to a topsoil level, with some areas being left as subsoil.

In this regard the application appears to be disingenuous with the reality requiring additional importation of material to ensure suitable land profiling is provided once the land is fully restored to agricultural. Such importation will result in additional HGV movements which are not taken account of within the current application. This is a significant omission when considering the impacts of the development, and should be fully acknowledged, assessed and mitigated within the EIA.

Loss of Wildlife Corridor

Misterton with Walcote Parish Neighbourhood Plan identifies a Wildlife Corridor within the application site, (green hatched area) surrounding a local valued biodiversity site (yellow) as shown in figure 9 below:

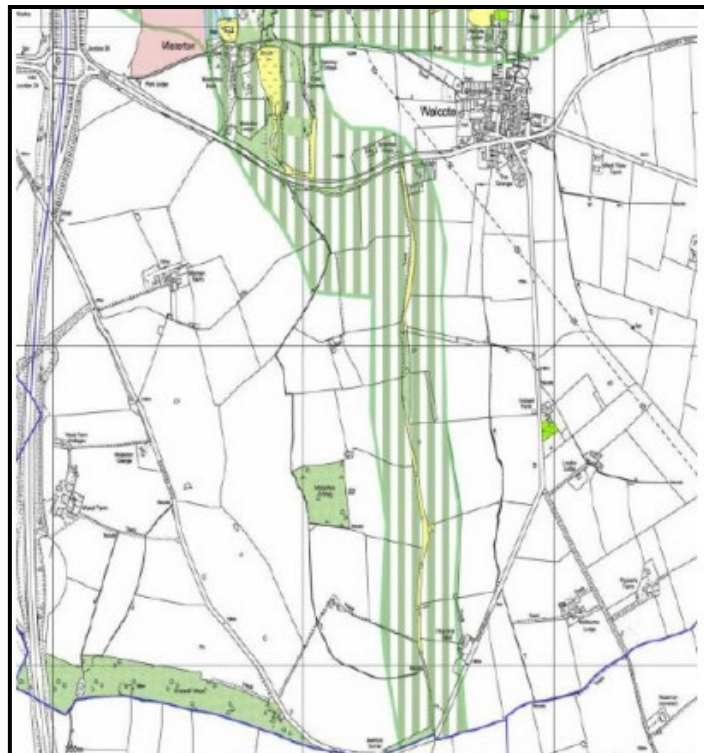


Figure 9: Wildlife corridor plan from the Misterton with Walcote Parish Neighbourhood Plan

This local valued wildlife corridor would be disturbed and large parts lost during the lifetime of the development. The previously mentioned plant site area is located in the green hatched area in the north east of the application site. The proposed development would adversely affect the habitat connectivity provided by the wildlife corridors identified and is therefore contrary to policy ENV5 of the NP.

Loss of Protected Trees

The northern boundary of the application site benefits from a group of mature established trees protected by a Tree Preservation Order (TPO) in part. The TPO further underlines the high amenity and nature conservation value these trees provide. A section of this group, over 200 metres in length, is proposed to be removed to enable the proposed vehicular access into the proposed development.

These trees hold a street frontage and highly prominent public location, creating a linear avenue of trees on the approach in Walcote village from the west (see figure 11 below). Their loss would be detrimental to amenity and nature conservation, as well as the application site losing parts of its nature screening provision.

This is important as the plant site area of the proposal is positioned in the north of the site and includes plant over 16 metres high (see figure 10 below). Plant this high cannot be naturally screened should the trees on the northern boundary be lost and will be highly visible for the lifetime of the development.

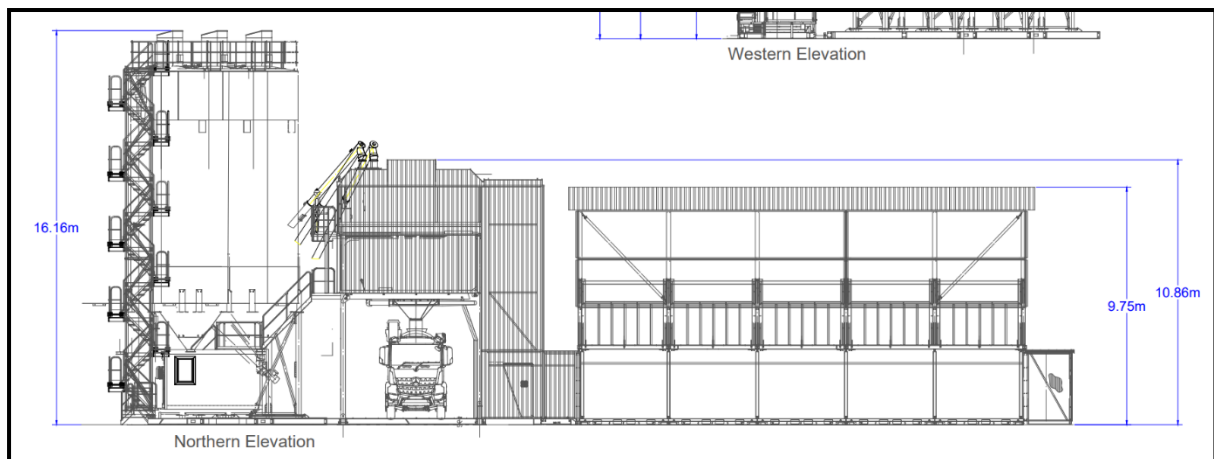


Figure 10: Ready Mix Concrete Plan Elevation Plan submitted with the planning application



Figure 11: Street View on Lutterworth Rd on sites northern boundary from Google Maps

The trees are identified in the Misterton with Walcote Parish Neighbourhood Plan as a local feature of value to residents. In total No.33 individual and groups of trees are proposed to be removed, including a range of category A, B and C.

Whilst replacement tree planting is proposed, it would take time to become established, would not be instant and, as the applicant claims, would be phased over the lifetime of the development (20+ years). The proposal does not safeguard and will adversely affect mature established highly valued trees on site contrary to policy ENV6 of the NP.

Loss of Heritage Asset

Misterton with Walcote Parish Neighbourhood Plan recognises all ridge and furrow fields in the NP Area as non-designated heritage assets (see figure 12 on following page). Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.

The three townships of Misterton, Walcote and Poultney were farmed using the open field system from (probably) around 800AD. Centuries of ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them. The open field system continued almost everywhere until the late 15th century, when Misterton was emparked and Poultney was enclosed, but it ended completely in 1796 when Walcote's last open fields were Enclosed by Act of Parliament.

Enclosure was the process by which the open fields were taken out of arable cultivation and converted to permanent pasture, either voluntarily or by order. The ridges and furrows were 'fossilised' under the new grazing fields, preserving a record of a medieval way of village life; a record that, it could be argued, in some ways is as important as the parish churches around which the fields lay.

This ridge and furrow then survived until the middle of the 20th century, when a return to intensive arable production resulted in the destruction of most of this feature of Misterton with Walcote's historical heritage. Across England, the loss has been between 70% and 90% since 1950.

In recognition of the threat to what still remained in the 1990s, English heritage (now Historic England) instigated a mapping project and made recommendations for protection of ridge and furrow via the Planning system. **The situation in Misterton with Walcote is that only 24 fields (6.4% of 375) still show any trace of ridge and furrow.**

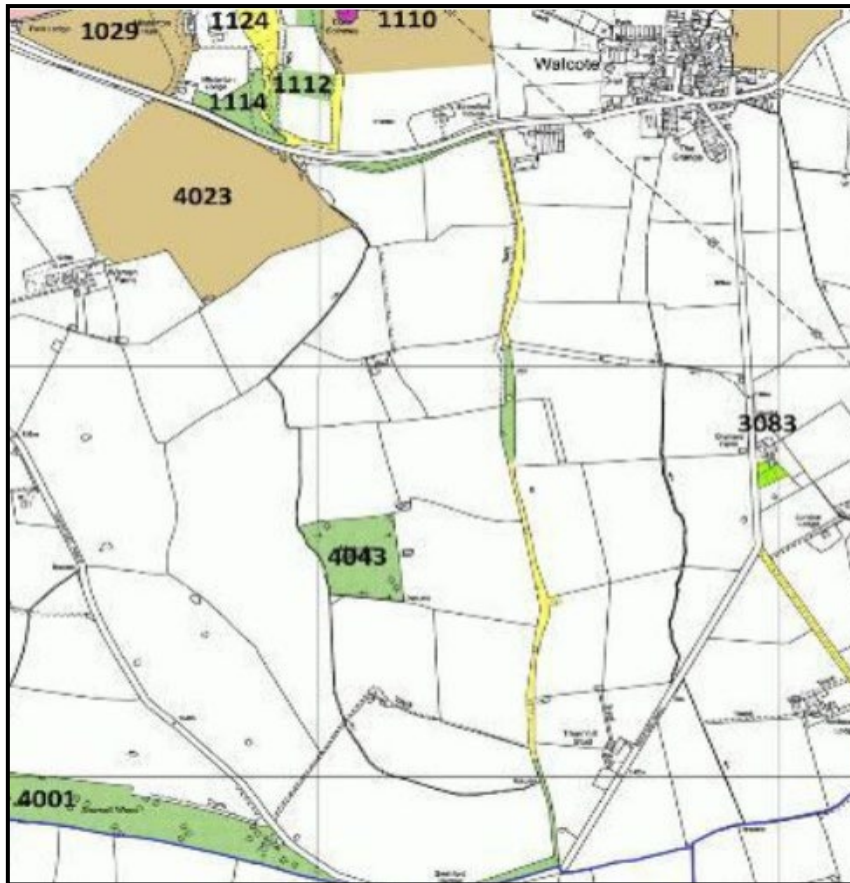


Figure 12: Plan showing sites of historical and/or natural environment significance from the Misterton with Walcote Parish Neighbourhood Plan

The proposed development would result in the loss of a large section of field 4023, an important local and nationally valued highly sensitive heritage asset, contrary to policy ENV5 of the NP.

Highways Issues.

In terms of the application, it is identified that the extraction is for 8.0M tonnes of sand and gravel over a 20-year period with 400,000 tonnes per annum. This equates to 1500 tonnes per day, assuming 50 weeks per year working and 5.5 days per week. Hence the HGV movements are based on this assuming 22 tonne loads per HGV. This will vary over the year and over the 20-year period hence there are likely to be peaks within this. In addition to the HGV movements removing the sand and gravel, traffic has been added in to take account of the Ready-Mix Concrete Plant of 64 movements per day, deliveries for the RMC plant of 14 movements two way per day, and staff movements for the overall site of 20 movements per day two way. This then equates to around 111 movements in and out per day. This figure has been factored up by 50% to allow for daily variation from which the figure of 167 movements in and out per day has been derived. Based on an 11-hour day, the assumption is made that 17 vehicles will arrive and depart in the peak hours.

Clearly this level of traffic which is assumed to predominately travel towards the M1 which is the basis of the assessment. However, there are several issues with this. The spread of movements over an 11-hour day will dissipate the traffic whereas in practice most sites will see the bulk of the movements from the start of the day till midafternoon. If the site operates from 7.00 am to 6.00 pm HGV lorries

will not be leaving the site post 3pm / 4 pm nor will RMC HGV's. LCC requested a traffic survey of the Shawell site which would seem appropriate given that this site is identified as a replacement for that site and from this a better understanding of the movements could be achieved.

In the introduction to the TA it is identified that the land will be progressively restored over the same 20 year period from 2025 / 2026. However, there is no reference within the document to the traffic associated with the restoration. Clearly these will be different vehicles to the gravel extraction HGV's and the RMC HGV's and from my experience, the restoration generally follows the extraction rather being undertaken in parallel.

Hence this would appear to be a major flaw in the assessment and could have a far great impact in the number of vehicle movements compared to the extraction process. Such a site could have a variety of landfill material brought to site in a variety of types a vehicle which needs to be considered from the outset.

In relation to the distribution of the traffic of the 17 vehicles leaving from and arriving to the site 16 are shown as travelling to and from the M1 with only 1 vehicle travelling to the east. We cannot assume this is correct as the lorries will travel to where the demand is. Eastward travel is a concern for significant parts of Harborough District such as the villages of Walcote, North Kilworth, Husbands Bosworth etc and South Kilworth if heading to the A14. The lack of weight restrictions will have a significant impact on these villages.

Due to the lack of a Lutterworth bypass similar weight restrictions should be put on the A426 Lutterworth High Street. This is also significant if M1 Junction M20 North bound is closed as traffic will travel north through Lutterworth town centre towards the M1 Junction 21

Site Access Issues.

The details of the site access are shown in the TA figures together with vehicle tracking. The site access is a simple priority junction with 3.0m wide running lanes through the junction and a 3.5m wide turning lane into the site. The site access is a 7.3m wide road with 15m radii. Visibility splays are shown as 4.5 x 160m in each direction.

The visibility splays are taken from the 85th %tile speed measurements which have been recorded. However, it could be argued that given that the road has a 60mph speed limit and that the traffic movements at the junction will be predominately HGV's and hence slow moving, for safety reasons the visibility splays should be to the full standard of 215m in each direction. In addition, the vehicle tracking which is included in the TA shows that the vehicle turning right into the site and the vehicle turning left out of the site, the predominant movements, over sail the adjacent traffic lanes. Hence the through traffic lanes should be widened to 3.5m in width to assist in avoiding this with the turning lane potentially widened to 4.0m.

Whilst such amendments could be deliverable, it will impact further on existing vegetation and trees over the frontage. Furthermore, by extending the visibility splay this will also impact on the verges and existing vegetation etc. We are surprised the RSA didn't pick this point up. The attached extract highlights the overrunning areas.



Figure 13: Tarmac Access Plans on A4304 Lutterworth Rd

It is worth noting that in the LCC response to the application included in the TA the County state:-
“Overall the LHA would advise the applicant it has fundamental highway concerns regarding the introduction of an access in this location on to a high speed A classified road and the close proximity to the Lutterworth East development (19/00250/OUT) site access arrangements, which should also be shown on the site access drawing for this application”.

When reviewing the current LCC design guidance these states: -

“Principles

1.24 To maintain safety and the free flow of traffic, policy in the past has discouraged new accesses onto A and B-class roads and avoided increasing the use of existing accesses. For the future, and in line with an integrated transport policy, we will adopt a flexible policy on new connections to the road network. We will severely restrict access to the most important high-standard routes. Elsewhere, particularly in urban locations, in principle we will apply a more flexible approach. Please see paragraph 1.27 onwards for full details.

1.25 Where access is acceptable to us in principle, we will normally expect its layout to comply with the design guidance set out in Part 3. We will recommend refusal of any planning application that raises concerns about road safety. Approval for the access (and any associated development) will also depend on the planning authority where planning permission is required.

Access to A- and B-class roads

1.26 We will normally apply restrictions on new accesses for vehicles and the increased use of existing accesses on: • roads with a speed limit above 40 mph (that is 50mph, 60mph or 70mph) or where measured vehicle speeds are in excess of 40mph;”

This access proposal is contrary to LCC recommendations and is a significant concern for vehicle and pedestrian / cyclist safety

Lack of Community Benefits

Community benefits from the proposed development are severely lacking. Should planning permission be granted we would expect the developer to compensate the local community for hosting the proposed development for the next 20+ years. This, we suggest, should take the form of a community fund provided yearly by the developer to the local community for the lifetime of the development, indexed linked and ring fenced to the Parish in which the application sits secured through a S106/ Unilateral Undertaking (UU) legal agreement. The fund would need to be substantial and we suggest in the region of £25,000 per annum.

We also insist a Community Liaison Group is set up and ran through the construction, operational and restoration phases secured by a Planning Condition. We request to be represented at the group by one of our members. A representative from the Parish Council(s) and Ward Cllr(s) should also be on the group along with representatives from the Mineral Planning Authority and Developer.

Conclusion

In summary our material planning grounds of objection are as follows:

- Remaining Reserves at Existing Shawell Quarry.
- Contrary to Planning Policy.
- No Alternative Site Selection Consideration.
- Lack of Detail/Clarification of Restoration Plan.
- Loss of Wildlife Corridor.
- Loss of Protected Trees.
- Loss of Heritage Asset.
- Lack of Highways Restrictions.
- Highways Access Location.
- Lack of Community Benefits

The grounds of objection raised are not limited and we reserve the right to comment on the planning application again. In particular, further work is being undertaken in respect of air quality, and will be submitted in due course.

Nevertheless, should planning permission be granted, we request the Local Community benefit from a community fund for the life time of the development, are represented at a Community Liaison Group, replacement/mitigation tree planting takes place in the first planting season after development

commences on site, hours of operation limited (controlled by a planning condition) and transport routes to and from the quarry avoid Misterton Walcote villages (controlled by planning condition).

The land is restored to its original status and there are future community benefits from this restoration.

We request the right to issue further reports such as on Air Quality and Highways which are being produced by our consultants.

If this application is to be decided by Councillors, please take this as notice that we would like to speak at the Planning Committee meeting at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Yours faithfully,

Signature: