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<b>REPORT TO:</b>	<b>Finance and Management Committee</b>	<b>AGENDA ITEM: 14</b>
<b>DATE OF MEETING:</b>	<b>20 March 2008</b>	<b>CATEGORY</b>
<b>REPORT FROM:</b>	<b>Director of Community Services</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Kevin Exley</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Minerals Sites Allocations - Aggregates Development Plan Document. Proposed Revision of Boundaries at Shardlow and Swarkestone Quarries</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>Aston/Melbourne Stenson</b>	<b>TERMS OF REFERENCE: FM/EDS</b>

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## **1.0 Recommendations**

1.1 That the revisions to the 'preferred options' Minerals site allocations be noted and:

- the proposals to revise the northern site boundary at Shardlow Quarry with a view to reducing the amenity impact on Weston On Trent, The Trent Mersey Canal Conservation area as well as a number of individual properties be broadly supported;
- the proposals to roll back the northern site boundary of Swarkestone Quarry from properties at Twyford Road be broadly supported, but a strong objection be raised to proposals to the westerly extension of the quarry on the grounds of amenity impact.

## **2.0 Purpose of Report**

- 2.1 To seek Members views on revisions to two proposed minerals site allocations within South Derbyshire.
- 2.2 Responses are required by Minerals Planning Authority (MPA) by 20 March 2008, although a very limited time extension has been agreed in order to meet the deadlines for this Committee. A copy of the draft documents have been placed in the Members rooms.

## **3.0 Detail**

- 3.1 The Minerals Planning Authority (MPA) consulted the District Council and others between August and October 2007 on a range of proposed site allocations to meet future aggregates needs within the County in respect of sand and gravel provision. Environmental and Development Services Committee considered the proposals in October 2007 and a number of objections were raised (minute EDS 23 refers).
- 3.2 Having considered representations to this consultation, the MPA is now proposing to make revisions to the following two site allocations:

### **Shardlow Quarry (Site SN10) – [See Appendices 1 and 2]**

- 3.3 The MPA received a large number of objections to the identification of this site for sand and gravel use, (although specific objections were not raised by the District Council). The MPA notes that some of these objections relate to local amenity impacts affecting the village of Weston on Trent as well as a number of individual properties. Other concerns on the setting of the Trent and Mersey Canal and other archaeological interests were also raised.
- 3.4 In order to address these concerns a strip of land to the north of proposed quarry site will be removed from the preferred site which was consulted upon in Autumn 2007. Appendices 1 and 2 attached illustrate the amended and original proposals respectively.

### **Swarkestone (Site SN04a) – [See Appendices 3 and 4]**

- 3.5 A number of objections to this allocation were also received by the MPA during the preferred options consultation, although the District Council raised no specific objection to this site either. Objections were largely related to the likely effects of the proposal on the amenity of nearby residential properties.
- 3.6 The MPA now proposes to exclude a number of fields closest to properties on Twyford Road to reduce impact on nearby properties. However, in order to offset the loss of material from excluded fields, additional land stretching towards Twyford is now proposed to form part of an enlarged site, which the MPA suggests will allow them *“to achieve the best possible working scheme and help to secure appropriate mitigation measures including advance planting schemes, and beneficial restoration of the site”*. A large area of land within the new site boundary will be protected from minerals use to ensure that the amenity at poplars farm and Round Hill Scheduled Ancient Monument (which is located within the site) is protected. Appendices 3 and 4 attached illustrate the amended and original proposals respectively.

### **Comment**

- 3.7 As regards the proposed changes to the Shardlow site, this will give rise to a reduced impact and given that this Council raised no objection to its original allocation, the proposed change can be supported.
- 3.8 However, whilst the revised site boundary for Swarkestone Quarry could help reduce amenity impacts on properties along Twyford Road, the westerly expansion of the quarry will bring the Round Hill Scheduled Ancient Monument (SAM) within the boundary of the revised preferred options site. Further, the most westerly part of the site will be located close to the boundary of Twyford village, itself designated as a Conservation Area. Given the lack of detail provided by the MPA setting out how the site will be worked it is considered that the scale and detailed implementation of the revised site could give rise to unacceptable amenity impacts on the village of Twyford and its residents.
- 3.9 In the absence of sufficient information on likely or expected impacts on Twyford and in the absence of such information being easily identifiable on the County Council’s website it is considered that a precautionary approach be adopted in considering any extension to this site. Accordingly, it is being recommended that an objection be raised to the proposed revisions to this site allocation.

## **4.0 Financial Implications**

- 4.1 None.

## **5.0 Corporate Implications**

- 5.1 Proposals could have a short to medium-term impact negative impact on a number of the Councils Corporate objectives. Not least those to enhance the quality of life for all South Derbyshire residents and to protect the environment now and for the benefit of future generations. However, in the longer term proposals could allow progress against both these objectives depending on the after use of sites.

## **6.0 Community Implications**

- 6.1 Proposals could have a significant negative impact on a local community within the District particularly in the short-term.

## **7.0 Conclusions**

- 7.1 Whilst proposals to reduce the amenity impact of Shardlow and Swarkestone Quarries are proposed, a potentially harmful westerly extension to Swarkestone Quarry are also put forward within the consultation. It is considered on the basis of information received from the MPA that amenity impacts (including impacts on Twyford Conservation Area and the SAM located within the site) stemming from this extension cannot be predicted or quantified and should therefore be resisted.

## **8.0 Background Papers**

- Report to E&DS dated October 4<sup>th</sup> 2007: Minerals Site Allocations – Aggregates – Development Plan Document Report
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Main Report
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Report, Appendices
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Report, Sustainability Appraisal Non technical summary
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Report, Sustainability Appraisal Main Report
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Report, Sustainability Appraisal Scoping Report
- Minerals Sites Allocations – Aggregates – DPD Preferred Options Report, Sustainability Appraisal Scoping Report Appendices
- Derby and Derbyshire Minerals Local Plan, Adopted April 2000