FULL PLANNING APPLICATION TO COMPLETE THE EXTRACTION OF MINERALS & EXTEND THE GEOGRAPHIC AREA OF THE EXISTING QUARRY INTO LAND TO THE SOUTH OF COVENTRY ROAD WITH THE CO-TERMINUS OPERATION OF THE ANCILLIARY ON-SITE COMPOSTING FACILITY, MORTAR PLANT AND INERT WASTE RECYCLING FACILITY

Planning Application Supporting Statement

Brinklow Quarry, Coventry Road, Brinklow, Warwickshire. CV23 0NJ

November 2015 Document Reference PTCE/13/2207/2 vs. 1.2
This Statement has been prepared by PT-CE Ltd on the instructions of our client, Brinklow Quarry for their sole use for the purpose for which it is intended in accordance with the agreed scope of work.
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1. Introduction

1.1 Brinklow Quarry is a regionally significant sand and gravel quarry located on a deposit of Dunsmore Gravel underlying agricultural land in Brinklow, Warwickshire producing a range of primary aggregates for the construction industry. The Quarry is identified in the Warwickshire Draft Local Aggregate Assessment 2014 as one of two operational sand and gravel quarries in the County of Warwickshire. Its location is illustrated on drawing reference POA/01/16 in Appendix 1, which shows the Planning Application boundary and other land in the ownership of the Applicant.

1.2 The permitted extraction of minerals began at Binklow in 1991 under permission reference R687/1547/1486/P (the ‘1991 permission’). Although some 1.7 million tonnes of sand and gravel remains, reserves of Building Sand from within the existing Quarry boundary are nearing exhaustion as a result of the substantial demand for this particular product.

1.3 This Planning Application seeks to extend Brinklow Quarry’s geographic area northwards into land to the south of Coventry Road, where the deposit appears abundant in the sought after Building Sand fraction. The Application also seeks to extend the lifespan of the existing Quarry in order to complete the extraction of the valuable gravel resources within the original Quarry area together with those within the extension area. The proposals include the extraction and sale of up to 100,000t of clay per annum from within the existing and enlarged Quarry area. This Planning Statement and the accompanying Environmental Statement and Non Technical Summary comprise the formal documentation required to accompany such applications.

1.4 The drawing reference RPB/10/15 illustrates the Application area as it would appear when fully restored, in the context of the surrounding land. The drawing is included in Appendix 1 below.

Background to the Planning Application

1.5 Circumstances unforeseen at the time of the 1991 Application have combined to result in a total of approximately 1.7M tonnes of sand and gravel remaining in-situ at the current time from the original 3.5M tonnes. These include:

- the reduction in the number of new construction projects since 2007 due to the general economic downturn reducing demand for aggregates and
- the success of the Applicant’s recycled aggregates business, Permitted in 2007.

The main end uses for aggregates from Brinklow Quarry are for the construction of housing and infrastructure as well as industrial and commercial building. All Boroughs and Districts within the County propose large-scale development, which will stimulate demand for sand and gravel
products in future years. Evidenced by increasing sales from Brinklow over the last two years, it is clear that some development, potentially delayed during the economic downturn, has now begun.

1.6 The best-selling product from the range of sands and gravels produced at the Quarry is Building Sand, which is used in the manufacture of mortars at the Quarry’s on-site Mortar Plant. Brinklow’s Building Sand has certain properties that make it particularly suitable for mixing with Portland cement in the manufacture of high quality mortar for brick-laying. Use of Quality Assured mortar is essential to achieve compliance with modern construction technical standards such as those specified by the National House Building Council. Building Sand is a diminishing resource within the boundaries of the existing Quarry but appears abundant in the deposits to the north of the Quarry, precipitating the application for the extension to the Quarry area.

1.7 Quarrying activities within the Permitted area and recent investigations in the proposed extension area have detected the presence of significant volumes of clay materials that on testing have indicated very low permeability and high shear-strength characteristics. The material is consequently valuable for use in engineering projects (particularly road construction and flood defence applications) and accordingly, this Planning Application includes the proposal for the extraction and sale of up to 100,000 tonnes of clay per annum from within the existing and enlarged Quarry area.

1.8 Permission for the extraction and sale of clay was previously granted for three separate applications under the Conditions of Planning Permissions reference R/95/CM023, R/99/CM006 and R/05/CM005.

### The need for an Environmental Impact Assessment

1.9 The extant quarry operations permitted under the 1991 permission extend to some 69.3 hectares, with a remaining lifespan of 10 years, notionally based simply on total remaining reserves (approximately 1.7 million tonnes) divided by recent sales per annum. The proposed extension to enlarge the Quarry would increase the site area to 100.1 hectares in total. With a potential additional aggregates yield of 3.4 million tonnes, it is estimated that the lifespan of the new quarry area would be approximately 20 years at current rates of production. Accordingly, the two areas may be projected to have a lifespan of 30 years in combination. Please see paragraphs 5.8 to 5.11 below.

1.10 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the EIA Regulations) provide descriptions of certain development that constitutes EIA Development. Development that meets the criteria and thresholds within Schedule 1 to the EIA Regulations is EIA Development. Part 19 to Schedule 1 covers the following development:

19. **Quarries and opencast mining where the surface area of the site exceeds 25 hectares, or peat extraction where the surface area of the site exceeds 150 hectares.**
1.11 The application to enlarge the quarry operations exceeds the threshold stated in Part 19 to Schedule 1 of the EIA Regulations. It is therefore clear that the application will be an EIA Development and that an Environmental Statement is required in support. As the operation of the mortar plant is linked to the quarrying operations at Brinklow Quarry, it is considered appropriate that the application to extend the life of this facility is also considered as EIA Development and assessed at the same time as the mineral extraction application.

**Format of the Application**

1.12 The Planning Application to enlarge and to extend the lifespan of the existing Quarry at Brinklow and its associated synergistic activities may be summarised as follows:

- Simultaneous extraction of remaining minerals from the existing quarry area and extension area.
- Continued operation of the on-site Mortar Plant, Inert Waste Recycling Facility and Green Waste Composting Facility to co-terminate with the completion of Quarrying activity.
- Amended Restoration Scheme illustrating the progressive restoration of the enlarged site area to a combination of agricultural production and habitat development through woodland planting and the creation of wetland areas.

1.13 The boundary for the Application is outlined in red on the Drawing reference PAB/10/15. This drawing is included in Appendix 1 below.

1.14 This Application comprises a Supporting Statement and an Environmental Impact Assessment accompanied by an Environmental Statement (ES) with accompanying technical assessments and a Non-Technical Summary (NTS) in a separately bound Technical Appendix.

**Pre-Application Consultation**

1.15 Pre-Application meetings have been held with officers of Warwickshire County Council and the Environment Agency. The Applicant proposes to consult with Natural England, English Heritage, the Borough Council’s Environmental Health Officers and other relevant stakeholders.

1.16 The Applicant holds six-monthly Liaison Meeting with Parish and Borough/District Councillors where outline proposals have been discussed over the past 18 months.

1.17 A Public Exhibition was held on 13th August an invitation to which was extended to all local residents. The proposals were generally well received reflecting the Applicant’s pro-active approach to engagement with the local
community and their commitment to minimising any impact from the quarrying operations. Some concerns were expressed and these have been accommodated accordingly. A summary of the points raised at the Public Exhibition follows below.

1.18 Attendees were asked to express their support for the proposals in terms of a scale of 0 – 5 with 0 representing an objection and 5 representing support.

<table>
<thead>
<tr>
<th>Name</th>
<th>Scale</th>
<th>Why Attended</th>
<th>Reasons</th>
<th>How heard</th>
<th>Additional Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paul Thornhill</td>
<td>5</td>
<td>To understand the development plan</td>
<td>No impact upon the village. Care taken in planning</td>
<td>Neighbours</td>
<td></td>
</tr>
<tr>
<td>Vincent Smith</td>
<td>5</td>
<td>Interested in local area</td>
<td>A good local employer who cares about the local area</td>
<td>Brinklow website</td>
<td></td>
</tr>
<tr>
<td>Geoff Lines</td>
<td>5</td>
<td>Noisy</td>
<td>Looking at the future</td>
<td>Booking for the hall</td>
<td></td>
</tr>
<tr>
<td>Jeanette Lomas</td>
<td>5</td>
<td>Interested in negative village impacts</td>
<td>Relevant info given and no additional lorries or noise expected</td>
<td>Village website</td>
<td>Please involve the village in enhancing the land after sand extracted</td>
</tr>
<tr>
<td>Alistair Channing</td>
<td>5</td>
<td>Advert in paper</td>
<td>Extra jobs in the area</td>
<td>Visual Impacts 1 Ecology 2 Ground Conditions 3</td>
<td></td>
</tr>
</tbody>
</table>
2. The Applicant

2.1 Brinklow Quarry was founded by the late Mr Tony Aston in 1988, as a diversification from the family’s arable farm, which began in 1963. Following the grant of the 1991 Planning Permission, the quarrying operation commenced in 1994 to run alongside the original farming activities. Planning Permission for a composting operation, complimentary to the agricultural business was granted in 2001, a mortar plant in 2005 and an inert waste recycling operation in 2007. The business is now operated as a partnership, managed by the founder's sons, Mr A M Aston and Mr D W Aston who continue to run the composting and inert waste recycling operations in conjunction with the agricultural activity.

2.2 Over the past two decades the Applicants have developed the Quarry into a valued resource for the local construction industry, which supplies Local Authorities, major UK companies and local businesses with construction materials, which have included building sand, mortar, gravels and clay.

2.3 The inert waste recycling Permissions have allowed further diversification, providing recycled aggregates under the terms of aggregates protocols both to supply the quarry’s own requirements and for sale to local contracts, thus helping to conserve the area’s valuable natural resources. Waste brick and concrete are currently imported, crushed and screened to produce an alternative to “Type One” road stone, washed drainage / pipe bedding gravel and recycled fill sand. High quality topsoil, compliant with BS 3882:2015 for landscaping is also produced by screening reclaimed inert materials and blending the recovered minerals with compost from the on-site green waste composting facility.

2.4 In 2013 the applicant became accredited as a Reprocessor for waste packaging glass and is authorised to issue Packaging Recovery Notes under the terms of the Producer Responsibility Obligations Regulations 2012 by manufacturing recycled drainage media and sands from glass bottle waste.
3. Site and Surroundings

Overview

3.1 Brinklow Quarry is a sand and gravel quarry located on a deposit of Dunsmore Gravel underlying agricultural land in Brinklow, Warwickshire. CV23 0NJ. It produces a range of primary aggregates for the construction industry and accommodates three ancillary activities operating within the Quarry boundary. The Quarry is located approximately 1 kilometre south west of the village of Brinklow, approximately 7 kilometres east of Coventry and 9 kilometres west of Rugby at Grid Reference SP 42169 78363. Access to the site is gained from the north directly from the B4027 (Coventry Road). The Quarry area is surrounded by agricultural land within the ownership of the Applicant. The 1991 Permission allowed the extraction of sand and gravel from an area of approximately 69.3ha. In addition to completing the extraction of the original mineral, this proposal seeks permission for such activity over an additional 31ha, bringing the total to circa 100ha.

National and Local Designations

3.2 A site check report using Magic.gov.uk shows that the enlarged site is:

- In a Nitrate Vulnerable Zone
- Within land granted Green Belt status by Rugby Borough Council
- Within a designated Local Landscape Character area (Dunsmore and Feldon), with a provisional agricultural land classification of Grade 2 or 3
- Classified under the Dudley Stamp Land Use Inventory Class 6
- Surrounded by primarily mixed farming land
- Within the SSSI Impact Risk Zone for Combe Pool SSSI
- Within 2km of three ancient woodlands, Birchley and New Close Wood, High Wood and Little Wood
- There are no other internationally designated sites within 10km of the site
- The Environment Agency's record shows no recorded pollution incidents onsite or nearby

Other Matters

3.3 An 8" high-pressure gas main runs diagonally through the eastern portion of the Quarry approximately south-east to north-west from Cottage Farm (to the east of the current Permission Boundary) to a point on the B4027 Coventry Road due west of Highwood Farm. The pipeline is protected under the terms of an agreement with National Grid that stipulates a minimum distance within which no excavation may take place.

3.4 Public Rights of Way in the vicinity are illustrated on the drawing reference BQ/PRoW/09/15 and would be maintained as currently throughout the operational phases of the enlarged Quarry.
4. Planning History

4.1 Quarrying at Brinklow formally began in 1991 however a County Series map from 1886 shows some evidence of quarrying activity at that time.

4.2 The site’s more recent Planning History is detailed below in Table 1.
Table 1.

<table>
<thead>
<tr>
<th>Reference number</th>
<th>Description</th>
<th>Date Granted</th>
<th>Material</th>
<th>Tonnage</th>
</tr>
</thead>
<tbody>
<tr>
<td>R687/1547/1486/P</td>
<td>Original Quarry Permission &amp; Sect.106 Agreement</td>
<td>07/05/1991</td>
<td>Sand &amp; Gravel</td>
<td>Not Stated (69.3Ha of land)</td>
</tr>
<tr>
<td>R687/910628</td>
<td>Revised Quarry Access</td>
<td>28/08/1991</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>R687/95CM023</td>
<td>Extraction and Sale of Clay 2.3 Ha</td>
<td>06/03/1996</td>
<td>Clay</td>
<td>100,000 Cubic M / 180,000 Tonnes</td>
</tr>
<tr>
<td>R/99/CM006</td>
<td>Extraction and Sale of Clay</td>
<td>14/10/1999</td>
<td>Clay</td>
<td>-</td>
</tr>
<tr>
<td>R687/00CM023</td>
<td>Development of 1 Ha at Highwood Farm Shredding and Composting Green Waste</td>
<td>24/05/01</td>
<td>Green waste</td>
<td>&lt;5,000m³ on site at any one time</td>
</tr>
<tr>
<td>Section 106</td>
<td>Quarry Section 106</td>
<td>20/01/2005</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>R687/04CM006</td>
<td>Increase in Green Waste Composting tonnage</td>
<td>20/01/2005</td>
<td>Green waste</td>
<td>23,000 tonnes pa</td>
</tr>
<tr>
<td>R687/05CM005,</td>
<td>Extraction and Sale of Clay from 6.00 Ha and Import of soils</td>
<td>20/04/2005</td>
<td>Clay and soils</td>
<td>55,000m³ / 110,000 Tonnes</td>
</tr>
<tr>
<td>R687/05CM018</td>
<td>Mortar Plant</td>
<td>06/10/2005</td>
<td>Mortar</td>
<td>N/A</td>
</tr>
<tr>
<td>R687/06CM011</td>
<td>Production of Loams, Soil Conditioners, secondary Aggregates + Sale and Distribution of Imported Aggregates</td>
<td>07/02/2007</td>
<td>Loams, soil conditioners, secondary aggregates</td>
<td>45,000 tonnes pa</td>
</tr>
<tr>
<td>Permitted development</td>
<td>Utilising quarry land for the bagging of quarry products including concreted hard standing, bays &amp; shed for bagging equipment</td>
<td>07/06/2013</td>
<td>Products for bagging</td>
<td>N/A</td>
</tr>
<tr>
<td>RBC/13CM011</td>
<td>Importation and Recycling of Waste Glass</td>
<td>07/06/2013</td>
<td>Waste Glass</td>
<td>As per R687/06CM011</td>
</tr>
<tr>
<td>RBC/14CM021</td>
<td>Installation of Fixed Plant for Aggregates Recycling</td>
<td>14/10/14</td>
<td>Recycled Aggregates Production</td>
<td>As per R687/06CM011</td>
</tr>
</tbody>
</table>

4.3 The locations of ancillary developments are illustrated on the drawing reference PAB/10/15, in Appendix 1.
5. The Proposed Development

Justification for the Application to extend the life of the Existing Quarry

5.1 The Main minerals Planning Permission reference R687/1547/1486/P was granted on 7th May 1991 (the 1991 Permission). Condition 51 of the 1991 permission states that the extraction of sand and gravel shall cease no later than 6th May 2016. This Application seeks permission to undertake development on land within the existing Quarry beyond this date in conjunction with the proposed extraction of sand and gravel within an adjacent area to the north (the extension area).

5.2 Approximately 1.7M tonnes of sand and gravel remains from the original 3.4M tonnes projected at the time of the 1991 Permission. This residue results from the general economic downturn and the success of the Applicant’s on-site aggregates recycling operation. A Planning Application is therefore required to continue to exploit the existing mineral reserve and that from the extension area to supply the emerging increasing demand for sand and gravel products in the County. Quarry sales figures and aggregate tax returns demonstrate a tangible demand and it is clear from the County’s Local Aggregate Assessment of 2014 (LAA) that these reserves are required to help meet the County’s apportionment as identified by Regional Aggregates Working Party Reports.

Justification for the Application to extend the Geographical area of the Quarry

5.3 In this regard it is also important to consider the detailed geology of the superficial deposit of Dunsmore Gravel upon which the extension area is situated. From the 19 exploratory boreholes drilled in October 2014, it is possible to identify the existence of discrete strata of sand within the general Dunsmore sands and gravels. By analysing the core samples produced it is apparent that the deposit contains significant volumes of Brinklow’s Building Sand product, preferred by mortar manufacturers for its low silt content allowing a leaner mix of cement to sand. The market that the Applicant has developed for this product over the past many years can (as above) be demonstrated by Quarry sales figures and aggregate tax returns.

5.4 In general terms, the LAA identifies a significant need for additional reserves citing that in 2009 there was insufficient capacity over the plan period to meet the current apportionment. Some sites have been put forward following the December 2013 request for sites and these are currently under evaluation. It is clear from Table 4.2 in the AMR that the current sales from the reduced number of sites currently in operation may provide only around one-third of the required apportionment.

5.5 At the current time there is only one other operational sand and gravel quarry in the County (approved in 2013 but having a relatively small reserve of 900,000 tonnes). Another has significant reserves but is currently dormant.
5.6 Some of the main multi-national operators, which have traditionally carried out quarrying in the county, state that the resource left in their Warwickshire quarries after centuries of sand and gravel extraction is of inferior quality compared with other resources elsewhere and is not economically viable for extraction. Being privately owned, Brinklow Quarry is not hampered by such strategic issues and can demonstrate high demand from the local building trade for the constituents of the deposit within the existing Quarry and the proposed extension area.

5.7 There is clearly a demonstrable need for the residual minerals from the existing Quarry and for those from the extension area.

### Volumes of Materials and Timescales

**(A) Consented Reserve**

5.8 The estimated total remaining volume of aggregates at the present time is 1.7M tonnes. The remaining deposit consists predominantly of subrounded to subangular fine to coarse quartzite and quartz gravels characteristic of the Dunsmore Gravels classification.

5.9 A significant proportion of the building sand favoured for blending with Portland Cement for the manufacture of mortar has been extracted from the existing reserve as a result of the significant demand for this product.

**(B) Sand and Gravel Reserve within the Proposed Extension Area**

5.10 The proposed extension occupies an area of approximately 31 hectares and could be expected to yield approximately 3.4M tonnes of sand and gravel. From the results of the October 2014 sampling exercise, the deposit in the eastern part of the area appears to have an abundance of the reddish brown sand deposit referred to in paragraph 5.9 above. This building sand is critical for supplying local Mortar Plants, thus protecting the full time jobs of Mortar Plant employees and maintaining the supply of mortar, which is essential to the local building trade.

**(C) Combined Sand and Gravel Reserves ((A) + (B))**

5.11 Extrapolating the trend in sales to, for example, an average of 200,000te per annum, the combined (A + B) total of 5.1M tonnes of aggregate could be exhausted in 24 years. To accommodate fluctuating demand (as recorded in previous years) and to ensure that no intensification of the existing development results, a more conservative figure of 30 years is proposed for the operational lifespan of the combined reserves.

**(D) Clay Reserves**

5.12 From borehole results, it is possible to identify strata of high-quality clay existing in the overburden above the sand and gravel deposits. This
Application seeks to extract up to 100,000te per annum of this material (as can be recovered in accordance with the phasing of sand and gravel operations) within the enlarged Quarry area. It is proposed to import identical volumes of suitable soils to replace any clay material sold and accordingly, the proposed final restoration profile would not be compromised.

**Operations**

5.13 The Quarry and associated recycling and manufacturing operations share a single common entrance off Coventry Road, the main highway passing north of the site. A 2m high security gate controls access with roadside splays built to modern highway standards, ensuring adequate visibility for vehicles leaving the site. There have been no road traffic incidents associated with the access reported since the Quarry began operating in the early 1990s. The general Quarry area is secured by fencing enclosing the Applicant’s surrounding agricultural land and CCTV cameras placed at strategic locations are used to monitor the site 24 hours per day.

5.14 To reduce vehicle noise and minimise the raising of dust from vehicles collecting aggregates from the stockpiles in the Quarry Plant Area, the main haul road is constructed from reinforced concrete along its full 1,000m length. Designated passing places ensure that vehicles do not mount the kerb or deviate on to unsurfaced areas to avoid queuing. Augmented by the Applicant’s own road sweeper vehicle, the highway has been and would be maintained acceptably free of surface soiling with no additional mitigation.

5.15 A pair of weighbridges calibrated to Department of Transport standards and located adjacent to the Site Control Office at the Quarry entrance are used to weigh vehicles leaving the quarry with processed aggregates and those delivering waste materials to the Composting and Inert Waste Recycling Facility. Full details of the customer, vehicle, tare weight, product or waste type and date and time of transaction are stored on the site’s computer database and used to compile reports required for compliance with Planning and Environmental Permit Conditions. Physical copies of delivery notes and Waste Transfer Notes are retained on file.

**Sand and Gravel Extraction and Processing**

5.16 It is planned to conduct excavations throughout the proposed enlarged Quarry area as currently, using a tracked 360° backhoe machine working a succession of benches down to the lower limit of the deposit. Excavated minerals are either loaded into dumper trucks or on to site conveyors for transport to the Plant Area. The Quarry walls will be graded and benched appropriately to ensure stability.

5.17 The existing fixed quarry plant comprising a deck screen, crusher, wash plant and trommel screens would be used to process the excavated mineral from both the existing Quarry and extension area to produce individual quarry
products. Sands and gravels from both areas would be processed in this location. The Quarry plant is currently powered by diesel/electric generators.

5.18 The design and specification of quarry plant has been refined over the course of the previous two decades and is capable of producing high quality, sized gravels and building sands to a wide range of construction specifications. Processed sands and gravels are stockpiled separately pending export off site or delivery to the on-site Mortar Plant as required. Silt from the washing process is pumped into lagoons for settlement and to allow the recovery of process water for re-use. Processing of excavated minerals from all operational phases of the enlarged area would take place at the existing Plant Area.

5.19 Loading shovels are employed within the Plant Area to move products to stockpiles and to load road vehicles for delivery to customers. Please see Operational Flow Diagram Figure 2 below.

*Figure 2 – Operational Flow Diagram*

![Operational Flow Diagram](image-url)

**Soils and Overburden Removal**

5.20 Where possible topsoil would be stripped and placed directly on previously sub-soiled areas to minimise soil structural damage and losses due to repetitive handling, in the sequence illustrated in the Phasing Plan reference
PPB/10/15. Overburden released from stripping earlier zones would be used in the subsequent reinstatement of later zones.

5.21 Topsoils would be stripped from successive quarry phases only when in a dry and friable condition (usually between the months of March to October) and placed directly above previously restored zones wherever possible. Residual topsoil would be placed in the stockpile identified in the drawing PAB/10/15 with minimum compaction. The topsoil stockpile would be levelled to a maximum height of 3 metres, graded and grass-seeded to shed water, to ensure stability and to minimise impacts due to erosion of this valuable resource. It would be located in the location illustrated in the drawing reference PAB/10/15 on previously stripped areas (outside those at risk of flooding), will be managed by mowing etc., seeded and kept weed free. This example of best practice would be maintained throughout all operational phases of the enlarged Quarry area.

5.22 Sufficient top and subsoils will be stored to ensure a minimum combined depth of 1.0m below the approved final restoration profile. This will ensure that the site can be restored to an appropriate agricultural standard.

**Ancillary Development**

5.23 There are 3 additional associated ancillary land uses within the boundary of Brinklow Quarry with separate extant Planning Permissions. Namely:

1. The Mortar Plant
2. The Open Windrow Composting Facility
3. The Inert Waste Recycling Facility

5.24 These uses are symbiotic to the quarrying and agricultural activities and are accordingly currently conditioned to co-terminate with the main quarry Planning Permission reference R687/1547/1486/P. This Application seeks to maintain these existing uses for the full term of the enlarged Quarrying operation, should Permission be granted.

**Export of Materials**

5.25 Materials for export off site comprise individual processed fractions of the excavated virgin aggregate from the Quarry, clay when available and processed recycled aggregates from the Inert Waste Recycling Facility. Green Waste Compost products are either spread on adjacent agricultural land under the ownership of the Applicant or exported to off-site landscaping projects.

5.26 Materials would be loaded by quarry mobile plant on to heavy goods vehicles either from the Applicant’s own fleet or those of third parties, as currently. Gross vehicle weights are collected at the weighbridge on exit in order to calculate the mass of product sold and also in order to ensure that no vehicle departs on to the public highway in excess of its designed capacity. In
accordance with Site Rules, all vehicles leaving the site are appropriately sheeted before departure to effectively contain their loads.

**Import of Materials**

5.27 Inert wastes compliant with the list of materials listed in Planning Permission reference R687/06CM011 (as amended) may be accepted for processing at the Inert Waste Recycling Facility. In this case, gross vehicle weights are recorded on entry to the site and the vehicle’s empty weight used to calculate the mass of material delivered. Following initial waste characterisation, the Applicant’s own fleet vehicles or those of third parties deliver the incoming waste to the designated Reception Area for compliance checking and on-site verification prior to processing.

5.28 Green waste compliant with the list of materials listed in Planning Permission reference R687/00CM023 are accepted following identical acceptance procedures.

5.29 Should clay materials be excavated for sale, identical volumes of suitable restoration soils would be imported as a direct replacement.

**Phasing of Development**

5.30 Should permission be granted, operations would be conducted within the existing Quarry zones (designated Arnolds, α, A, B, C, D, E & F) and extension area zones (designated 1 – 4) on the Phasing Plan reference PPB/10/15, in accordance with the restoration schedule detailed in Table 2 below.

**Table 2**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Operations in Zone</th>
<th>Reinstatement in Zone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Arnolds, A</td>
<td>α</td>
<td>July 2015</td>
</tr>
<tr>
<td>2</td>
<td>B &amp; 1</td>
<td>Arnolds</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>C, D &amp; 2</td>
<td>A &amp; Arnolds</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>E &amp; 3</td>
<td>B, C &amp; 1</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>F &amp; 4</td>
<td>C, D &amp; 2</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>E &amp; 3</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>F, 4 &amp; Plant Area</td>
<td>December 2046</td>
</tr>
</tbody>
</table>

**Restoration Scheme**

5.31 The Restoration Scheme, as indicated on the drawing reference RPB/10/15 illustrates the general progressive concept of the restoration proposed and is
designed to minimise the extent of active operational areas at any one period of time. The planting of woodland and accompanying understory development would achieve significant benefits in terms of habitat creation and wildlife diversification. Wildlife corridors would connect wetland and landscaped areas with areas of agricultural land.

5.32 The Scheme would return approximately over 60ha of land to its original Grade 3b classification to allow continued agricultural production and would deliver landscape improvement and habitat diversification across circa 35ha by means of woodland planting and restoration to wetland, at the earliest possible juncture. These elements are designed to integrate with existing completed restoration (approximately 5ha) to enhance the local landscape character in its wider setting. Existing hedgerow would be retained and new hedgerow planted to define field/footpath boundaries. It is anticipated that this Scheme could be completed by December 2046.

5.33 A key element of the restoration proposal is to create lake features to the west, reflecting higher water table levels in this location. The original Scheme associated with the Permission reference R687/1547/1486/P, illustrates water features to be created in the east, however at the time of the 1991 application, it was not understood that that due to the depth of the local water table in this location, the resulting features would have been less than aesthetically pleasing unless water levels were maintained artificially by pumping. As no pumping would be required to maintain water levels, the proposed Scheme clearly represents a more sustainable solution in this respect.

5.34 Phased reinstatement of all worked out cells would be effected by re-spreading excavated overburden to an agreed profile to create a restored landform conducive to the site’s agricultural after use and habitat diversification aspirations in harmony with the local landscape character.

**Restoration Details**

5.35 Following the extraction of all useable mineral, overburden stripped from a previous cell in the sequence indicated in the Phasing Schedule above, would be used for its reinstatement. Soils would be excavated during overburden stripping by a 360° backhoe machine, moved by dumper truck and placed directly into the recipient Zone. Fill materials would be placed and levelled by a bulldozer in a series of uniform lifts no greater than 450mm in depth to create the approved restoration profile. A low ground pressure dozer would be used to reduce compaction. The proposed landform has slope gradients reflecting the original ground contours, designed to minimise the effects of erosion and to produce maximum benefit for the area’s intended afteruse.

5.36 To ensure the achievement of the permitted restoration profile, any deficit in subsoil volumes would be made up by the importation of identical volumes of suitable restoration soils.
5.37 Prior to the re-spreading of previously stripped sub- and topsoils, the top 400mm of ground to be restored for agricultural production would be treated using a winged-tined subsoiler or other suitable equipment to relieve compaction to a depth of at least 1,200mm below the final topsoil surface. Successive lifts of fill materials in these agricultural areas will be treated with the subsoiler to a depth of at least 150mm at the interface to prevent panning and promote appropriate drainage characteristics.

5.38 Large stones and rocks would be removed from fill materials in the areas to be restored for agriculture or buried at considerable depth to avoid subsequent damage to agricultural machinery.

5.39 The proposed water features as illustrated in the Restoration Scheme drawing would be developed as wildlife habitat lakes, surrounded by areas of grassland and an element of woodland planting. Overall water body surface area would remain similar to that Permitted by the existing Restoration Scheme. Lakes are designed with steep sides with vegetation planted to prevent wildlife from walking in and out of the water and would have a water depth of 2.5m to minimise bottom-growing vegetation. This design will assist in the mitigation of bird-strike risk for aircraft by discouraging nesting by large bird species.

### Hours of Operation

5.40 The on-site Mortar Plant is permitted to operate from 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays. The Quarry’s currently permitted operating hours starting one hour later, place an undue restriction on the Plant, which is accordingly unable to fully exploit its Permitted hours. It is considered desirable for the Quarry to begin operations one half-hour earlier in the morning in readiness to provide support in terms of the timely supply of the building sand component for blending. This Application therefore includes a proposal to vary Quarry Operating hours for the duration of the quarrying activity to the following:

<table>
<thead>
<tr>
<th>Days</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mondays – Fridays</td>
<td>07.30 to 18.00</td>
</tr>
<tr>
<td>Saturdays</td>
<td>07.30 to 13.00</td>
</tr>
<tr>
<td>Sundays, Bank and Public Holidays</td>
<td>No Working</td>
</tr>
</tbody>
</table>

5.41 It is considered that the additional half hour of operation in the morning would not produce any significant additional impact.

### Public Rights of Way

5.42 The layout of the operational zones and the phasing of the restoration have been designed to ensure that none of the existing PRoW (illustrated in drawing reference BQ/PRoW/09/15 need to be moved, closed or encroached upon as a result of the proposed development. Consequently, there are no proposals in this Application to divert or stop-up any existing Right of Way either permanently or temporarily. Visual Impact from PRoW has been
assessed in Chapter 6 of the Landscape and Visual Impact Assessment, which concludes that there are no effects that would constitute a material Planning consideration.

5.43 The Environmental Impact Assessment concludes that the proposals set out in this Supporting Statement would not produce any significant additional impact on the existing network.

**Employment**

5.44 The long term retention of up to 40 Full Time Employees and the indirect employment associated with quarrying, e.g. hauliers, fencing companies, environmental staff etc., would ensure that Brinklow Quarry continues to provide a significant benefit to the wider economy. Should Planning Permission be granted, these benefits would continue to the projected end date of 2046.

**6. Environmental Considerations**

**General**

6.1 Feedback received from the Minerals Planning Authority, the Liaison Committee meetings, the Public Exhibition and a review of the Council’s Sustainability Appraisal, have identified that issues associated with the location of the proposal within the Green Belt, Highways and Traffic issues, Air Quality, Noise and Visual Amenity are the topics with the greatest potential to impact the local area. These issues are addressed in detail in the accompanying Environmental Impact Assessment.

6.2 Planning Permission reference R687/1486/1547/P contains 57 Conditions that have successfully addressed the above topics and other potential impacts since Permission was originally granted and it is reasonable to conclude that the imposition of similar conditions (suitably updated to reflect current best practise) could be expected to achieve similar results for the completion of extraction of minerals from the existing Quarry area and the extension area. This Application would present no additional environmental effects in relation to the following matters, other than those having been previously assessed and controlled. Planning Conditions relating to the issues considered to have the greatest potential to impact the local area are listed in Table 3 below:
Table 3

<table>
<thead>
<tr>
<th>Topic</th>
<th>Condition/Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highways and Traffic</td>
<td>No additional daily vehicle movements will occur on the public highway. These are controlled by Condition 14 and a legal agreement (S.106).</td>
</tr>
<tr>
<td>Landscape and Visual Impact</td>
<td>Mitigated by Conditions 3, 20, 42, 43, 44, 52, 53 and 56</td>
</tr>
<tr>
<td>Air Quality and Dust</td>
<td>Addressed by Conditions 15 and 16.</td>
</tr>
<tr>
<td>Noise</td>
<td>Addressed by Conditions 21, 37, 38, 39 and 40</td>
</tr>
<tr>
<td>Water Environment</td>
<td>Addressed by Conditions 35, 41 and 57.</td>
</tr>
<tr>
<td>Soils and Agricultural Land Quality</td>
<td>Addressed by Conditions 4, 23, 24, 26, 27, 28, 29, 30, 31, 32, 34, 36, 43, 44, 45, 46, 47, 48, 49, 50 and 54</td>
</tr>
</tbody>
</table>

6.3 The proposed continuation of the permitted use Permitted by Planning Permission reference R/687/05CM018 (the Mortar Plant Permission) to co-terminate with the end of quarrying activity is considered to present no additional environmental effects in relation to the following matters, other than those having been previously assessed and controlled by the imposition of Planning Conditions for the reasons stated in the Table 4 below:

Table 4

<table>
<thead>
<tr>
<th>Topic</th>
<th>Condition/Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highways and Traffic</td>
<td>No additional daily vehicle movements will occur on the public highway. These are controlled by the legal agreement (S.106).</td>
</tr>
<tr>
<td>Landscape and Visual Impact</td>
<td>Mitigated by Conditions 8 and 9.</td>
</tr>
<tr>
<td>Air Quality and Dust</td>
<td>Addressed by Condition 7.</td>
</tr>
<tr>
<td>Noise</td>
<td>Addressed by Conditions 4 and 5.</td>
</tr>
<tr>
<td>Water Environment</td>
<td>Addressed by Conditions 6, 10 and 11.</td>
</tr>
<tr>
<td>Soils and Agricultural Land Quality</td>
<td>Not applicable to this development</td>
</tr>
</tbody>
</table>

The Environmental Impact Assessment

6.4 In their response for a screening opinion, the Minerals Planning Authority have advised that the proposals to extend the operational life of the Quarry and associated activities and to enlarge the geographic area would need to be accompanied by an Environmental Statement. Accordingly, an Environmental
Impact Assessment has been produced to support the Application, which considers (inter-alia) the possible impacts of the proposal in relation to the following topics:

i. Highways and Traffic - See EIA Chapter 5
ii. Landscape and Visual Impact - See EIA Chapter 6
iii. Ecology - See EIA Chapter 7
iv. Archaeology and Cultural Heritage - See EIA Chapter 8
v. Noise - See EIA Chapter 9
vi. Air Quality and Dust - See EIA Chapter 10
vii. Water Environment - See EIA Chapter 11
viii. Soils and Agricultural Land Quality - See EIA Chapter 13
ix. Public Rights of Way - See EIA Chapter 5
x. Airport Safeguarding - See EIA Chapter 14
xi. Restoration - See EIA Chapter 15
xii. Socio-economic Impact - See EIA Chapter 12
xiii. Alternatives - See EIA Chapter 3

Pre-application guidance states that the scope of the EIA needs to be wide, comprehensively addressing all aspects and implications of the development, given the period of time that has elapsed since planning permission was first granted to allow mineral extraction at Brinklow Quarry. The impacts of the proposed development are discussed in detail in the EIA.

### EIA Topics

i. Highways and Traffic

6.5 Total heavy goods vehicle movements from the Quarry and the associated mortar plant, composting and inert waste recycling facilities are limited by Condition 14 of Planning Permission reference R687/1486/1547/P, Condition 5 of Planning Permission reference R/687/05CM018 and the associated Section 106 Agreement. Given that current levels of production, increased compared with 2007 levels, generate approximately only one third of this limit, the existing restriction is considered adequate to accommodate projected future levels of the combined operations at the site.

6.6 The route for heavy goods vehicles associated with the extant operations at Brinklow Quarry is via the B4027, a single carriageway road currently limited to 50 mph. All HGVs are encouraged to turn left out of the site and right in to it, therefore avoiding the residential development within the environs of the village of Brinklow. There are no changes anticipated or proposed to this route. The site access has been constructed in accordance with Conditions 8, 9, 11 and 12 of Planning Permission reference R687/1486/1547/P. These designs are considered appropriate for the vehicle movements as limited by Condition 14 and accordingly there are no access design alterations proposed.
6.7 As a result of 2009 Warwickshire Speed Limit Review, the speed limit on Coventry Road was reduced from 60mph to 50mph and a reduction in mean vehicle speed of 6.8% was achieved in the year following implementation. The approved design provided effective visibility for HGVs westwards and eastwards to ensure highway safety at the speed limit prevailing at the time of the 1991 Permission.

6.8 The Environmental Statement uses a “worst case scenario” of 200 additional movements a day. In this case the projected maximum percentage of all motor vehicles on the B4027 that can be attributed to Brinklow Quarry would be 3.96% in 2016 and 3.76% in 2025. This is below the 5% threshold for significance. The assessment notes that at no location will the percentage of traffic generated by the development exceed the 5% threshold for significance and accordingly concludes that there will be no significant impact from the proposals either to extend the closing date of the quarry nor from the extension of the area of the quarry.

6.9 This proposal does not seek to increase traffic movements and as such, the combined impact of the proposed development will not result in any significant change in impact in terms of highway safety or capacity in addition to that considered previously. Accordingly it is likely that there would be no significant impacts upon highway safety or capacity as a result of this application being approved.

ii. Landscape and Visual Impact

6.10 White Young Green has carried out a Landscape and Visual Impact Assessment (LVIA) of the effects of the proposed development and a copy of the technical report is appended to, and discussed within Chapter 6 of the Environmental Statement. The methodology for the assessment is based on the Guidance for Landscape and Visual Assessment- 3rd Edition. The assessment process utilises the collection and analysis of baseline information including desktop studies corroborated by fieldwork. From this, potential landscape and visual effects have been identified and assessed and measures then designed to either avoid or mitigate any significant adverse effects including landscape enhancement which forms an integral part of the overall development scheme.

6.11 The Report concludes that impacts on the vegetation pattern would be minor adverse during quarrying, reducing to negligible/minor beneficial in the long term. Following restoration, there would be a slight beneficial impact due to the planting of different vegetation types including grassland, trees, hedgerows and scrub. This will bring the benefit of increased native tree and shrub cover. In the longer term, once the vegetation established as part of the restoration matures the impact will be major beneficial. Visual amenity would range from none to minor adverse during operation, and minor beneficial following restoration.

6.12 The Restoration Phasing Plan reference PPB/10/15 illustrates the general progressive restoration concept, designed to minimise the extent of active
operational areas, return land to continued agricultural production and to deliver landscape improvement and habitat diversification by means of woodland and shrub planting and restoration to wetland at the earliest possible juncture. These elements are designed to integrate with existing completed restoration, connected by a wildlife corridor, to enhance the local landscape character in its wider setting and accordingly, would not result in any long-term negative effects in terms of Landscape and Visual Impact.

iii. Ecology

6.13 An Ecological Report by Just Ecology Ltd appears in Chapter 7 of the Environmental Impact Assessment. The Report notes that neither the existing Quarry nor proposed extension area are the subject of any statutory ecological site designations (i.e. as SSSI or Local Nature Reserve).

6.14 A site check report using Magic.gov.uk shows that the enlarged site is:

- In a Nitrate Vulnerable Zone
- Within land granted Green Belt status by Rugby Borough Council
- Within a designated Local Landscape Character area (Dunsmore and Feldon), with a provisional agricultural land classification of Grade 2 or 3
- Classified under the Dudley Stamp Land Use Inventory Class 6
- Surrounded by primarily mixed farming land
- Within the SSSI Impact Risk Zone for Combe Pool SSSI
- Within 2km of three ancient woodlands, Birchley and New Close Wood, High Wood and Little Wood

There are no other internationally designated sites within 10km of the site and the Environment Agency’s record shows no recorded pollution incidents onsite or nearby.

6.15 A Desk Study also included a study of environmental records from Warwickshire Biological Records Centre (WBRC) extending to a 1 km buffer around the site.

6.16 Surveys were undertaken as detailed in Table 7-1 - Field Survey Details (see Chapter 7 of the EIA) to record the presence of protected species and wildlife habitats by experienced and licensed ecologists. Key ecological features were identified from the desk research and field surveys that included key habitats and species that are likely to be affected by the continuation of current quarrying activities and the extension of works into the proposed quarry extension area. After desk research and field survey in order to project baseline conditions, the assessment proceeds as a five stage process,

6.17 Information from the desk research and field surveys were used to project baseline conditions, to develop an understanding of value the ecological features likely to be present, to assess the impact of the proposals in the absence of any mitigation for the impacts, to assess the likely significance of
these impacts, to develop mitigation proposals and to assess the residual impacts that remain following the proposed mitigation measures.

6.18 The surveys and assessments have indicated that the site supports protected animal species and proposes mitigation measures for their protection. The Ecological Report concludes that the residual impact of the combined proposals (to extend the lifespan of the existing Quarry and to enlarge its geographical area) – the worst case scenario – following adoption of the mitigation measures proposed will reduce the significance of most impacts to no impact or to a positive impact once all enhancements are enacted. However, it acknowledges that the positive enhancements will only materialise once quarrying activities have been completed and restoration of the quarried areas takes place. During operation, some impacts of medium to low significance will remain.

iv. Archaeology and Cultural Heritage

6.19 An archaeological and Cultural Heritage assessment of the agricultural land and the buildings that make up the site and the surrounding environs is set out in Chapter 8 of the ES. The aim of this assessment is to establish the known and potential cultural heritage resource within the site of the proposed projects and the surrounding area, which may be affected by the proposed developments, and the extent to which they may potentially be affected.

6.20 The ES notes several important heritage assets within a 2km radius of the site, with perhaps the most important asset being Coombe Abbey and its Registered Park and Garden located approximately 820 metres to the north west of the site. Coombe Abbey is a Grade I Listed Building and its surrounding parkland is Grade II.

6.21 When making a decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions possibly affecting listed buildings.

6.22 The need to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses was amplified by recent Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014. The Court’s decision made it clear that in enacting section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Parliament’s intention was that ‘decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings’ when carrying out the balancing exercise’.
6.23 The National Planning Policy Framework (NPPF), effective as of March 2012, at Paragraph 128 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.24 The National Planning Practice Guidance document states that Heritage assets may be affected by direct physical change or by change in their setting. The ability to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

6.25 The proposals would not have a direct impact on any designated heritage asset but there may be occasional impacts by way of noise or dust on Coombe Abbey Registered Park and Gardens. Notwithstanding this, such impacts would only occur under ‘abnormal’ or ‘emergency’ situations at the site that would be likely to occur extremely infrequently. Mitigation proposals have been put forward in the noise and air quality sections that would further reduce such likelihood.

6.26 Although there have been no complaints from Coombe Abbey to date, it is possible that there may be occasional non-direct impacts on the setting of important heritage assets in the locality of the application site, it is considered that such impacts would be very infrequent, short lived, not significant and, overall, would be less than substantial. It is considered that the existing operations do not generate unacceptable impacts or substantial harm to local historic interests and the continuation (and expansion) of site operations will not alter this. It is concluded that the application can be approved without creating unacceptable impacts on local important heritage assets and that any harm would be less than substantial.

v. Noise

6.27 The potential noise impacts of the operation resulting from the two proposed developments at Brinklow Quarry (the extension to the lifespan
and the enlargement of the geographic area) have been assessed against measured background noise levels. This was determined using a detailed noise measurement study, which also identified potential noise-sensitive receptors.

6.28 The assessment showed that noise from the existing quarrying operations fall below the criteria set out in Planning Practice Guidance, which sets out that the generated noise level should not exceed 10 decibels above the existing background noise level. This means that noise generated from the Quarry as a result of the extension to time and/or area would not cause any significant impacts on nearby noise-sensitive receptors without any further mitigation. These conclusions apply to either development considered separately or in combination.

vi. Air Quality and Dust

6.29 An assessment was undertaken to establish the potential impacts on air quality of the proposed developments and focused on the impact of dust as a nuisance, on human health and on habitat sites.

6.30 For all receptors considered, the risk of air quality impacts was assessed to be negligible or slight. These conclusions apply to the separate elements of the development considered separately or in combination.

6.31 The potential impacts of the development would be mitigated and managed through Dust Management Procedures detailed in the quarry operational management plan.

vii. Flood Risk Assessment

6.32 A flood risk assessment (FRA) was carried out to determine the potential for the existing site to flood within the extension of time application and the proposed area of extension.

6.33 The assessment found that the proposed developments would not have any impact on flooding, and accordingly, no mitigation measures are considered necessary and accordingly, none are proposed. These conclusions apply to elements of the development considered separately or in combination.

viii. Soils and Agricultural Land Quality

6.34 The ES has assessed the impacts on the soils and agricultural land quality of the land affected by the planning application. While the applicant considers the site to be wholly within the Grade 3b agricultural land classification (moderate quality), the ES has assessed the impacts on the basis that the land is Grade 3a or 2, i.e. Best and Most Versatile (BMV).

6.35 The ES notes that the existing and proposed development is temporary in nature and that land is taken out of agriculture in a phased manner and only
when absolutely necessary to allow the next phase of development to take place.

6.36 Soils are only stripped when in a dry and friable condition and in accordance with the soil handling provisions set out in paragraph 13.4.1 in the ES. If the Mineral Planning Authority considered it expedient, the applicant would accept a condition requiring the submission of a formal Soil Handling Scheme.

6.37 The proposed extension area would be worked in a phased manner. Overburden would be excavated to expose the mineral strata and used directly to back-fill previous phases. Topsoils from stripping operations would be placed directly where possible to ensure that valuable soil resources are conserved and that restoration to agricultural production can take place at the earliest opportunity, in accordance with national and local planning policy requirements. Surplus topsoil would be stored in the stockpile illustrated in the drawing reference PAB/10/15. This stockpile would act as a screening bund to help minimise the visual impact of the development.

6.38 The restoration scheme for the existing site and proposed extension of Quarry Area, as detailed on the drawing reference RPB/10/15 includes the restoration of a total of 61ha to Best and Most Versatile (BMV) agricultural land as detailed above. Therefore, while there will be short term negative impacts upon agricultural land within the site boundary, upon restoration the agricultural land quality will be improved, along with increased biodiversity across the site and accordingly, there would be a net overall long term benefit. As a result there would be no significant adverse impact upon BMV agricultural land and no conflict with relevant national or local planning policies.

ix. Public Rights of Way

6.39 The layout of the operational zones and the phasing of the restoration have been designed to ensure that none of the existing PRoW need to be moved, closed or encroached upon as a result of the proposed development. Consequently, there are no proposals in this Application to divert or stop-up any existing Right of Way either permanently or temporarily. Visual Impact from PRoW has been assessed as part of the Landscape and Visual Impact Assessment forming Chapter 6 of the Environmental Statement. Accordingly, there are no effects that would constitute a material Planning consideration.

6.40 The Environmental Impact Assessment concludes that the proposal set out in this Supporting Statement would not produce any significant additional impact on the existing network.

x. Airport Safeguarding
6.41 Brinklow Quarry is located approximately 8 kilometres from Coventry Airport. Saved Policy T13 (Safeguarding airport flight paths) seeks to safeguard (inter alia) the Coventry Airport flight path in accordance with the requirements of the Civil Aviation Authority.

6.42 Section 14 of the Environmental Assessment contains an assessment of the possible impacts of the developments on the Coventry Airport flight path and provides mitigation proposals that would ensure that the development proposed does not give rise to unacceptable impacts.

6.43 While there are no buildings or structures existing or proposed that would be tall enough to give direct concerns for the integrity of the Coventry Airport flight path, the ES acknowledges that the restoration of part of the site to lakes and wetland could create habitats that could attract large birds that can increase the risk of bird strike hazard.

6.44 The extant approved restoration scheme includes the provision of a waterbody. The revised proposal provides revisions to the existing restoration scheme, which would see the lake retained, albeit moved westward within the larger site boundary. The two schemes have a broadly similar overall water body surface area.

6.45 Mitigation measures are proposed in Paragraph 14.5 of the ES and reflected in the design of the lake margins as detailed in paragraph 5.37, would reduce the risk of the waterbody attracting large birds, while at the same time increasing the overall biodiversity benefits of the scheme. It is considered that these measures are satisfactory in order to ensure that the restoration scheme would not generate an unacceptable bird strike hazard. Notwithstanding this, the applicant acknowledges that the restoration details will need to be agreed with Coventry Airport and the County Ecologist and is willing to consider any reasonable amendments that would maximise the ecological benefits of the scheme while simultaneously minimising the risk to aircraft in the area.

xi. Restoration

6.46 The Restoration Phasing Plan reference PPB/10/15 illustrates the general progressive restoration concept. The Scheme is designed to minimise the extent of active operational areas and hence minimise the short-term impact of the development, return land to continued agricultural production and to deliver landscape improvement and habitat diversification by means of woodland planting and restoration to wetland at the earliest possible juncture. These elements are designed to integrate with existing completed restoration to enhance the local landscape character in its wider setting and accordingly, would not result in any long-term negative effects in terms of Landscape and Visual Impact.

6.47 The proposed completed restoration is illustrated in the drawing reference RPB/10/15.
xii. Socio-economic Impact

6.48 Section 12 of the Environmental Statement provides a detailed Socio-Economic Impact Assessment (SEIA) that analysis the local socio-economic characteristics and undertakes an assessment of the impact of the increased job security at Brinklow Quarry. The SEIA has been undertaken in accordance with the guidance and recommendations contained in PPS4, as recommended by the Institute for Environmental Management.

6.49 The NPPF is clear in supporting sustainable development, with paragraphs 18, 19 and 21 being especially relevant:

- 'Paragraph 18: The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
- 'Paragraph 19: The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
- Paragraph 21: in drawing up Local Plans, local planning authorities should:

  - Support existing business sectors, taking into account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.

Given the rural location of the site, Paragraph 28 of the NPPF is also pertinent to the determination of the planning applications. This paragraph states:

- To promote a strong rural economy, local and neighbourhood plans should:

  - Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
  - Promote the development and diversification of agriculture and other land-based rural businesses.

Paragraph 144 states (inter alia) that planning authorities should 'give great weight to the benefits of mineral extraction, including to the economy.'

6.50 The SEIA has established that the socio-economic impacts of the proposal
would be beneficial and long term with regard to the local economy. The Application to complete extraction of mineral within the existing Quarry, the proposed physical extension to the Quarry, the proposed co-termination of the Mortar Plant, Inert Waste Recycling Facility and Composting Facility activity would secure the long term employment of up to 40 full time equivalent (FTE) staff together with significant indirect employment as mentioned above.

6.51 The quarry extension would release significant quantities of Building Sand that is crucial in the production of mortar, a key material for the wider building trade. The Brinklow Quarry facility is the only site in the County producing Building Sand and it plays a critical role in the supply of a variety of building products, especially mortar. Therefore, the indirect benefits to the local and regional economy are likely to grow in significance as the economy continues to expand following the recent recession.

6.52 The combined Quarry operation and associated activities comprise a multi-million pound business. A large proportion of the expenditure from the site directly benefits the local economy in and around Brinklow. The long term retention of up to 40 FTE and the indirect employment associated with quarrying, e.g. hauliers, fencing companies, environmental staff etc., would ensure that Brinklow Quarry continues to provide a significant benefit to the wider economy. The NPPF and Development Plan policies provide in principle support for this type of proposal and acknowledge that the economic benefits (both direct and indirect) arising from mineral development should be afforded significant weight in the decision taking process.

xiii. Alternatives

6.53 The Town and Country Planning (Environmental Assessment) Regulations require that applicants consider the main alternatives to the proposed choice of scheme and give reasons for its eventual selection.

6.54 Brinklow Quarry is one of two sites in the County currently producing sand and gravel, with few other deliverable sites in the pipeline, meaning continued operation at Brinklow Quarry is highly important to the County as well as nationally. Any alternative location that did not include the completion of extraction at the existing Quarry would result in the sterilisation of these important deposits. It is however worthy of note that the adoption of the replacement Local Plan is unlikely to be resolved before the existing Quarry reaches its Permitted end date.

6.55 With respect to the part of this proposal that relates to the enlargement of the geographic area of the existing Quarry into land to the south of Coventry road, this area appears as the northern portion of Proposal A – Site 15 in the Minerals Core Strategy – Revised Spatial Options document. A drawing reproduced from The Minerals Spatial Plan 2009 is included in Chapter 3 of the Environmental Statement as figure 3.4. An existing conveyor could
transport sand and gravel from this location to the current Quarry Plant area for processing.

6.56 The land comprising Proposal B is remote and would require the erection of new fixed quarry plant or the construction of up to 1,000m of additional conveyor, to reach the existing Plant Area. In comparison, land comprising the northern portion of Proposal A is rich in building sand that is in great demand within the County and is accessible to the Plant Area using the existing conveyor system.

6.57 The County Council is currently preparing a replacement Minerals Local Plan, the formal consultation for which began on 19th October 2015. In support of the early part of this process, the Applicant responded to the call for sand and gravel sites in December 2014 proposing inclusion of the existing quarry and the extension area for inclusion in the Local Plan. The aim of the consultation exercise is to produce a Preferred Option and Policies Document.

6.58 The lack of any other suitable allocated extensions or available alternative sites has meant that the Applicant has focussed on land comprising the northern portion of Proposal A for their extension proposals.

7. Planning Policy Considerations

7.1 This chapter provides an assessment of the relevant policy framework pertinent to the determination of the following proposed developments at Brinklow Quarry in terms of a full application to complete extraction of residual minerals in conjunction with the physical extension to the quarry area.

It includes a review of UK national policies, strategic mineral and waste policies and local plan policies relevant to the proposal. The following policy instruments relate specifically to the proposals:

- National Planning Policy Framework
- Warwickshire Minerals Local Plan 1995 (Saved Policies)
- Warwickshire Waste Core Strategy – Adopted Local Plan (2013 - 2028)
- Rugby Borough Council Core Strategy 2011
- Rugby Borough Council Local Plan 2006 (saved policies)

Also relevant to the proposal are the following:

- WCC - Minerals Core Strategy, Revised Options (2009)
7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

‘If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.’

National Planning Policy Framework

7.3 The National Planning Policy Framework (NPPF) came into force in March 2012 and replaced all of the existing planning policy statements and minerals policy statements, excluding those relating to waste. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through when making decisions on planning applications. The NPPF identifies the three inter-dependent dimensions of sustainable development, namely the economic, social and environmental roles, and the need to balance economic growth with the protection and enhancement of the environment (including the minimisation of waste and pollution).

7.4 Paragraph 12 of the NPPF states that:

‘Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.’

It should be noted that the existing minerals and waste operations were previously determined to be in accordance with the extant structure plan and waste local plan. This document will demonstrate that the extension of such operations will continue to be in accordance with the current Development Plan.

7.5 While not directly applicable to decision taking, paragraph 143 of the NPPF requires Local Planning Authorities, when preparing plans, to protect (inter alia) existing, planned and potential sites for ...the handling, processing and distribution of substitute, recycled and secondary aggregate material. It is considered that in this respect, the continued minerals and waste developments at the Brinklow site are supported by the policies within the NPPF.

7.6 Section 9 of the NPPF considers the Green Belt, with Paragraph 79 stating that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their
openness and their permanence. Paragraph 80 sets out the five purposes served by the Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.7 Paragraph 90 states that mineral development is not inappropriate in Green Belt provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt. The proposed quarry extension would complement the current permitted mineral and waste operations and ensure that the important virgin mineral is husbanded as much as practicable. It is considered that, given the current permitted land uses at Brinklow Quarry and the fact that no additional buildings or plant are proposed for the site, the proposed development would not conflict with the five stated purposes of the Green Belt and would not constitute inappropriate development. It is also proposed to restore the site to a mixture of high quality agriculture, woodland and wetlands, which will ensure that the integrity of the Green Belt is maintained and enhanced over the longer term.

### National Planning Policy for Waste (NPPW) (2014)

7.8 The NPPW replaced the waste policies previously contained in PPS 10. The NPPW is pertinent to this application, as several waste operations have been approved at the site on a temporary basis i.e. linked to the life of the mineral operations. Such waste operations include green waste composting and an inert waste recycling facility that produces important recycled aggregates for the local and regional markets. The NPPW sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management. It states that positive planning plays a pivotal role in delivering the country’s waste ambitions through, amongst other matters, delivery of sustainable development and resource efficiency by driving waste management up the waste hierarchy and helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.

7.9 Paragraph 6 of the NPPW states that Green Belts have special protection in respect to development. In preparing Local Plans, waste planning authorities, including by working collaboratively with other planning authorities, should first look for suitable sites and areas outside the Green Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development. Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan. There are co-locational benefits arising from the waste operations being sited on the active sand and gravel quarry, which have previously been demonstrated when such operations were permitted. It is
considered that the current proposals continue to constitute sustainable development, do not introduce inappropriate development in the Green Belt and do not conflict with the thrust of this policy document.

**Waste Management Plan for England 2013**

7.10 The Waste Management Plan for England replaced the Waste Strategy for England 2007. The new document was required to ensure compliance with the new Waste Framework Directive. It sets a key aim of working towards a zero waste economy by using the waste hierarchy as a guide to sustainable waste management. The continued operation of the recycling facilities at the site and the use of inert waste in the phased restoration of the Brinklow Quarry will ensure that significant quantities of waste will be recycled and recovered, rather than disposed of at landfill.

**DEVELOPMENT PLAN POLICIES**

**Warwickshire Waste Core Strategy – Adopted Local Plan 2013-2028**

7.11 The Warwickshire Waste Core Strategy sets out policies in respect of directing future waste development. The strategy notes that Brinklow currently manages a significant green waste composting contract on behalf of both Coventry CC and Warwickshire County Council, paragraph 4.47 states that between 103,450 tpa and 496,458 tpa of additional capacity may be required during the plan period. Due to the waste operations at the site being linked to the quarrying operations, the closure of Brinklow Quarry would further impact on the County’s ability to provide sufficient recovery and waste recycling capacity and therefore significant weight should be attached to the benefits arising from the continued co-location of minerals and waste uses at the site.

7.12 The Vision Statement states that ‘By the end of the plan period in 2028, Warwickshire will have delivered equivalent self-sufficiency in its waste management capacity…. All new waste developments will have facilitated the management of waste in accordance with the principles of the Waste Hierarchy… Recycling, composting and energy recovery will have increased significantly in the county to meet national targets in line with the Waste Framework Directive and waste to landfill will have been minimised… and In turn this will have facilitated waste reduction and prevented the unnecessary use of [primary] resources by promoting the value of managing waste as a resource’. It is considered that the proposed developments would contribute, in a sustainable manner, to meeting the general aspirations of the Waste Core Strategy.

7.13 Policy CS1 – Waste Management Capacity states (inter alia) that the County Council will seek to ensure that there is sufficient waste management capacity provided to manage the equivalent of waste arisings in Warwickshire and, as a minimum, achieve the County's targets for recycling, composting, reuse and landfill diversion, and, that when considering development proposals for all waste streams, the Council will take a positive
approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

7.14 In terms of C&D capacity, it is important to note paragraphs 3.76 – 3.77 of the 2012/2013 Minerals & Waste Development Framework Annual Monitoring Report (AMR) (the latest available). Reference is made to the need to meet the Waste Framework Directive target of 70% recovery of C&D waste by 2020. It is also noted that, while there is roughly sufficient recovery capacity up to 2020, a significant proportion of that capacity is time limited (including the permissions pertinent to this application). The Application includes the proposal to connect the end date for the current waste management operations to the end of quarrying activity at Brinklow and would consequently ensure that the County continues to provide sufficient inert C&D waste recovery to meet the County’s needs.

7.15 This proposed development would allow the waste operations to continue to contribute, albeit on a small scale, to reducing reliance on landfill, where capacity is very limited, and to increasing the supply of recycled aggregates. This would assist in making up the County’s shortfall in primary aggregate production and the Region’s increased requirement for recycled aggregates. It is considered that significant weight should be afforded to these benefits.

7.16 Policy CS2 sets out the Spatial Waste Strategy for Warwickshire, stating that preference will be given to proposals that are in accordance with the broad locations set out in the Key Diagram and policies CS3 and 4, where individual sites are well located to sources of waste and the strategic transport infrastructure. The policy goes on to state the preferred kind of sites for new waste developments. These proposals sit comfortably with Policy CS2 as the application site is located within the Broad Location close to Coventry Major Urban Area (MUA) and is at an active mineral site, which also benefits from existing waste management uses.

7.17 The throughput of the waste management facilities at the site would exceed 50,000 tonnes per annum and therefore Policy CS3 is applicable. Again, the proposals meet the criteria for this policy as the site is located with 5km of the Coventry Major Urban Area.

7.18 Policy CS5 states that proposals for (inter alia) recycling operations will be encouraged provided that the proposal accords with all other relevant policies. It is considered that the proposals do accord with all other policies and therefore has in-principle support.

7.19 Policy CS8 states that the County Council will seek to safeguard existing waste facilities and sites in suitable locations with a permitted waste management use. It is considered that the Brinklow site is a suitable location, with permitted waste management uses and therefore there is in-principle support for the continuation of the waste management operations currently taking place at the site.
7.20 Policy DM1 seeks to conserve, and where possible enhance, the natural and built environment by ensuring that there are no unacceptable impacts upon natural resources, biodiversity, geodiversity, archaeology, heritage and cultural assets and their settings, the quality and character of the landscape, adjacent land uses or occupiers and the distinctive character and setting of the County's settlements. The proposed developments should also satisfy Green Belt policies, demonstrate that valued landscapes, sites, species habitats and heritage assets of international and national importance will be preserved or conserved, and where possible, enhanced.

7.21 It is considered that the location of the extant operations means that their continued use would not have an unacceptable adverse impact on any valued bio/geological asset, nor on any designated or landscape or heritage assets. As discussed in Paragraphs 4.6 & 4.7 above, it is also considered that the proposals satisfy the Green Belt policies.

7.22 Policy DM2 - Managing Health, Economic and Amenity Impacts of Waste Development seeks to protect the local environment, economy and communities from unacceptable adverse impacts such as noise, lighting, dust and road traffic either individually or cumulatively with other existing or proposed developments.

7.23 The development would not lead to an increase in HGV movements beyond that currently permitted, and the current operations do not adversely impact local water resources or generate noise, odour, vibration or a significant adverse visual intrusion.

7.24 In the light of the above it is considered that individually there would be no unacceptable impacts on sensitive receptors from any of the matters listed in the policy. With regard to the issue of cumulative impact, it is also considered that there is nothing out of the ordinary or unusual about the developments, which would make acceptable individual impacts unacceptable in combination.

7.25 Policy DM3 – Sustainable Transportation requires developers to demonstrate that proposals facilitate sustainable transportation. The proposal to extend the life of the existing operations and extend the quarrying operations into adjacent land would not lead to an increase in HGV traffic above that previously considered acceptable. The waste being recycled has been collected and bulked via municipal and commercial waste contracts within the Warwickshire area and the application site has previously been considered a sustainable location for waste and mineral uses. It is therefore considered that the current application accords with this policy.

7.26 Policy DM8 – Reinstatement, restoration and aftercare states that planning permission for waste management uses in the open will not be granted unless satisfactory provision is made for high quality reinstatement or restoration and the long term management of the site’s after use. In this instance, the waste proposals are for a temporary period and are linked to
the life of the surrounding quarrying operation. The extant quarrying permission(s) has appropriate restoration and aftercare conditions (and is subject to the periodic review system under Schedule 14 to the Environment Act 1995) and it is therefore considered that the application accords with this policy.


7.27 The following policies of the Warwickshire Minerals Local Plan (1995) have been saved by the Secretary of State and are considered relevant to this planning application. While the policies are dated, they still form part of the statutory Development Plan and should be afforded weight accordingly.

7.28 Policy M1 states that areas have been defined on the Proposals Map as ‘Areas of Search’ and ‘Preferred Areas’ and that permissions will normally only be given within these areas. An area of land at Brinklow Quarry is identified on Proposals Map Inset PA4. While this area of land has benefitted previously from planning permission to quarry sand and gravel, it is clear from this policy that the Brinklow site is considered a suitable location for mineral extraction.

7.29 Policy M4 states that applications for planning permission for the working of sand and gravel will be considered in the context of an assessed regional demand and the aim to provide and maintain a stock of permitted reserves in accordance with the latest national and regional guidelines throughout the plan period.

7.30 In terms of permitted reserves, paragraph 4.10 of the 2012-2013 MWDF AMR states that multiple sites have closed in recent years and that this has resulted in a low landbank of around 4 years. It goes on to state that the apportionment for sand and gravel production within Warwickshire is for the production of 1.043 million tonnes (mt) of sand and gravel per annum over the period 2001 – 2016. It is clear from Table 4.2 in the AMR that the current sales from the much reduced sites are around one-third of the required apportionment. In order to try and address this shortfall, Warwickshire CC has carried out another ‘Request for Sites’ in order to try and determine how many new sites will be required over the plan period. The results of this request are yet to be published.

7.31 The Warwickshire Draft Local Aggregate Assessment (2014) considers in more detail the recent, current and future demands for minerals in the county. On page 23 it states that, ‘Evidence from past sales over the last 10 years and the general conditions on the ground demonstrate that Warwickshire will struggle to meet the current sub-regional apportionment set out in the current guidelines, which are due to be replaced in 2016. It is proposed that moving forward from 2016, that the apportionment should be reduced from 1.043 mtpa to 0.751 mtpa. Notwithstanding this reduction, the most recent years have provided sales of only 0.4 mtpa and with other sites in the County being left dormant or closed, it is clear that there this a demonstrable need for the Brinklow site to continue to play a vital role in
meeting the sand and gravel needs of the county and wider West Midlands region.

7.32 With specific regard to the proposed extension it should be noted that, while on paper there remains significant quantities of sand and gravel reserves within the current permission area, Brinklow Quarry produces a variety of sand and gravel products to meet customer needs. The permitted reserve is not homogenous and the most in-demand reserves are becoming extremely limited. This is particularly the case for ‘building sand’, which is specifically required to feed the on site mortar plant.

7.33 The permitted reserve of this resource currently equates to less than one year’s throughput of the mortar plant, with significant quantities of building sand being known to exist within the proposed extension area. The proposed extension to the area would ensure that the Quarry and Mortar Plant can continue to provide the sand and gravel products demanded by the local and regional building industry for a significant period of time.

7.34 In the light of the above, it is considered that there is an overriding need for the continued mineral extraction and inert waste recycling and also the proposed quarry extension to meet future aggregate requirements.

7.35 Policy M6 states that applications for the extraction of minerals whether within or outside the identified areas of search and preferred areas will be considered on the basis of the provisions of the Development Plan and their likely overall impact on (inter alia):

1. Operational and economic needs;
2. Physical restraints:
   a. existing and proposed developments in the area
   b. areas of woodland, conservation, geological, geomorphological and ecological value
   c. sites and landscapes of historical and archaeological importance
3. Other considerations:
   a. Transport
   b. Agricultural land quality and the feasibility of achieving a high quality restoration to an appropriate use
   c. the quality and quantity of surface and underground water
   e. living conditions for people
4. Policy Considerations:
   a. Green Belt
7.36 It is considered that the completion of the existing operations at the Brinklow site and an extension to the area of mineral extraction operations would not have unacceptable impacts on the constraints listed in Policy M6.

7.37 Policy M9 states that restoration of workings to a high standard and a beneficial after use will be required in accordance with the Development Plan. Satisfactory arrangements for aftercare will also be sought. The current workings are taking place in a phased manner with restoration and aftercare taking place in accordance with approved schemes. The proposal to extend the Quarry area includes an update to the current phasing scheme and the highest standard of restoration is paramount to the landowner and operator (see drawing reference RPB/10/15). It is considered that this Scheme constitutes acceptable restoration and that therefore the proposals do not conflict with this policy.

Rugby Local Development Framework Core Strategy

7.38 Rugby Borough Council adopted its Core Strategy on 21st June 2011. This sets out the long-term spatial vision for the Borough and the strategic policies, which will deliver that vision.

7.39 Policy CS1: Development Strategy states that the location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy. The site lies in the Green Belt, where only development that accords with national policy will be permitted. As stated in paragraph 4.7 above, it is considered that the proposals do not conflict with the national Green Belt policies and, therefore, that the proposals are not contrary to this policy. There is one Neighbourhood Plan due to be determined via a referendum in October 2015 at Coton Park. It is considered that this plan area is of a distance from the site at Brinklow that would enable the proposal to be of relevance to this proposal.

Rugby Borough Local Plan 2006 (saved policies)

7.40 Policy GP2 – Landscaping states that the landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

1. Important site features have been identified for retention through a detailed site survey;
2. The landscape character of the area is retained and, where possible, enhanced;
3. Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised
4. Opportunities for utilising sustainable drainage methods are incorporated;
5. New planting comprises native species, which are of ecological value appropriate to the area.
6. In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
7. Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.

It is considered that the existing site benefits from established landscape planting and that the proposed landscaping scheme will further enhance this and ensure that the proposed quarry extension does not have an unacceptable impact on the local landscape. Also, over the longer term, the site will be restored to a very high standard.

7.41 Policy E6 – Biodiversity states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance, in particular priority habitats/species and species of conservation concern. Developers will be required to take measures during the development process to prevent the disturbance of wildlife and to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained. Where loss of habitat is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented. Where necessary the Borough Council will seek long term management plans, which will be secured by planning conditions or obligations.

7.42 The application site does not contain any sites of international or national importance for biodiversity. The site, as proposed to be extended, has very limited biodiversity potential due to current uses such as mineral extraction and agriculture, although the proposed final restoration scheme seeks to rectify this deficiency by providing for a broad range of important habitats such as increased hedgerows, woodland and wetland. It is considered that upon restoration, there will be significant biodiversity benefits arising from this application.

7.43 Policy T13 – Airport flight paths states that the Council will safeguard the Coventry airport flight paths and the Daventry (Pailton) radio technical site as indicated in Appendix 7, in accordance with the requirements of the Civil Aviation Authority. The proposed developments will not impact upon these important considerations, further, the final restoration scheme for the wider site has been developed taking cognisance of them, in particular by not introducing habitat features likely to be prejudicial to the safety of local airport flightpaths.

**Policy Summary and Conclusions**

7.44 This assessment of the policy considerations is pertinent to the application to complete the extraction of existing mineral and waste operations and the physical extension to the Quarry area at Brinklow Quarry.
7.45 The Government is committed to a plan led system, with the Development Plan forming the basis for all planning decisions. Legislation confers a presumption in favour of development proposals, which accord with the Development Plan, unless material considerations indicate otherwise.

7.46 From the assessment above it is clear that the existing Brinklow minerals and waste site is of strategic importance to the county and plays an important role in meeting the county and region’s sand and gravel apportionment and waste management requirements. The current minerals and waste operations take place in accordance with the Development Plan and do not generate unacceptable impacts on local communities or the environment.

7.47 It is considered that the proposed quarry extension would go some way to meeting the County’s sand and gravel requirements and the current shortfall in capacity represents an overriding need for the proposed extension. There are specific sand and gravel types, in particular building sand, that are becoming extremely scarce in the existing permitted reserves and the proposed extension would provide much needed reserves to meet the needs of the local and regional markets. The economic benefits arising from the current site should be afforded considerable weight, with around 40 direct full time employee equivalents relying on the Brinklow site, in addition to significant numbers of indirect posts allied to the operations.

7.48 It is considered that the proposals are in conformity with the Development Plan policies, that the extant and proposed minerals and ancillary waste operations are not inappropriate developments in the Green Belt and that there are no material considerations, which would warrant a refusal.
8. Summary and Conclusions

8.1 This Planning Application Supporting Statement, Environmental Statement and associated documents are submitted in support of the planning application that seeks to extend both the life and physical extent of operations at Brinklow Quarry. It provides a description of both the current and proposed operations at the site as well as a detailed and thorough analysis of the potential environmental effects that could arise. The ES identifies, where necessary, measures to mitigate the environmental effects that are likely to be generated.

8.2 The ES has been prepared in accordance with Government best practice and to assist Warwickshire County Council, its consultees and the local community to understand the environmental implications of the proposals and to aid the decision making process.

8.3 It is evident that there is a significant demand for the mineral that would be released through the proposed completion of extraction and physical extension to the existing Quarry and to help meet a County and Regional shortfall in sand and gravel provision. Of particular significance is the availability of building sand for mortar production for use both internally at the on-site Mortar Plant and others within the County. The Rugby Borough Council Core Strategy indicates that approximately 6,000 new dwellings need to be allocated in the area through the LDF. This level of housing construction would provide an increased demand particularly for the 'Building Sand' product abundant within the reserve in the proposed extension area.

8.4 It is concluded that, subject to appropriate mitigation measures controlled through reasonable planning conditions, the proposed developments can be undertaken without generating unacceptable impacts on the environment or local communities.
9. Appendices

Appendix 1. DRAWINGS
BRINKLOW QUARRY:
PROPOSED RESTORATION
PHASING PLAN

KEY

- Zone For Phasing
- Planning Application Boundary
- Area Restored to Agriculture
- Area Restored to Lake
- Area Restored to Woodland
- Temporary Topsoil Stockpile

(A to F) Existing Permission Area
(1 to 4) Extension Permission Area
Operations in Zone
Reinstatement Works

PHASING SUMMARY TABLE

<table>
<thead>
<tr>
<th>Phase</th>
<th>Operations in Zone</th>
<th>Reinstatement in Zone</th>
<th>Note</th>
</tr>
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<tr>
<td>1</td>
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<tr>
<td>7</td>
<td>F, 4 &amp; Plant Area</td>
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<td>December 2046</td>
</tr>
</tbody>
</table>

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

Phase 7
Appendix 2. APPLICATION FORM
Warwickshire County Council


Applicants are requested to submit five copies of this form and plans (together with the correct fee) to Warwickshire County Council who, as Minerals Planning Authority, will determine it.

(Please read the attached notes before making your application.)

<table>
<thead>
<tr>
<th>1 applicant details (please use block capitals)</th>
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<tbody>
<tr>
<td>i) applicant (block capitals)</td>
</tr>
<tr>
<td>name</td>
</tr>
<tr>
<td>Brinklow Quarry</td>
</tr>
<tr>
<td>address</td>
</tr>
<tr>
<td>Highwood Farm</td>
</tr>
<tr>
<td>Coventry Road, Brinklow</td>
</tr>
<tr>
<td>Warwickshire</td>
</tr>
<tr>
<td>post code</td>
</tr>
<tr>
<td>CV23 0NJ</td>
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<td>tel. no.</td>
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<table>
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<th>2 site details</th>
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<tbody>
<tr>
<td>i) address and/or location of land to be developed, in sufficient details to enable it to be readily identified</td>
</tr>
<tr>
<td>As Applicant address above</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>ii) total application area (in metric units) (outlined red on plan)</td>
</tr>
<tr>
<td>100.1 hectares</td>
</tr>
<tr>
<td>iii) state whether applicant owns or controls any adjoining land and if so, give its location (outlined blue on plan)</td>
</tr>
<tr>
<td>Please see drawing reference RPB/10/15 enclosed</td>
</tr>
<tr>
<td>iv) state the purpose for which the land and/or buildings are now used, or the last purpose for which they were used, giving the date</td>
</tr>
<tr>
<td>Extraction of sand and gravel / agriculture</td>
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</table>

<table>
<thead>
<tr>
<th>3 the proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) describe briefly the proposed development, including all the purposes for which the land and/or buildings are to be used.</td>
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<tr>
<td>Completion of mineral extraction and extension of Quarry Area with the co-terminus operation of the Composting Facility, Mortar Plant and Inert Waste Recycling Facility</td>
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</tbody>
</table>

IMPORTANT Please describe precisely what you are applying for. The wording used in your answer to this question will be used in any planning permission.
3 the proposal (cont’d)

ii) state whether the application is for:

a) full planning permission YES/NO
b) outline planning permission YES/NO
c) permanent permission YES/NO
d) temporary permission YES/NO
e) alteration of condition(s) YES/NO
f) change of use YES/NO
g) development of a new site YES/NO
h) development of an existing site YES/NO
i) new building(s) YES/NO
j) alteration or extension of existing building YES/NO
k) construction or alteration of access YES/NO

iii) if application does NOT relate to a new site, state estimated remaining life of permitted site.

______years _______months ________weeks

4 transport & traffic details

i) is there an existing means of access to the site from the highway? YES/NO

ii) if yes, state:

a) number of accesses and whether vehicular or pedestrian

b) width

c) whether made up (if yes, give details of construction)

iii) does the proposed development involve construction of any new access(es) to the site from the highway OR the alteration of any existing access(es) referred to in 8(i) & 8(ii)?

a) proposed width

b) method of construction

iv) number of vehicles expected to enter and leave the site each day

average 100
maximum 200 minimum 20

v) method of transportation (including weight and type of vehicle)

Heavy Goods Vehicles - 20te capacity

© Warwickshire County Council
### 5 development details

<table>
<thead>
<tr>
<th>i)</th>
<th>type of mineral(s) to be extracted</th>
<th>Sand, gravel &amp; clay</th>
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<tr>
<td>ii)</td>
<td>quantity of:</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>material to be extracted</td>
<td>5,100,000 tonnes (1.7Mte residual + 3.4Mte extn)</td>
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<tr>
<td>b)</td>
<td>saleable mineral (in tonnes)</td>
<td>4,128,000 tonnes</td>
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<tr>
<td>c)</td>
<td>waste</td>
<td>714,000 (silt + process losses)</td>
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<tr>
<td>d)</td>
<td>overburden</td>
<td>Up to 2,000,000 tonnes in addition to s&amp;g sales</td>
</tr>
<tr>
<td>iii)</td>
<td>estimated annual output (in tonnes)</td>
<td>200,000 te (s &amp; g) + 100,000 te (clay)</td>
</tr>
<tr>
<td>iv)</td>
<td>estimated duration (in years/months/weeks) of:</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>the overall operation</td>
<td>30 years</td>
</tr>
<tr>
<td>b)</td>
<td>site development works</td>
<td>On-going during operational Phases</td>
</tr>
<tr>
<td>c)</td>
<td>extraction</td>
<td>Progressive during operational Phases</td>
</tr>
<tr>
<td>d)</td>
<td>restoration</td>
<td>Progressive during operational Phases</td>
</tr>
<tr>
<td>v)</td>
<td>for underground working state:</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>depth below surface</td>
<td>N/A</td>
</tr>
<tr>
<td>b)</td>
<td>thickness of seam(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>vi)</td>
<td>for surface working state:</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>maximum depth of working face(s)</td>
<td>20 metres</td>
</tr>
<tr>
<td>b)</td>
<td>total depth of excavation</td>
<td>20 metres</td>
</tr>
<tr>
<td>c)</td>
<td>thickness of mineral deposit</td>
<td>Approximate average thickness 12 metres</td>
</tr>
<tr>
<td>vii)</td>
<td>how is it proposed to deal with:</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>topsoil and subsoil?</td>
<td>Direct placement in previous Zones</td>
</tr>
<tr>
<td>b)</td>
<td>overburden?</td>
<td>Direct placement in previous Zones</td>
</tr>
<tr>
<td>viii)</td>
<td>details of plant and machinery used for extraction:</td>
<td>Please see Supporting Statement</td>
</tr>
<tr>
<td>ix)</td>
<td>will explosives be used?</td>
<td>NO/YES</td>
</tr>
<tr>
<td>if yes give details</td>
<td></td>
<td></td>
</tr>
<tr>
<td>x)</td>
<td>method of transporting mineral to the processing plant</td>
<td>Conveyor and/or site dumper trucks</td>
</tr>
<tr>
<td>xi)</td>
<td>if the working is to take place below the natural water table will the working be wet or pumped dry?</td>
<td>Pumped</td>
</tr>
<tr>
<td>xii)</td>
<td>if pumped, will diesel or electric operated pumps be used?</td>
<td>Electric</td>
</tr>
<tr>
<td>xiii)</td>
<td>give the estimated depth at which water will be reached</td>
<td>7 metres</td>
</tr>
</tbody>
</table>
6 details of processing the mineral

i) details (including capacity) of plant and machinery to be used for processing
   Please see Supporting Statement

ii) maximum height of plant
    As Permitted by R687/1486/1547/P

iii) maximum height of stockpiles
    As Permitted by R687/1486/1547/P

iv) details (including quantities) of any other materials brought onto the site for processing
    Please see Supporting Statement

v) from where will the water for processing (if any) be abstracted?
   From Settling Lagoons

vi) means of disposal of waste water (if any)
    To Settling Lagoons

vii) for other waste give:
    a) nature of waste
    b) estimated annual quantity
    c) method of disposal
    d) heights of any waste tips

7 details of any other buildings, plant or structures to be erected

No additional structures are proposed within the Application Area

8 details of any measures proposed for the suppression of noise and dust from extraction or processing operations

Please see Supporting Statement

9 hours of

i) mineral extraction
   0730 to 1800 Mon to Fri, 0730 to 1300 Saturday

ii) processing and ancillary operations
    Ditto

iii) vehicular movements
    Ditto
## 10 uses of the mineral if required for specialised purposes

<table>
<thead>
<tr>
<th>Please see Supporting Statement</th>
</tr>
</thead>
</table>

## 11 details of transporting the mineral to the market

<table>
<thead>
<tr>
<th>i) area of distribution</th>
<th>Warwickshire</th>
</tr>
</thead>
<tbody>
<tr>
<td>ii) method of transportation (including weight and type of vehicle)</td>
<td>Heavy Goods Vehicle</td>
</tr>
<tr>
<td>iii) number of vehicles expected to leave the site each day (on average/max &amp; min)</td>
<td>Ave: 50, Max: 100, Min: 10.</td>
</tr>
<tr>
<td>iv) proposed means of cleaning the wheels of vehicles leaving the site</td>
<td>Long, concrete surfaced Haul Road &amp; Road Sweeper</td>
</tr>
</tbody>
</table>

## 12 restoration

<table>
<thead>
<tr>
<th>i) proposals for after-use, eg agriculture, forestry, water recreation, etc</th>
<th>Please see Supporting Statement</th>
</tr>
</thead>
<tbody>
<tr>
<td>ii) means of achieving restoration, including types and quantities of any filling materials</td>
<td>Redeposition of overburden materials</td>
</tr>
<tr>
<td>iii) details of proposed drainage of the restored land</td>
<td>Vertical infiltration + surface run-off to waterbodies</td>
</tr>
<tr>
<td>iv) aftercare proposals, or summary of items to be agreed at a later date</td>
<td>Please see Supporting Statement</td>
</tr>
</tbody>
</table>

## 13 are the applicants/agents aware of any archaeological remains within the application site? give details

<table>
<thead>
<tr>
<th>NO/YES</th>
<th></th>
</tr>
</thead>
</table>

## 14 what number of people would be employed at the site as a consequence of the proposal?

40 FTE + indirect employment
15 additional information

Please attach any further information in support of the application, as a written statement; this will be considered as part of the application. Any of the above questions which necessitate a more detailed answer than space allows should also be covered in a supporting statement and referred to accordingly.

Supporting Statement including drawings, Environmental Impact Assessment with Executive Summary

16 certification

i) please tick certificates included
   
   Certificate A  [✓]  
   Certificate B  [ ]  
   Certificate C  [ ]  
   Certificate D  [ ]  
   Agricultural Holdings Certificate  [✓]

17 fees

i) what fee accompanies this application? £ 65,000

18 declaration

I/we hereby apply for permission to carry out the development described in this application and on the attached plans and drawings and certify that the information is correct and (in the case of agents) that I am/we are fully authorised to submit this application on behalf of the applicant(s)

Signed ________________________________

* on behalf of ____________________________

(*delete as appropriate)

Date 30/11/2015 ____________________________
Appendix 3. CERTIFICATES
CERTIFICATE UNDER ARTICLE 7
Agricultural Holdings Certificate *(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

**i.** None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

**OR**

**ii.** I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

<table>
<thead>
<tr>
<th>Tenant’s name</th>
<th>Address at which notice was served</th>
<th>Date on which notice was served</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

Signed

* On behalf of

Date

30/11/2015

*delete where inappropriate

*(a)* This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.
CERTIFICATE UNDER ARTICLE 7
Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

Signed

..............................................................

* On behalf of

..............................................................

Date

30/11/2015

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(l) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) “owner” means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).