

78/113.1/10

**H e a t o n | P l a n n i n g**

P l a n n i n g C o n s u l t a n t s

My Ref: 002/TAR-032-M/SJW/JC/JJ

Your Ref:

Date: 27<sup>th</sup> July 2016

Planning Policy  
North West Leicestershire District Council Offices  
Whitwick Road  
Coalville  
Leicestershire  
LE67 3FJ

Sent via email to: [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk)

Dear Sirs,

**RE: NORTH WEST LEICESTERSHIRE PUBLICATION LOCAL PLAN CONSULTATION REPRESENTATIONS ON BEHALF OF TARMAC**

Thank you for allowing us opportunity to comment on the above document. We are making representations on behalf of our client, Tarmac Trading Ltd (Tarmac). Our client has mineral and property interests within North West Leicestershire District – namely Lockington sand and gravel quarry and land north of Tamworth Road close to Hemington. Our comments are as follows.

**Spatial Portrait and Objectives**

We support the reference to minerals within the District Spatial Profile (page 18) and the need for these supplies of mineral resource to be ‘protected from development which would sterilise them’. We would also support the inclusion of objective 15 which identifies specifically that the Local Plan and new development should, ‘take full account of the need to safeguard mineral resources, including sand and gravel, igneous rock and brickclay’. These objective are essential in securing and supporting necessary minerals development within the Plan Area to facilitate the significant levels of future housing and employment need and infrastructure projects planned for over the Plan period.

Notwithstanding the above, we are concerned that the proposed Local Plan does not include necessary measures to ensure that these objectives can be met. Paragraph 1.7 identifies that the North West Leicestershire Local Plan and Leicestershire



Additional Comment

We consider that policies within the Local Plan should include greater emphasis on the need for detailed assessment work to be carried when considering the potential impacts of new development that have the potential to adversely affect their locality. This should emphasise the flexibility necessary to move forward appropriate sustainable development where possible, through the promotion of appropriate mitigation measures. The significance of nature conservation assets along with other sensitivities such as areas of archaeological/cultural heritage interest, should be scrutinised in detailed technical reports by professionals, rather than the sensitivity be assumed to outweigh the potential benefits of new development.

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Yours faithfully,

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In this regard, section 13 of the National Planning Policy Framework (NPPF) - facilitating the sustainable use of minerals - it is recognised that minerals are essential to support sustainable economic growth. Paragraph 143 is specific to the preparation of Local Plans and provides guidance to Local Planning Authorities on what these Plans should include. The NPPF is clear that Mineral Safeguarding Areas should be defined to ensure that known locations of specific mineral resources of local and national importance are not needlessly sterilised by non-mineral development, in addition to associated infrastructure, rail links etc. In light of this, we consider it would be appropriate for mineral safeguarding and consultation areas to be identified on the Local Plan Proposals Map. We consider that as a minimum including reference to the Leicestershire County Council Minerals and Waste Safeguarding Document (Document S6/2014) would increase visibility of the areas of the District which are sensitive to mineral resource sterilisation and would provide clarity on what is an important issue for North West Leicestershire.

#### Policy S3 – Countryside

We consider that minerals development should be included as an appropriate form of development within a countryside locations. Mineral resource can only be worked where they are found and subject to the restoration requirements can be worked and returned to former land uses.

#### Policy EN1 - Nature Conservation

We support the recognition of mitigation and compensatory measures within Policy EN1: Nature Conservation and their value in minimising the potential adverse impacts of development upon sensitive areas of high biodiversity value.

We consider that Policy EN1 is too rigid and could be re-worded to allow for some flexibility allowing the loss of ecological assets where considered appropriate. The policy should acknowledge the ecological benefits that can be provided through site restoration.

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18/4/En1

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