

AGENDA MATTER 11 – Minerals
Thursday April 30 at 14.00

Response to New Question (aa):

Are there issues with Newcastle District eg., Etruria Marls underlie Chatterley Valley, Rowhurst and Ravendale and were to have been proved and worked before it is developed under the Newcastle LP?

This question relates to the issue of safeguarding important mineral resources from the effect of sterilisation caused by building development. In the Borough of Newcastle under Lyme, a key mineral safeguarding issue relates to important clay resources found within the Etruria Formation. This issue was recognised in the Staffordshire and Stoke-on-Trent Minerals Local Plan 1994 - 2006 and “saved” Proposal 3 of the Minerals Local Plan (MLP) designates mineral safeguarding areas in North Staffordshire for outcrops of clay resources within the Etruria Formation. Since the adoption of the MLP, national planning policy relating to brick clays now requires that MPAs should safeguard acceptable sources of Etruria Formation clays from other types of development and should, where practicable, encourage prior extraction of clay where built development is planned.

Referring to the Newcastle under Lyme Local Plan 2011, policies for the development of employment land at Chatterley Valley (policy E2); Rowhurst (policy E9(2)); and Ravensdale (Policy E9(3)) require that prior to development taking place, the clay resource should be proven and provision made for prior extraction.

In respect of each of these employment proposals, the clay resource has been considered as follows:

Development proposal	Action to safeguard the clay resource
Chatterley Valley	Planning permission (N.04/11/2008-218M dated 07/12/2007) has been granted for the excavation of 530,000 tonnes of marl from the Peacock Hay and Chatterley Sidings sites, with storage at Bradwell West Marl Pit pending sale/disposal. This prior extraction of the mineral is part of engineering works to prepare the land for building development on the premium employment site. The prior extraction operation has yet to commence.
Rowhurst	This allocated employment area is within a mineral consultation area for clay. The nearest mineral safeguard area is to the south east of Apedale Road where there is a site already permitted for clay working known as Apedale South. Records indicate that a significant part of the Rowhurst

	<p>area has been previously worked for clay and the land has been subsequently redeveloped for employment use.</p> <p>The MPA continues to review the development of the Rowhurst Industrial area and in 2006, the MPA responded to a consultation by the Borough relating to planning applications N.06/00374 and N.06/003745 for business/industrial units (B1, B2 and B8 uses) on land off Watermills Road. In respect of these proposals, holding objections were recommended pending the supply of further information to determine whether there were any clay resources that should be worked prior to the announcement of the proposed development. Upon further investigation, it was confirmed that there were no remaining clay deposits as they were extracted at the time of the reclamation of the land.</p>
Ravensdale	<p>According to geological maps, the clay in this area is overlain by glacial deposits and alluvium. A report produced by the British Geological Survey (WA/91/01) also indicates that the site has made ground involving colliery waste and other unspecified fill materials. The site has been developed.</p>

Other mineral safeguarding issues – background information

The County Council is preparing a Minerals Core Strategy and one of the significant issues for that Strategy is to review current policies for mineral safeguarding to ensure that they are consistent with national planning policy in MPS1 and up to date. In particular, there is a need to review mineral safeguard area mapping for clays from the Etruria Formation in respect of which there is a significant risk of sterilisation due to the scarcity of the mineral and its proximity to urban areas. The County Council has consulted on the key principles to be used for reviewing mineral safeguard maps and the next stage will be to confirm the basis on which new maps will be produced.

Within the Borough, there are possibly four areas where it is anticipated that potential built development could affect important clay resources. These are:

- High Carr/ Bradwell – within this area there are permitted clay workings and developers have indicated interest in developing other adjacent clay resources;
- Apedale Road – the County Council has received representations on behalf of Lands Improvement, the landowner of the Apedale South site, recommending that the designation of a mineral safeguard area affecting the Apedale site should be reviewed.
- Gorsty Bank/ Knutton – There is a strategic clay site known as Knutton Quarry and there are proposals to deepen this quarry so that brick clays could continue to be produced up to 2036. In addition, there are clay resources to the north west of the quarry in respect of which the County Council has received proposals for the Minerals Core Strategy.

- Madeley Heath – Adjacent to the tiles works operated by Marley Eternit there is an existing clay quarry. In addition, proposals for the Minerals Core Strategy have been submitted for the extension of the clay quarry and for a new working area to the west of the Works. Clay resources also exist to the south west of the motorway.

These safeguarding issues within the Borough will be addressed by the Minerals Core Strategy or by the Mineral Planning Authority's responses to site allocation development plan documents prepared by the Borough Council.