

Matters, Issues & Questions:

Matter 1: Minerals – Clay

Question 45 - 46

Clay

45. Long Marston Parish Council, Nether Poppleton Parish Council and Upper Poppleton Parish Council object to the allocation in Policy M13 (Continuity of supply of clay) of Land north of Duttons Farm, Upper Poppleton (MJP52) largely on the basis of its impacts on traffic, the environment, flooding, agricultural land and the neighbourhood. Can these potential impacts be acceptably mitigated? How has the balancing exercise justified the allocation?

Policy *M13 Continuity of supply of clay* states that any proposal for the development of the site will be required to take account of the key sensitivities and incorporate the necessary mitigation measures set out in *Appendix 1 – Allocated sited and areas of search (CD18)* of the Plan.

The site has been assessed in line with *Site Identification and Assessment Methodology (SD15)* produced to support the Plan. This included Sustainability Appraisal and a range of other assessments. The results of this assessment are summarised at pages 137–139 of *Appendix 1 – Allocated sited and areas of search (CD18)*. This identifies a number of key sensitivities and issues that will require mitigation, including those that have been raised by the Parish Councils.

However, the assessment concludes that the site could contribute to the supply of engineering clay over the Plan period and that there are no overriding constraints to indicate that the site could not be developed and operated in an acceptable manner. The balancing exercise carried out through the assessment therefore provides the justification for the allocation. Any application for development will need to be consistent with the Development Management Policies in the Plan.

46. Yorkshire Wildlife Trust and Escrick Parish Council object to the allocation in Policy M13 of the Preferred Area on land adjacent to former Escrick Brickworks (MJP55) largely on the basis of the impact on the York-Selby cycle path Site of Importance for Nature Conservation (SINC), agricultural land, traffic and the local environment generally. Can these potential impacts be acceptably mitigated? How has the balancing exercise justified the allocation? It is also suggested that the area is too large. Is the size of the area justified?

Key sensitivities have been identified, together with development requirements, for the site as part of the site assessment and consultation process. These are included in *Appendix 1 - Allocated sited and areas of search (CD18)* on page 78. Therefore, it is considered that, subject to appropriate siting, design and mitigation, any impacts on the Trans Pennine Trail, York to Selby Cycle Path SINC, Heron Wood SINC and local environment can be acceptably mitigated and controlled with the use of appropriate planning conditions. With regard to agricultural land this site is to be seen in combination with site WJP06 (Land adjacent to former Escrick brickworks, Escrick, page 183, CD18) as that proposes the import of material to return the site to original ground levels and ultimately to agriculture. Traffic impacts are also identified in the sensitivities and can be acceptably mitigated. Any application for development will need to be consistent with the Development Management Policies in the Plan.

The submitter has proposed MJP55 (Land adjacent to former Escrick brickworks, page 77, CD18)) as its preferred, relative to the development of MJP45 (land adjacent to former Hemingbrough brickworks) which is on pages 73-75 of *Appendix 1- Allocated sited and areas of search (CD18)*, long-term source of clay for the submitter's existing plant site at Heck. At the time, December 2015, planning permission was granted at Hemingbrough clay pit (to the west of the MJP45 site) for the extraction of 1,314,000 tonnes of clay and, at the time of the decision, it was anticipated that the life of the Hemingbrough site would be 10 years, but, unpredictable market fluctuations mean that it could be 19.5 years. No overriding constraints have been identified to indicate that a site in this location could not be developed and operated in an acceptable manner. It is acknowledged that the MJP55 (Land adjacent to former Escrick brickworks, page 77, CD18) preferred area allocation is large, but that provides flexibility to design an appropriate site to have adequate reserves to meet the national policy requirement for at least 25 years' supply of clay (NPPF Paragraphs 142 and 144) to serve the existing facility at Heck, whilst reflecting the various environmental constraints relevant to this site.

Prepared by;

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