

## **Matters, Issues & Questions:**

### **Matter 1: Minerals – Building Sand**

Question 25 - 26

#### *Building sand*

25. Table 2 (Summary of requirements, allocations and sites for building sand) only seeks to provide just enough building sand to meet current estimates of needs. Should there be planned additional provision to ensure flexibility in meeting requirements?

Reserves in allocated sites for building sand are sufficient to meet the full forecast requirement for building sand over the plan period, including maintenance of a 7 year landbank at 31 December 2030. Whilst it is acknowledged that resources in these allocations are only sufficient to meet, rather than exceed this requirement, further flexibility in the ability to maintain supply is identified through other elements of the Plan, including the approach to review and the flexibility in Policy M10 – *Unallocated extensions to existing quarries for extensions to unallocated sites*. It is also noted that actual sales of building sand in 2016 (the first full year of the Plan period) were, at 0.04mt, below the assumed level of 0.12mt planned for in the Plan (see Tables 2 and 24 of the *LPA/05 LAA Third Review 2017 (Draft)*), thus increasing the likelihood that allocated resources, in combination, with permitted reserves will be adequate.

26. The Settrington Estate objects to the allocation in Policy M09 of Land at Settrington Quarry (MJP08) on the basis of adverse impacts on neighbouring residents in respect of noise, dust, health, safety and wellbeing. Can these potential impacts be acceptably mitigated? How has the balancing exercise justified the allocation?

Appendix 1 (*Publication draft Appendix 1 – Allocated sites and areas of search*) of the Plan (CD18) identifies a number of key sensitivities associated with site MJP08 (Settrington Quarry, page 58, CD18) (and for all other sites allocated in the Plan). These have been identified and taken into account through the site assessment process and in this particular case include, amongst a range of other matters, amenity issues, including: effects of blasting on neighbouring properties, noise, dust, etc. These are reflected in the list of matters identified under the relevant '*Development requirements identified through Site Assessment and Consultation processes*' (7<sup>th</sup> bullet point), which indicates that proposals for development of the allocation site should incorporate appropriate arrangements for the assessment, control of and mitigation of effects such as blasting, noise and dust.

Specific proposals for development of the allocation site would be subject to the development management policies in Chapter 9 of the Plan. Of particular relevance is Policy D02 *Local amenity and cumulative impact impacts*. This requires it to be demonstrated that there will be no unacceptable impacts on local amenity, local businesses and users of the public rights of way network and public open space including as a result of noise (1<sup>st</sup> bullet point), dust (2<sup>nd</sup> point bullet) and public health and safety (10<sup>th</sup> bullet point). It is considered that this provides a suitable mechanism to ensure that development of the site would be subject to appropriate safeguards.

The Authorities note that no objections to the allocation have been received from statutory consultees (Natural England, Historic England, the Environment Agency and the Highway Authority) at Publication stage.

**Prepared by;**

**North Yorkshire County Council  
City of York Council  
North York Moors National Park Authority**