

Planning Policy  
Parkside, Station Approach  
Burton Street,  
Melton Mowbray  
Leicestershire,  
LE13 1GH

My Ref: TAR-087-M

Your Ref:

Date: 6<sup>th</sup> August 2020

Sent only by email to [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk)

Dear Sir/Madam,

**RE: HOBY WITH ROTHERBY NEIGHBOURHOOD PLAN: REGULATION 16 CONSULTATION**

This letter of representation has been prepared by Heatons on behalf of our client Tarmac Trading Limited (Tarmac) in response to the current consultation on the Regulation 16 version of the Hoby with Rotherby Neighbourhood Development Plan (NDP).

Tarmac have mineral interests within the Hoby with Rotherby Neighbourhood Area at Brooksby Quarry and have previously made representations to the Regulation 14 Pre-Submission version NDP. Having reviewed the Regulation 14 Consultation Statement, we would like to make further comments on behalf of Tarmac, emphasising points previously made at Regulation 14 stage and acknowledged within the Consultation Statement.

As stated at Regulation 14 stage, Brooksby Quarry is operated by Tarmac, who in May 2019 received planning permission for a southern extension to the quarry with restoration to a combination of agriculture, open water and areas for nature conservation (Leicestershire County Council application reference 2018/CM/0123/LCC). It is anticipated that at the forecast extraction rate of 250,000 tonnes of sand and gravel per year, the site will be restored circa 2031. Given the significance of the 93-hectare quarry landholding, we submitted representations to the Regulation 14 stage consultation. Our comments are briefly summarised below:

**Heatons**

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- The need to consider the proposed blanket requirement for trees to be replaced at a ratio of 2:1 which we proposed was not ‘sound’;
- The potential for land-use conflicts to arise between the future development at Brooksby Spinney and the consented mineral extraction (permitted to take place circa 125 metres from the Brooksby Spinney development at it’s closest point); and
- We emphasised Tarmac’s willingness to engage with the local community and ensure a mutually acceptable and high quality quarry restoration could be achieved.

The Regulation 14 Consultation Statement (specifically Response Reference No.s 9 and 26) refer to comments received relating to Tarmac activities and Heatons’ response to the Reg 14 consultation respectively. In response to the comments received, the NPG responses states that “the Local Economy section (of the NDP) has been amended in the plan to reflect the comments received” (Ref No. 9). Specific to our previous comments (Ref No. 26) the Consultation Statement states that “with regards to the policy 15 a statement will be included as follows: the development should have regard to the existing areas for mineral extraction associated with Brooksby Quarry.”

The recognition of our comments made at Regulation 14 stage are welcomed. However, they do not appear to have been reflected in the Regulation 16 version of the NDP published for consultation in June 2020. We therefore seek clarity on whether the proposed revisions to the plan to reflect our previous comments have perhaps been omitted from the Regulation 16 version of the NDP erroneously? Given the recognition of our previous comments in the Regulation 14 Consultation Statement, we assume this to be case and would welcome the inclusion of the proposed amendments to reflect what we believe are important revisions that improve the NDP and contribute to its soundness.

We trust that these representations are clear and useful. Should any matters require clarification we would be happy to assist.

Yours Sincerely,



Joel Jessup

Heatons