1. INTRODUCTION

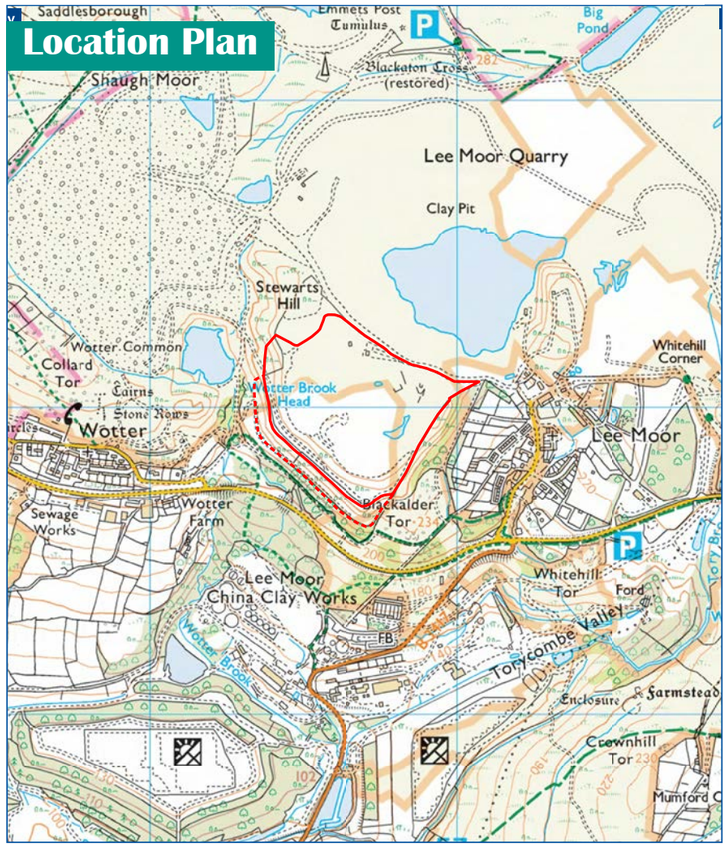
AGGREGATE INDUSTRIES

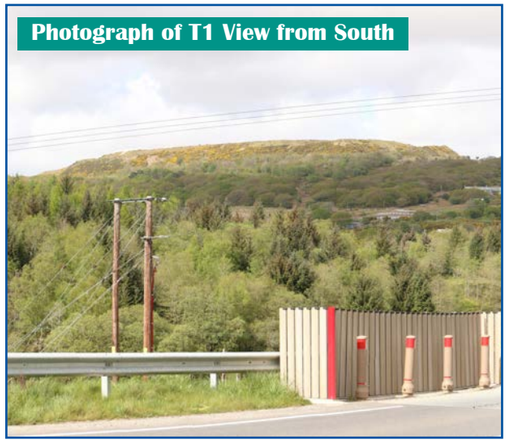
What is Proposed?

1. The reworking of the Waste tip 'T1' to obtain secondary aggregates was originally granted permission in 2009 (42/2213/08/CM) to extract down to a level of 256m AOD. Extraction is currently at 268m AOD.
2. We are now seeking to continue the existing operation to excavate to a new base level of 228m AOD, with a lateral extension to the southwest of approximately 3.3 hectares. The current permitted area is 23.5 hectares.
3. The proposals would release a total of 4 million tonnes of reserves which would be worked over a 30 year period.
4. The site currently employs 9 people plus hauliers.

Devon County Council Screening Opinion

'The proposal has been considered by the Mineral Planning Authority in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and the guidance on EIA set out in the national planning practice guidance. As a result, it is the opinion of the Mineral Planning Authority that the proposal is not likely to have significant environmental effects by virtue of its nature, size or location and therefore does not constitute EIA development.'





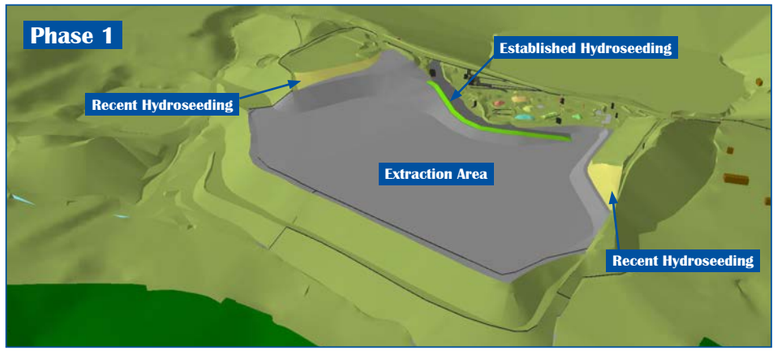
Planning Background

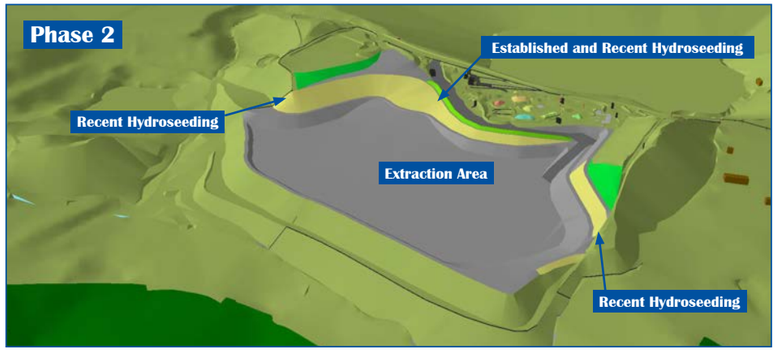
The mining and processing of china clay results in large volumes of by-products that account for around 90% of the extracted materials, made up of about 45% overburden and stent (rock), 35% sand and 10% mica and fine sand residues. Some of the stent and sand is processed for sale as secondary aggregate. Policy M8 of the Devon Minerals Local Plan allows for further processing capacity.

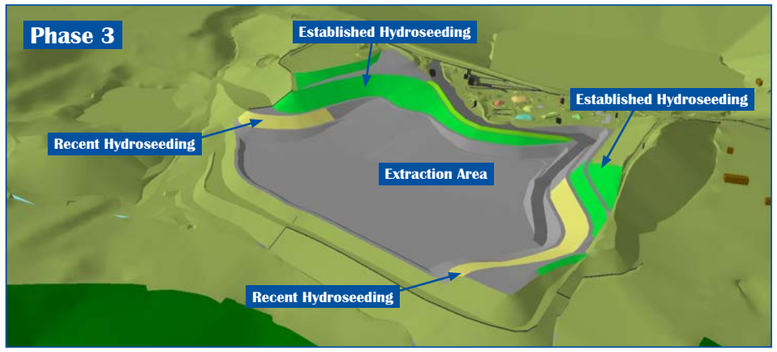
Policy M8: Use and Disposal of China Clay By-products
Proposals for the processing of china clay by-products as secondary aggregates or for other beneficial uses will be permitted within the Mineral Working Area defined on the Policies Map.
Lee Moor is located within this Mineral Working Area.

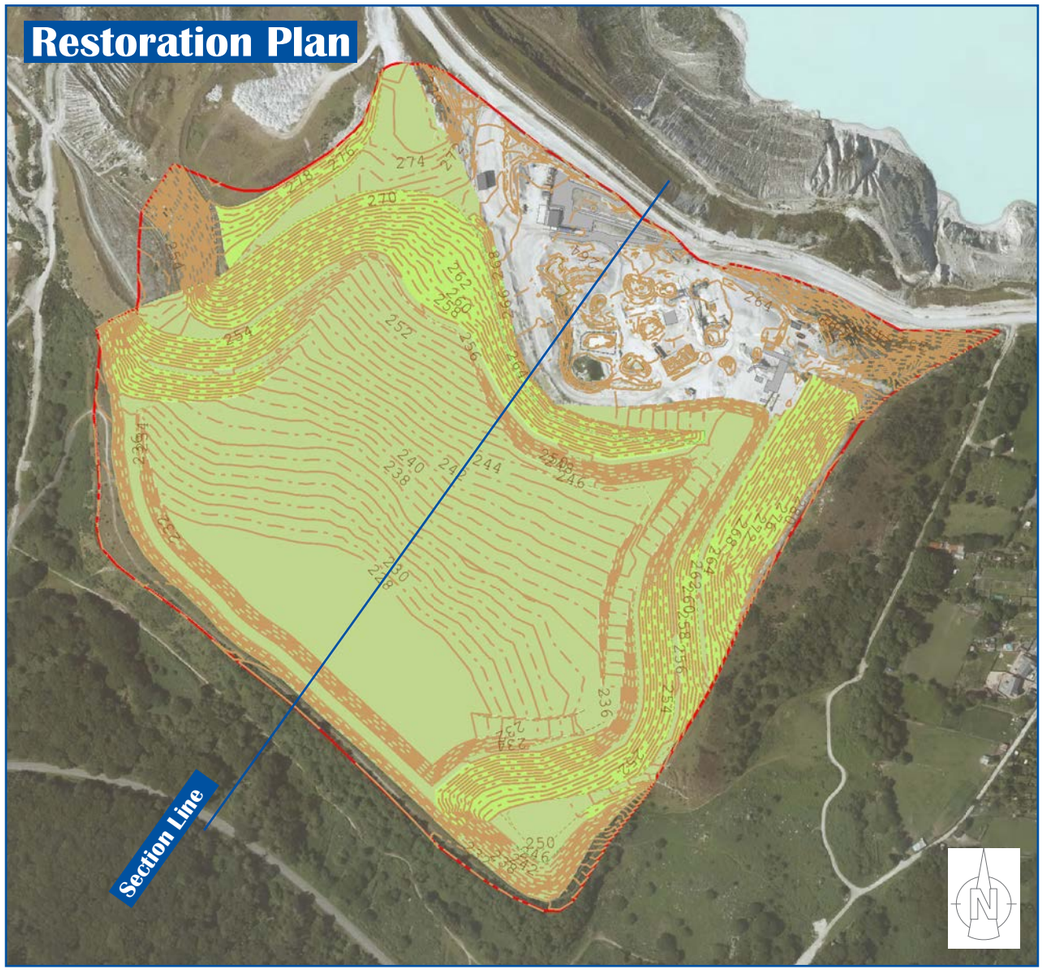
2. EXTRACTION PHASES

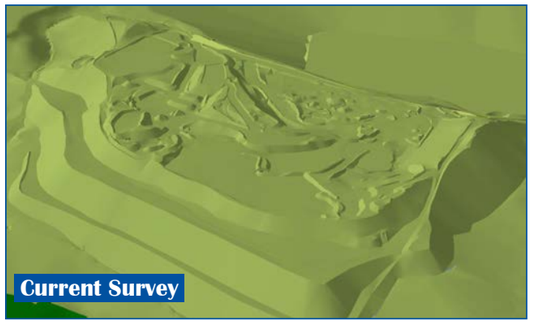
AGGREGATE INDUSTRIES











Potential Environmental Effects

Devon County Council in their screening opinion stated:

Highways: Traffic will continue to follow the approved route and no change in output is proposed.

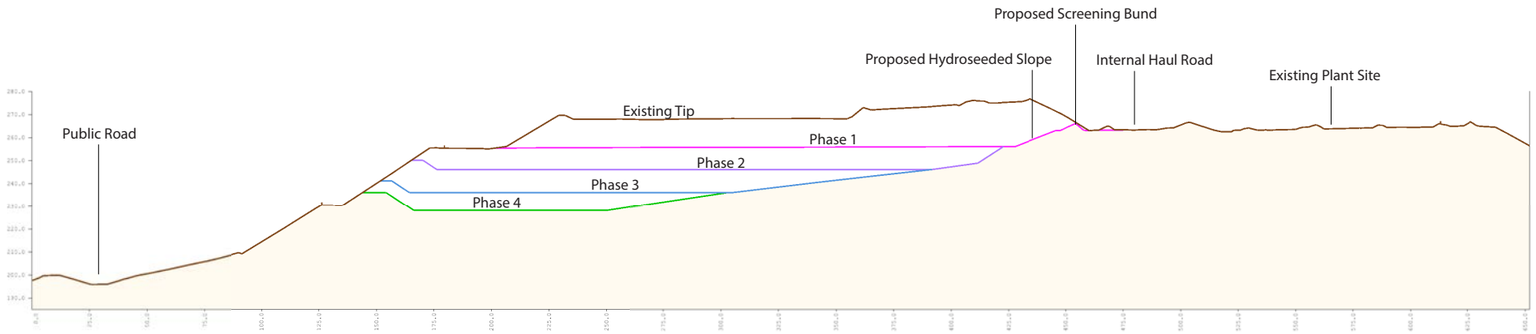
Air Quality and Noise: Effects would be continue to apply as the approved Environmental Scheme.

Archaeology: No adverse effects as it is re-working an existing tip above ground.

Landscape and Visual: the site would continue to be worked in phased manner seen within the wider Lee Moor complex and T1 is not considered to be out of character – further information on Board 3.

Ecology: No impact on protected species or habitats – further information on Board 4.

Section to Compare Phasing Proposals



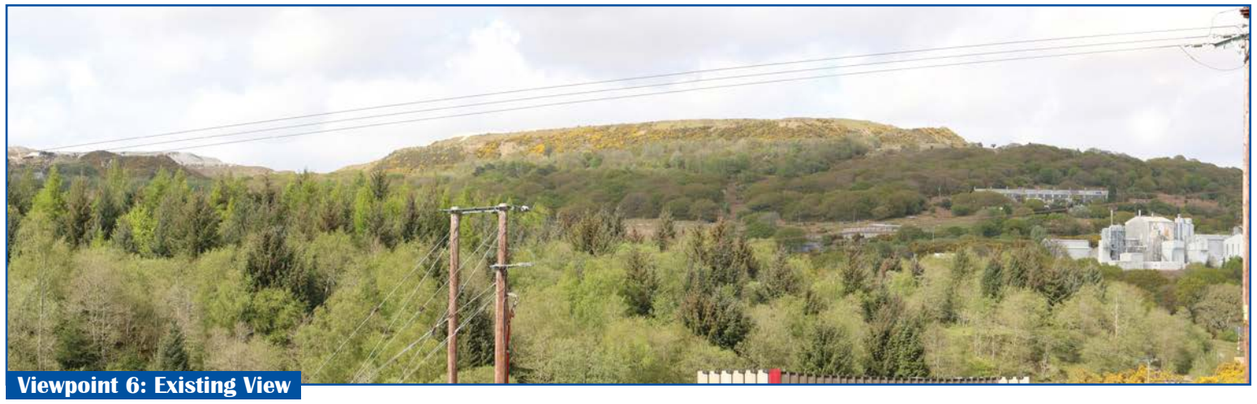
3. LANDSCAPE AND VISUAL

AGGREGATE INDUSTRIES

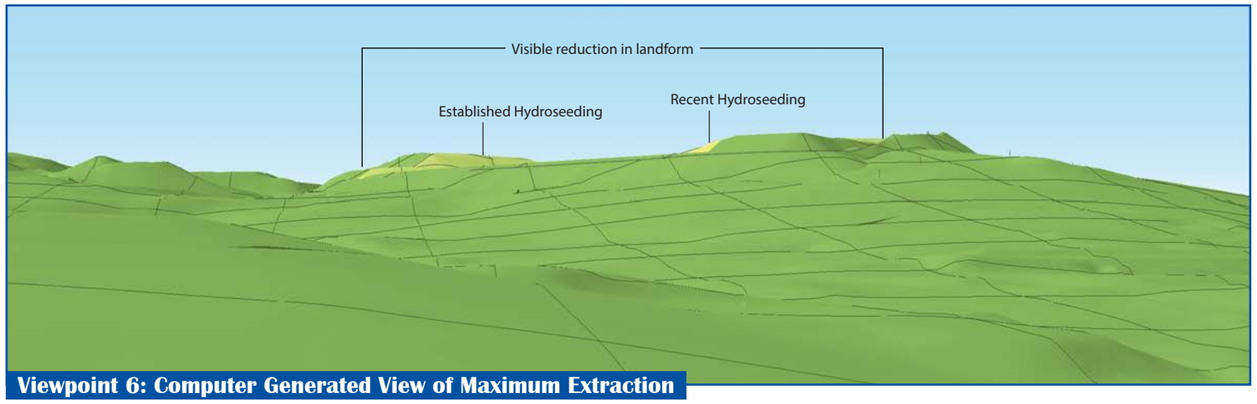
Viewpoint Locations

Publicly accessible viewpoints have been agreed with Devon County Council Landscape Architect with review from the Dartmoor National Park Landscape Officer.

Viewpoint No.	Description	Approximate Distance and Direction from Site
1	Shaugh Prior Bridleway 71	95m south
2	Minor road on eastern edge of Wotter	300m south west
3	Pubic footpath adjacent to Scheduled Monument	550m west
4	Public footpath on Wotter Common in Dartmoor National Park	650m west
5	Sparkwell Bridleway 28	930m south east
6	B3417 southeast of Solar Farm	1275m south
7	Minor road southeast of Brownie Cross	2000m south west
8	Trowlesworthy Tors in Dartmoor National Park	2300m north east
9	Penn Beacon in Dartmoor National Park	2860m east



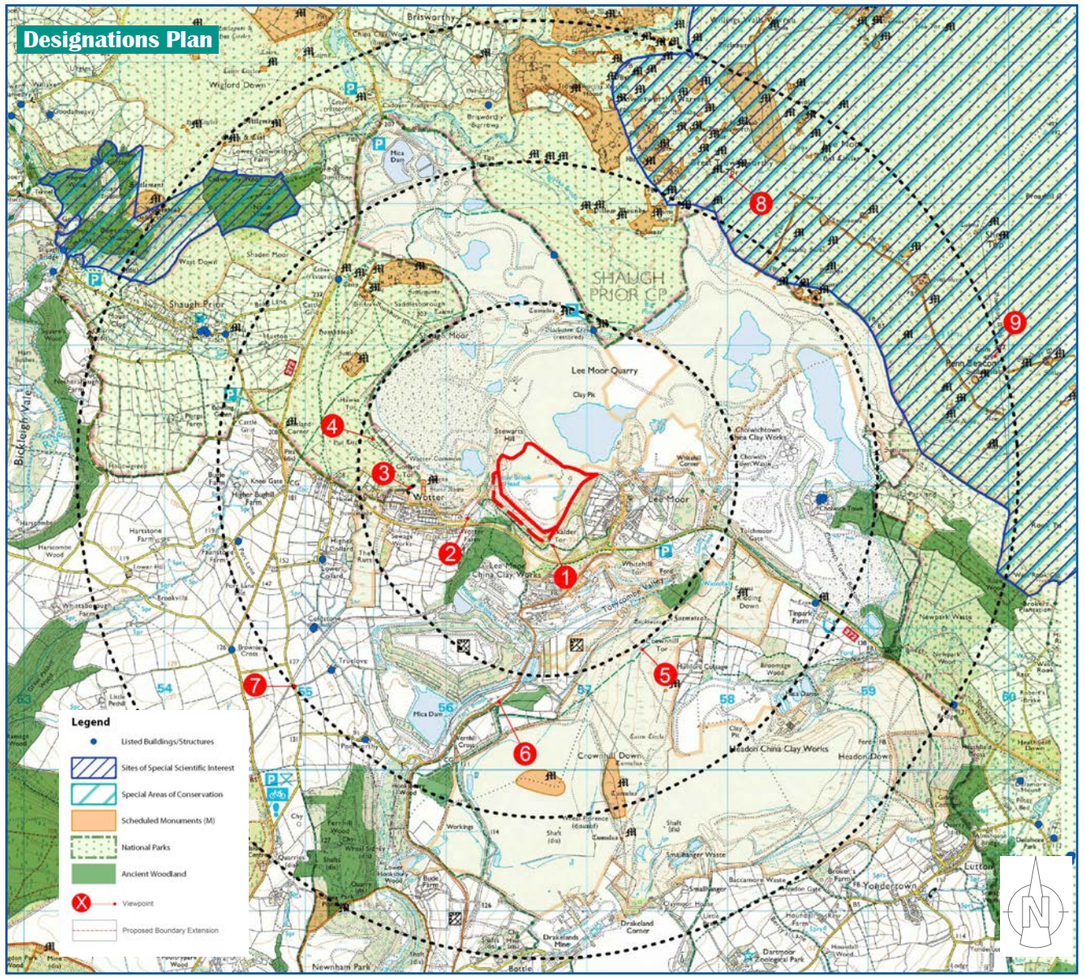
Viewpoint 6: Existing View



Viewpoint 6: Computer Generated View of Maximum Extraction

Key Conclusions

- The existing eastern slope which screens Lee Moor village will be maintained unchanged;
- The base of extraction will remain screened by retained landform from the overwhelming majority of viewpoints;
- Visibility from Dartmoor National Park is largely restricted by intervening landform and seen in the context of adjacent tipped material. No greater effects than consented are predicted; and
- The receptors where the changes are most readily perceived lie to the south of the Site and the overall reduction in height of the tip compared with the consented would typically have a Negligible landscape and visual effect.

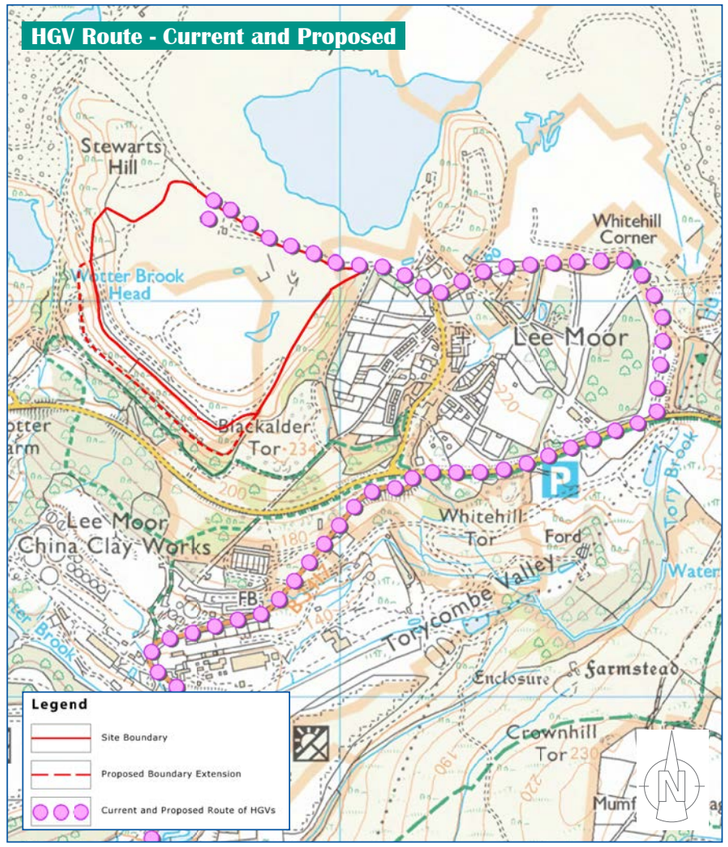


4. HIGHWAYS, HYDROLOGY AND ECOLOGY

AGGREGATE INDUSTRIES

Highways

- Routing of HGV's remain unchanged on an approved route that avoids Lee Moor Village
- There is an average of 35 to 40 HGVs a day visiting the site



Hydrology

- A Flood Risk Assessment (FRA) has been undertaken in accordance with requirements of the National Planning Policy Framework.
- The FRA concludes that the proposed development is safe with respect to flood risks and that both operational and restored phases of the proposed development will not increase flood risk elsewhere; and
- There will be no loss of floodplain storage

Ecology

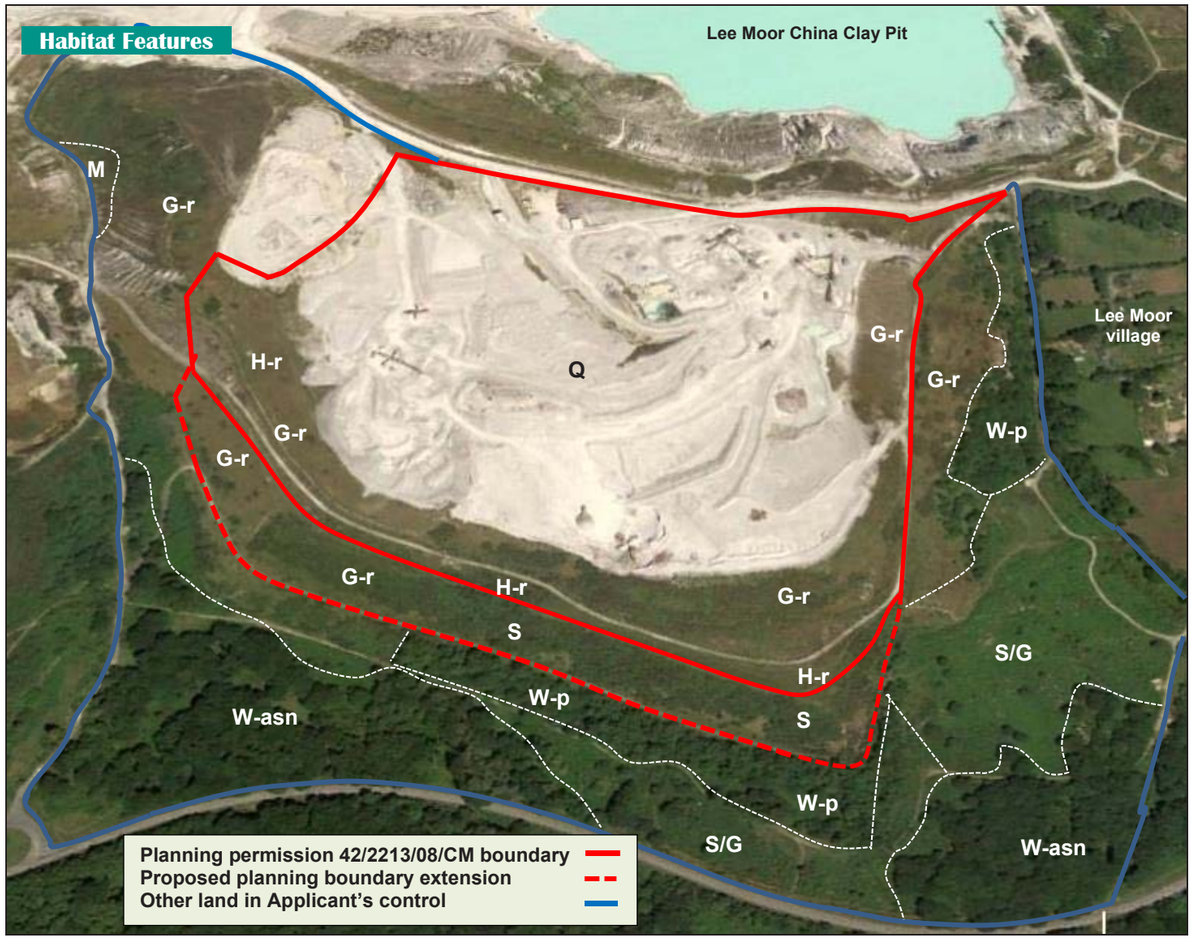
Plants: Grassland originates from the 1970's hydroseeding. Species composition has subsequently evolved by colonisation to better reflect species typically found in the surrounding area. Majority of plants are common and widespread – only three species with more restricted national distribution found but outside current site and proposed extension area. Other minor habitats included planted woodland, scrub, mire and heathland. Ancient semi-natural woodland is located outside the Site and proposed extension area.

Breeding Birds: Predominantly widespread and common species and limited in extension area by virtue of habitats available. A small sand martin colony is notable but outside proposed extension area.

Bats: Six bat species recorded foraging or commuting over the Site. Typically rare visitors reflecting exposed nature of the tip. The restoration design will enable the establishment of similar habitats to those that currently exist.

Reptiles: None recorded

Butterflies: Generally widespread and common species recorded. The Small Heath butterfly was recorded in small numbers on the Site which is a UK Biodiversity Action Plan Priority species. The restoration design will enable the establishment of similar habitats to those that currently exist.



Key to Habitat Features

Q	Quarry
G-r	Grassland-restoration
G	Grassland semi-natural
H-r	Heathland-restoration
W-p	Woodland-planted
W-asn	Woodland- ancient semi-natural
S	Scrub
M	Mire