

Our objection here is twofold

- 1 It is essential that the cumulative impact of this policy CS10 and the proposals for a new neighbourhood at North Yate are considered together.
- 2 The question of the storage of worked minerals prior to use is a matter for the Core Strategy – it is not properly covered in the Minerals Plan which is about securing supply.

We note that in para 8.24 it says that any policies needed for the implementation will be delivered through the development management process. We consider this leaves a massive strategic gap between the Minerals plan, which is about identifying localities to meet national need – and the detailed applications, Without a set of policies in place between the generality of national policy and the individual planning application it is impossible to set proper structures and criteria for the evaluation of applications. All too often in the past we have found that at Strategic level we are told our objections of the stock piles and protection for Yate Rocks are too detailed, but then when it comes to the development control application we are told there is no strategic policy upon which we can found our objection.

All we as a community are asking for is a proper opportunity to set out the criteria against which applications should be judged in terms of environmental impact on our residents. We recognise the national need for minerals, we want policies that require it to be done in a way that recognises the impact on properties and residents and offers them protection. To be clear, we have a quarry site that is already over one mile long, and will get longer. This is not a small quarry.

If we combine the map at Fig 11 showing the proposed location of the new neighbourhood at North Yate, and the Minerals map, we will see the one proposed major new area of extraction almost adjoins the area allocated for 3000 dwellings. A single yellow triangle on Fig 11 indicates the broad location of the quarry. However, as can be seen from Google Earth the quarry hole actually runs from the river (the red square up through the triangle area, and on the other side of the main road from the yellow triangle. The proposed additional allocation is north of the yellow triangle, from the other side of the green spur up almost to the top of the map. It is a massive area, not properly shown on Fig 11. A google earth print is attached. On it you will see the location of Yate Rocks, and the stockpiles lie just south of Peg Hill.

The only thing lying between the new neighbourhood and the mineral extraction proposed area is the community at Yate Rocks. We have already tabled evidence from the residents of Yate Rocks about the historic and community character of their hamlet. Whatever views have been taken about the impact of housing adjoining them to the west – and we hope the EIP has agreed at the very least to set back the

housing to the 1988 line – we now need to factor in the proposal to carry out extractive quarrying immediately behind the houses at Yate Rocks.

We are aware from the impact upon housing in the Wiltshire Avenue the adverse impact of extracting mining that close to domestic dwellings. In the 1970s consent was given for those houses, despite the Environmental Health Officer at the planning authority at the time objecting because he said the houses would be too close to an existing quarry. We have lived with those consequences for 40 years. We do not want that repeated, and want to ensure that any quarry extraction is well away from existing housing at Yate Rocks, let alone building a new neighbourhood within close proximity.

It is essential that a condition is added requiring a new site to be found for material between extraction and sale, well away from housing to avoid the amenity issues that adversely affect the housing at present. If that is not acceptable, then at the very list we ask for a condition that material worked from future extractions, including those allocated in the Minerals Plan be located as close to the extraction as possible and not on the current stockpile site, or anywhere visible or close to residential properties for amenity reasons.

If it would assist we can supply copies of detailed measurements of pollution and environmental problems stemming from the current stockpiles. However, we do not necessarily want the EIP to have to engage in the detail, what we are looking for is a strategic commitment that the stockpiles should be located at the current workings, not on a site that has not been worked for over 40 years, where the stone has to be transported by road from current extraction sites – and that Yate Rocks is protected from further extraction.

