

## **CADS SUCCESS AT PLANNING MEETING**

**7 APRIL 2015**

The Lizard Peninsula, SW Cornwall - CADS (Community Against Dean Superquarry) are thrilled with the successful outcome in the first step to prevent the development of Dean Quarry into a super quarry. The application was approved on a slim majority (7:6) but with an amendment to include a condition designed to help protect the community from the future risk of massive increases in extraction and subsequent HGV traffic movement through the village.

The proviso stated that, 'the number of Heavy Goods Vehicles visiting the quarry be limited to the level relied upon as part of the determination of the ROMP [aligning] the amount of vehicles visiting the site very clearly to what was anticipated when the ROMP was considered and given approval in 2012'. This amendment was proposed by Councillor Andrewes and widely debated, being agreed by a significant majority of the planning committee (7:5). This will limit the number of lorry movements to those in line with historic extraction rates at Dean Quarry and make the proposed development towards a super quarry increasingly unviable.

A ROMP is a Review of Old Mineral Permissions as to the extraction of materials under mining rights and these are reviewed on a periodic basis by the council. There are concerns that the previous ROMP was poorly considered by the Council in 2012, particularly with regard to levels of HGV traffic on the highways, leaving the community vulnerable and open to subsequent over development and increased extraction on the site.

The initial planning application, submitted by Shire Oak Quarry Ltd, appeared on the face to be quite innocuous, but had the worrying potential of severe ramifications to the local community, by way of an unfettered increase in production capacity. Whilst appearing to be just an application for a small number of amenity buildings, the outcome would effectively be the first step towards the reopening of Dean Quarry and subsequently turning it into a super quarry. The quarry, on the Lizard peninsula, is within an area of SSI, an AONB and a Marine Conservation Zone. Development plans revealed in January 2015 by the applicant proposed increasing the capacity of the quarry from 200,000 tonnes per annum to millions of tonnes per annum, including building a 0.6km breakwater and two jetties through the Marine Conservation Zone in order to extract the rock armour by sea.

The rock armour was to be extracted for the construction of at least four proposed tidal lagoons. Mark Shorrocks is the CEO of Shire Oak Quarry Ltd and the CEO of various companies behind the development of the Tidal Lagoon projects.

Prior to the planning meeting, CADS delivered a letter to the Secretary of State via the National Planning Casework Unit. This requested that the Secretary of State review the planning application in the context of further proposed developments at the quarry. Shire Oak Quarries Ltd are anticipated to submit further applications, slicing the development into smaller bite size issues. CADS propose that the development cannot be salami sliced and the entire development proposal must be considered in a holistic approach, requesting the intervention of the Secretary of State to ensure that the matter is thoroughly reviewed.

In introducing the application, reference was made to the geographical and aerial location of the site, and that it sat within and adjacent to a Marine Conservation Zone, an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest. The South West Coast path passes along the coastal position of the quarry, in addition to several footpaths around the immediate vicinity. Details were provided as to the type and size of buildings and fencing, but no photographic evidence was put forward regarding the narrow and twisting lanes to the quarry through the village of St Keverne or the difficulty lorries would experience in accessing the site.

Cornwall Council Planning Committee actively debated and discussed the initial application which was attend by a vast number of interested parties from the general public with standing room only, including speakers from the St Keverne area on behalf of CADS and the parish council. Several Councillors spoke in actively in support of the community concerns.

A lengthy debate ensued among the Councillors who argued the cases for and against the proposed developments at the site in the context of this initial application. Limitations were imposed as the second stage of application, regarding the proposed breakwater through the Marine Conservation Zone, has not yet been submitted by Shire Oak Quarries Ltd.

CADS felt very positive at the outcome of the planning hearing. A local resident commented “the conditions added to this planning permission today mean that it is impossible for Dean Quarry to increase the amount of rock extracted from the quarry. What they [the Council] have passed is impossible for Shire Oak to use”. It is hoped that Tidal Lagoon Swansea Bay will now look to source rock armour from established sources in the UK or Europe in line with their, and their investors, green credentials and ethos.

The conditions added by Cornwall Council to the planning permission to re-open Dean Quarry protect the local community against the developers threats to increase extraction levels and to transport the rock by road. Cornwall Council stipulated that Shire Oak Quarry Ltd will not be able to

exceed historic levels of HGV's visiting the site. Given the developers public intention to dramatically increase extraction levels, this will be a massive blow to their business model, impacting on delivery dates and the overall project viability. Essentially Shire Oak Quarry Ltd can reinstate a car park, fencing, office and ammunitions store but that they cannot extract substantial amounts of rock by road. Cornwall Councillors voted by a majority on this matter, clearly agreeing with the local community and its concerns that the local road infrastructure surrounding the quarry simply could not cope with the proposed significant increase in extraction rates.

The developers next move will be to apply to extract the rock by sea where they will be met again by fierce opposition from the local, and now wider, community in protecting a designated Marine Conservation Zone (MCZ), an area so protected that even local fishermen are not allowed to drag nets. Since Dean Quarry's closure in 2008, its coastal waters have been granted MCZ status, the highest level of marine life protection possible.

"We are delighted by Cornwall Council's decision to restrict future levels of HGV's visiting Dean Quarry to historic levels." said John Vipond, spokesperson for CADS. "It clearly demonstrates that Councillors have listened to the local community's concerns about how our local roads could not cope with huge increases in lorry traffic. By capping the number of HGV's visiting the quarry, Cornwall Council have in effect clipped the developers wings. This has never been about not wanting the quarry to re-open, but only about it not re-opening at such dramatic new levels of extraction; the delta between the past and the terrifying future. We hope now that Shire Oak Quarries will abandon their purchase of Dean Quarry and that their sister company Tidal Lagoon Swansea Bay will insist on sourcing rock from other existing super quarries such as Norway, Europe's preferred and sustainable source of rock armour".

Further information can be found by visiting the website [www.CADS.com](http://www.CADS.com), through their twitter feed @CADS2015 or following on Facebook/CADS2015.

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