

PLANNING APPLICATION 26/00605/FUL

Land At Avon Hill Quarries, Avon Dassett, Southam, CV47 2AA

The Application

The application is a Full Planning Application for the Construction of 5 no. new build holiday lets and parking, formation of new vehicular access and associated access track with 2 no. passing bays, 5 no. visitor parking spaces, hard and soft landscaping and biodiversity enhancement and change of use of land as a fishery exclusively for use by occupiers of the holiday lets.

The application can be viewed at: [E-Planning](#)

Background

The site is situated some 500 m to the north-east of Avon Dassett on Dassett Road 1.3 km South of Fenny Compton and 2 km north-west of Farnborough Village. The property is approximately 40 acres comprising 20 acres of poorly restored fields and “lakes” and 20 acres of active quarry which operates on a consent initially granted in 1997.

Following a period of inactivity mining operations have been taking place over the last two years or so to recover the primary and secondary aggregate remaining on site. Boreholes were apparently drilled in Summer 2024 with the intention primarily to monitor water pollution, and as a secondary aim of trying to establish the amount of economically recoverable stone left. These borehole studies apparently suggest that there are around 100,000 tonnes of primary and secondary stone still available. It is estimated it will take between 2-3 years to exhaust the available stone from site. As part of those permissions the quarry will be required to submit restoration plans to return the land to an acceptable standard suitable for agricultural use.

The applicant is claiming that it would take 428,950 m³ of imported material to bring the quarry back up to the original levels which would not only incur significant costs but would entail an estimated 43,000 HGV movements with a significant impact on the local roads and with potentially a significant environmental impact.

Of the options for the site, the applicant is indicating that the preference is for holiday and fishing lodges with this application being the first phase.

It is important to note that this application is not for the main quarry site but for land adjacent to the existing quarry site to the south-east. There is no reference to the planning application being linked to any remedial works to the main quarry nor any commitment to remediate the quarry area.

The Proposals

The proposed development comprises 5 no. new-build holiday lets and associated parking, Formation of a new vehicular access and an associated access track with 2 no. passing bays, 5 no. visitor parking spaces, hard and soft landscape and biodiversity enhancement. The application will require a change of use of the land as a fishery exclusively for use by occupiers of the holiday lets.

Summary

- The site is outside the Avon Dassett Parish boundary in the proposals, particularly as the AD is immediately adjacent to the proposed development. The houses on the northern perimeter of the village are the ones most affected by the visual impact of the existing quarry workings.
- The application site is entirely outside the Avon Dassett conservation area.
- The application site lies within the Ironstone Hill Fringe Special Landscape Area included as part of the Local Plan
- A public footpath 174/SM154/1 runs along the south-west boundary of the site leading to the open countryside to the south-east.
- The site is essentially a brownfield site. (Brownfield land is any land has previously been quarried that is not currently in use that may be potentially contaminated. The term is also used to describe [land](#) previously used for industrial or commercial purposes.)

Planning Policies

The applicant has undertaken a pre-application enquiry was submitted to SDC in May 2025 and the council's written advice was that the principle of the proposal aligns with district and national policies. SDC indicated that the proposals were broadly acceptable subject to the provision of further details.

Submission

A comprehensive package of information has been submitted along with the relevant drawings:

Drawings:

- Site location plan.
- Dwg No. 230816 – topographical survey;
- Dwg No. 2900-03C – site layout drawing 1;
- Dwg No. 2900-04B – site layout drawing 2;
- Dwg No. 25-056-100C – proposed site plan;
- Dwg No. 2900 – proposed elevations;
- Dwg No. 2900 – proposed floor plans.

Ecology and Biodiversity:

- Preliminary Ecological Appraisal;
- Pre-Development Biodiversity Net Gain Assessment; and
- Biodiversity Metrics.

Arboriculture:

- Tree Survey Report.

Transport:

- Transport Statement.

Landscape:

- Landscape and Visual Impact Appraisal and appendices.

Flood Risk and Drainage:

- Flood Risk & Drainage Strategy; and
- Infiltration Testing

Geo-Environmental:

- Phase 1 Desk Study Report.

Planning:

- Planning Statement

Climate Change Checklist.

- Completed

Observations**1. Principles of Development**

The Planning Statement submitted maintains that:

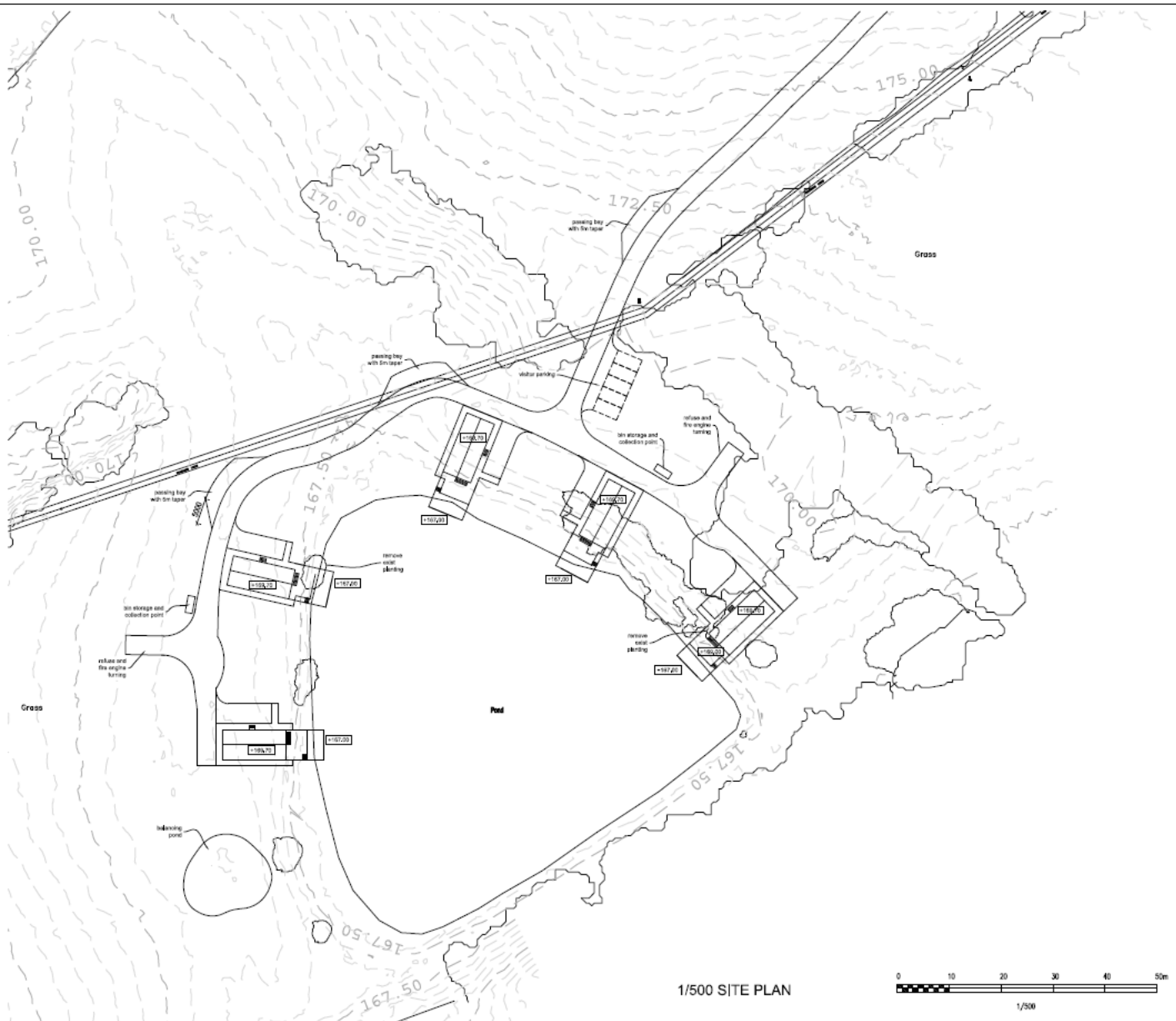
- 1.1 The principle of the proposed development is acceptable in delivering rural economic development boosting the local economy.
 - 1.2 The proposal would deliver appropriate design and without significant visual and landscape impacts.
 - 1.3 The proposal would safeguard existing and future residential amenity.
 - 1.4 The proposal would not give rise to adverse transport or highways impact.
 - 1.5 Due regard has been had to the climate emergency; the proposal would enhance biodiversity.
 - 1.6 Due regard has been made to flood risk and sustainable drainage.
 - 1.7 The proposal for all of these reasons meets the objectives of national and local planning policy.
 - 1.8 The proposal would deliver sustainable development meeting the three overarching objectives of the NPPF.
2. The location and scale of the proposed development is unlikely to have any material impact on the views of the site from the south or south-east when completed subject to the submission of an acceptable landscaping proposal.
 3. There should be an imposition so that the holiday units cannot become permanent residences by imposing a condition that the units can only be used for 11 months per year.
 4. Following the standard ecology surveys, an acceptable external lighting scheme should be required to ensure that any wildlife such as bats are not adversely affected.
 5. Noise and lighting should be limited to avoid an adverse impact on the local environment.

Mike Blakeman

17.04.2026



SITE LOCATION PLAN



SITE PLAN