

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Worcestershire County Council 'A'	Extension of quarry and proposed development of integrated resource recovery and recycling park and restoration of whole site to nature conservation, amenity and agricultural uses - County Matter 407669 - The Quarry, Sandy Lane, Wildmoor, Bromsgrove	Green Belt	B/2006/0864 (B/2007/0527) revisions to previous County matter

RECOMMENDATION: that **OBJECTIONS** continue to be raised.

The site and its surroundings

The application relates to the land situated and accessed off the main A.491 Sandy Lane. The land is situated on the southern side of the A.491 and extends to the west with the boundary with the B.4091 Stourbridge Road which runs up into Fairfield village. Here the land slopes up to the south and west towards the village. The site extends up into the village and terminates with the boundary of Swan Lane. The site is presently in use as a quarry with a weighbridge and waste transfer facility with building materials being sold. The land extending towards the village is currently farmed. The whole of the site is situated in confirmed Green Belt.

Proposal

Members will note that this information represents further information provided in association with the scheme. No further changes are proposed to the scheme as outlined.

The further information provided represents a statement from the applicant's agents, which outlines the alternative sites considered, and why they were dismissed. This should be appended to Section 4 of the original Environmental Statement. The application is a County matter and Worcestershire County Council has re-notified Bromsgrove, as consultees, neighbours and objectors in respect to this further information received.

Members will note the original proposal is for -

Extension of Quarry and proposed Development of an integrated resource recovery and recycling park and restoration of whole site to nature conservation amenity and agricultural use. This includes the rationalization of the quarry buildings and extension of the extraction of sand to the west and the construction of a new integrated waste re-cycling facility (including food and building waste).

This application is still yet to be determined.

Relevant Policies

RSS QE1, QE3, QE7, M1, M2, M3, WD1, WD2, WD3, EN1
WCSP CTC.1, CTC2, D.38, D.39, CTC.7, SD.1, SD.2, T.1

BDLP DS2, DS13, DS10, C1, C4, C11, DS2, DS13, TR3, TR11, RAT20, ES4, ES15, ES16
Others PPS1, PPG2, PPS7, PPS9, PPS10

Notes

The additional information / statement notes that quarrying may be appropriate development in the Green Belt as quarrying is normally connected to the availability of the mineral being extracted. Members will appreciate this however the waste recycling requires more consideration as these type of facilities may be located more flexibly.

The additional information highlights the following:-

The test for locations for waste treatment based on the following

- Derelict or despoiled area
- Area close to arisings
- Working or worked out mineral or landfill sites
- Existing waste management site
- Site close to railways or water transport/major junctions on road network

Sandy Lane complies with test number 3.

The test for alternative sites for the waste recycling, which were considered. The assessment was based on the following criteria:-

- Site area (for waste management) of a least 4ha
- Industrial land
- Proximity to disposal / utilisation location for soils/sub-soils and compost
- Proximity to primary aggregate production
- Adequate separation from sensitive receptors
- Availability
- Free of prohibitive Environmental Designations
- Free of specific features of interest or constraints within the site

A long list of 46 potential sites was drawn up from this exercise. This was narrowed to a short list of two sites. The application site and the British Sugar Refinery Site in Kidderminster as per appendix 1 to the further information supplied.

The report indicates that the site in Kidderminster was the focus of the previous application for a waste recycling facility. This was refused and an appeal dismissed for this type of use.

A combined activity could not be carried out at Kidderminster, which would lead to the use of two sites, which would increase the amount of traffic on the road. The site at

Kidderminster was discounted, as it did not have significant benefits over the application site.

The additional information also considers the 'fall back' position in relation to the current quarry activities. This concludes that activities may be continued on site to at least 2012 as the site was approved many years ago, it has limited restrictions placed on it regarding output and traffic movements.

Members may recall raising concerns in respect to the original submission and the further submission which revised / reduced the amount extraction area. The concerns highlighted previously are in a summary format as follows:

Green Belt Policy

The development is not described in paragraph 3.4 of PPG2 and, by definition, would be considered inappropriate development. Given the issues raised by the development and the impact that this development would have on the openness of the Green Belt, and in the event of approval being recommended, this would constitute a departure which would be referred to the Government Office, under the procedure outlined in Circular 11/2005.

Traffic / Highways Implications

A Traffic Impact Assessment has been undertaken by the applicant of the site in respect to the increase of vehicular activity at the site. The number of vehicular movements has not been found to be significant to cause any detrimental impact. The application also proposes a new road refuge for vehicles turning right into the site on the A.491.

Whilst the results of this assessment appear to lead to a positive outcome, it is a concern that any increase in vehicular activity would have on the surrounding area and neighbouring properties, especially in the village.

Whilst it is envisaged that the majority of vehicle movements will be made along the main A.491, there are no restrictions in place to limit vehicles travelling through Fairfield village. It is unlikely that Traffic Regulation Orders will be placed on this route to limit vehicles given the local businesses in the location which use this road presently. Consequently, the increase in heavy vehicles heading towards and away from the site and other vehicular traffic using the village to avoid congestion on the A.491 (and when there are issues on the motorway) will inevitably increase. Fairfield village is predominately a linear village that extends along the Stourbridge Road and with shops, residential properties and local First School all exiting onto this road. This would in my opinion be detrimental to the amenity of the surrounding area.

Amenity

a. Visual

From the evidence provided, there are a number of vantage points identified and an assessment of the visual impact of the development has been made. It is clear

that from the assessment, the site and activities would be seen and there are cases where there is a 'moderate adverse' visual impact of the development on these sensitive boundaries, especially as the site is in close proximity to Fairfield village and the Wildmoor residential area.

b. Noise

The assessment suggests that noise will arise from the site. This will be from the sand extraction part of the process and the construction phases of the development. Assessments have been made from the nearest residential properties. The assessments have compared background levels from present levels to predicted levels. It is acknowledged that these levels would be difficult to quantify and may exceed any assessment given the quarrying processes taking place.

c. Dust / Mud / Smell

Dust and mud will arise from both vehicle movements from the sand extraction and the construction phases of the waste recycling plant and the processing of materials (concrete / stone). This has been acknowledged within the assessment. The report indicates that this will be contained within the site by the buildings and the wheel washing facilities. Whilst this is acknowledged, in reality it appears there are no guarantees and suggests this is to be heavily reliant on site management.

The transfer of food materials for recycling is again controlled by the buildings where the waste is deposited; however, the report does not suggest the amount of food stuffs arriving at the site and whether the amounts may be accommodated within the building. This again appears to be heavily reliant on the management of the site by the operator.

Water

The area was, and still is, within an area of constraint. Concerns have been raised in terms of the potential impact from contamination and therefore suitable mitigation and conditions should be sought to overcome this.

Ecology

The site does not have any SSSI or SINCS identified within its boundaries. Whilst this is the case, the development will lead to a loss of grassland, semi-improved grassland and broadleaf woodland. Whilst the scheme includes the restoration of the site. This would not occur until 2042, so the benefits would be long term and, in the short term, there would be a substantial loss of trees and grassland.

RECOMMENDATION: that **OBJECTIONS** continue to be raised.