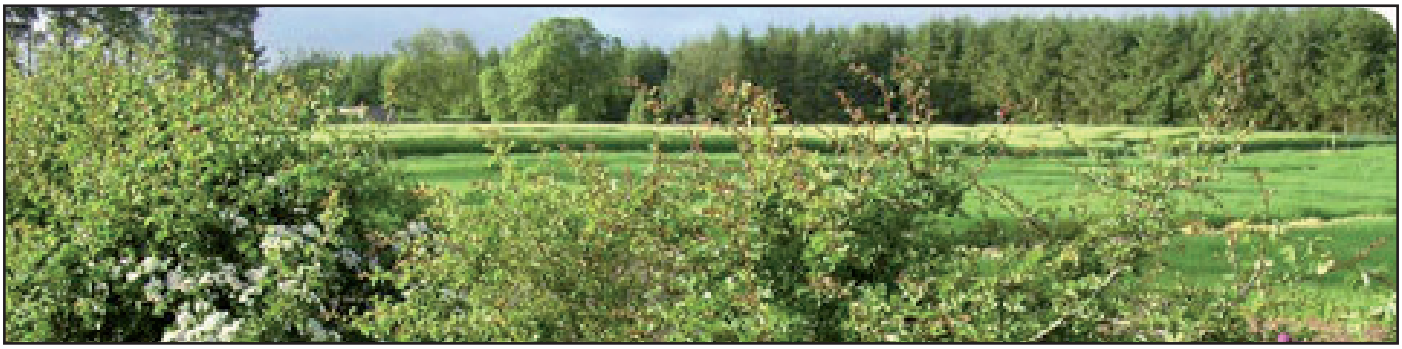
Broadley and Parton Limited - Wildmoor Quarry

Request for a Scoping Opinion

Town and Country Planning (Environmental Impact Assessment) 2011 (as amended). Part 4 Regulation13.

Formal Request for a Scoping Opinion to Facilitate the Submission of a Planning Application for the Restoration and Afteruse of Wildmoor Quarry

Existing Site Operations - Include Quarrying/Mineral Processing and Ancillary Activities



Proposed Enhanced Biodiversity/High Ecological Value

Proposed Restoration Scheme

PleydellSmithyman
A Design and Business Consultancy

S: M11.119(f).R.001 Request for Scoping Opinion

Wildmoor Quarry Restoration and Afteruse Scheme

1.0 INTRODUCTION

General

1.1 Broadley and Parton Limited is intending to submit a planning application to continue mineral extraction, the importation of minerals, processing, bagging and sales, together with retail and business activities, at Wildmoor Quarry, near Fairfield, Worcestershire. The application will also involve the importation of inert materials for restoration purposes. The inert materials will comprise construction and demolition waste (C and D waste), to reduce the amount of materials that require placement to landfill sites, as well as recovering valuable resources as a materials recycling facility (MRF) will be based on Site.

1.2 Given the Site's permitted and proposed development and based upon ongoing liaison with Worcestershire County Council, it is considered that the development application falls within the Schedule 2 threshold and criteria under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

1.3 Prior to submission of a planning application, Broadley and Parton Limited has therefore carried out public consultation and statutory authority discussions, and has commenced an Environmental Impact Assessment (EIA). The EIA process aims to ensure that all relevant environmental issues are considered, that attention is focused on those issues thought to be significant and that sufficient and reliable information is available to all those involved in the planning process. This will give robustness and confidence to the final Environmental Statement (ES).

1.4 It is considered that sufficient details are now available to describe the Site and the proposed development and to allow further consultation and participation towards the development of the EIA.

1.5 This document is a requirement under The Town and Country Planning (EIA) Regulations 2011(as amended) 13.(1) submitted to Worcestershire County Council to state in writing their opinion as to the information to be provided in the (ES) (a "scoping opinion") to include: "a plan sufficient to identify the land; a brief description of the nature and purpose of the development and of its possible effects on the environment; and such other information or representations as the person making the request may wish to provide or make".

1.6 The planning application and EIA is being co-ordinated by Pleydell Smithyman Limited - planning and environmental consultants based in Telford, Shropshire.

1.7 In addition to a requirement for planning permission under the Town and Country Planning Act 1990, in order to operate the proposed recycling facility an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 will be required. Control of land matters lies with the planning authority (in respect of Wildmoor Quarry this is Worcestershire County Council), control of pollution lies with the Environment Agency and duplication of control should be avoided.

1.8 The environmental permit application for the Site will be prepared in parallel with the planning application and EIA by Enviroarm Limited based in Walsall, in the West Midlands.

The Applicant

1.9 Broadley and Parton Limited is a company comprising experienced Directors of mineral extraction, recycling and restoration. As of May 2013 the company owns and operates the Site.

2.0 THE APPLICATION SITE

2.1 Wildmoor Quarry is situated approximately 2kms west of the Lydiate Ash Junction (J4) on the M5 and approximately 5kms north of Bromsgrove. The national grid reference (N.G.R.) for the Site is 395000,276000 and is covered by Ordnance Survey Landranger 1:50,000 sheet number 137, Birmingham and Wolverhampton. The location of the Site is illustrated on Figure 1 within Appendix 1 of this document.

2.2 The Site is bounded to the north by the A491 (Sandy Lane), to the west by the B4091 (Stourbridge Road) and to the south and east by agricultural land. The village of Fairfield lies to the south west of the site with more dispersed properties extending northwards along the Stourbridge Road and a cluster of properties adjacent to the Sandy Lane and Stourbridge Road roundabout. There are other dispersed residential properties in the surrounding area with just one property immediately adjacent to the eastern side of the Site along the A491 (Sandy Lane).

2.3 The Quarry is well screened from the surrounding area by virtue of the undulating nature of the local landform and topography and the relative abundance of trees and hedgerows.

2.4 The current land area associated with the Permitted Wildmoor Quarry Development equates to 16.64 hectares (41.12 acres).

The applicant, Broadley and Parton Limited, also own and control land adjacent to the west and south of Wildmoor Quarry of approximately 28.59 hectares (70.65 acres). This land is not part of the proposed planning application for Wildmoor Quarry.

2.5 There are two current vehicle access points into the Site, both located directly off the A491 Stourbridge Road along the northern boundary of the Site.

2.6 There are public rights of way which run adjacent to and through the Site which will be considered within the application process. (See Figure 2 within Appendix 1 of this document).

2.7 The current configuration of the quarry and the Site is shown on Figure 2 within Appendix 1 which includes current topographical information. In general the northern area of the quarry consists of a flat platform at around 170-172 metres above Ordnance Datum (aOD). It is understood that the site is located within a ground water source protection area.

The quarry is not located within a highly designated landscape. It is, however, located within designated Green Belt and as such high environmental standards have to be achieved to avoid demonstrable harm to the openness of the Green Belt. Any new development would also have to justify very special circumstances for its location within Green Belt.

3.0 PLANNING HISTORY

3.1 Wildmoor Quarry is a long established sand quarry, which has been operating since the 1930's. It supplies moulding sand to the foundry industry and although this market peaked in the 1950's and 1960's, is still an in demand and specialised sand product.

3.2 Planning permissions have been granted for the mining and working of minerals at the quarry in 1952, 1971 and 1993. The latest extraction consents relate to mineral working at the quarry. These were granted by Worcestershire County Council in June 1999 for a western extension to the quarry and for the Review of Old Mineral Permissions (ROMP) of the extant planning permissions for mineral and extraction required by Schedule 13 of the Environment Act 1995.

3.3 Planning permissions for both a waste transfer station and wood storage and chipping facilities have been granted temporary permission - both of which have now expired.

3.4 The currently permitted development is controlled by a series of planning conditions within the 1999 permission. These relate to operations including operational hours, transportation, depth of extraction and the management of noise and fuel storage.

3.5 The conditions also relate to the restoration of the Site to be carried out to conform with the agreed restoration control plan drawing C97 64/7 dated October 1998 (See Appendix 2 of this report). PLEASE NOTE that there are currently insufficient on Site materials (Topsoil, Subsoil, Overburden and fill) to achieve the permitted restoration landform and to create appropriate restoration soil profiles.

The ROMP permission for Wildmoor Quarry (as with all quarries) is on a rolling 15 year cycle. After consultation with Worcestershire County Council Planning Officers it has been agreed that a deferral of the ROMP at Wildmoor Quarry should take place and be incorporated within a consolidation application for the restoration of the quarry. It is this application which is now subject to this Scoping Request. The ROMP is due for submission on or before the 20th July 2015. It is anticipated that a further request for a 3 month extension of this period is to be requested to allow for the completion of the comprehensive restoration application.

3.4 Various other businesses and activities also operate from the quarry and have done for many years. Clarity on these activities will form part of the proposed application.

3.5 In September 2003, an application for planning permission was submitted and then withdrawn to redevelop the Site as a business park.

3.6 In January 2005, an application for planning permission was submitted for the extension of the quarry and proposed development of an integrated resource recovery facility with restoration to nature conservation, amenity and agriculture. This application was subsequently withdrawn.

3.7 The proposed application for the Restoration of Wildmoor Quarry is totally separate from the 2003 and 2005 applications and will not comprise the intensity of development previously proposed.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1 The proposed development will comprise:

- **The Continuation of Sand Extraction from Wildmoor Quarry**;

  The sand which has been extracted at Wildmoor Quarry was principally used in casting as a naturally bonded moulding sand within the foundry industry. The volume of sand required within this market has fallen over the years, but there is still a need for this specialist sand product. Other uses for the extracted sand include general building supplies and blending with imported sand materials to create building supply products. At this preliminary stage it is assessed that there is approximately 100,000 saleable tonnes of sand remaining on Site.

- **Importation of Sand and Gravel for Mineral Processing:**

  This is an ongoing activity at Wildmoor Quarry and will continue and incorporate "as dug" mineral from the permitted development at Chadwich Lane Quarry when this development comes on line.

- **The Progressive Restoration of the Site utilising Imported Inert Materials**;

  As discussed, there is insufficient on Site material to restore the Site to its permitted restoration scheme. In order to achieve the long term and permanent restoration of the Site importation of inert material and soil(s) is required. To allow this to be viable, the restoration scheme has been revised.

  The revised restoration scheme (Figure 3) proposes reclamation of the site back to original (i.e. similar ground levels to original) with a land use of wildlife enhanced agricultural land.

  Materials to be imported for restoration purposes will comprise construction and demolition waste (C & D waste) and soil making materials.

  To achieve the proposed restoration scheme illustrated on Figure 3 contained within Appendix 1 of this document requires approximately 1.8 million cubic metres of restoration material.

- **Recycling Activities;**

  Recycling will require a materials recycling facility (MRF) to recover recyclable materials from the C & D waste. This will ensure the recovery of valuable resources. It is anticipated at this stage up to 200,000 tonnes per annum of inert material will enter the site and 50,000 tonnes per annum of inert recycling. A bespoke inert landfill and inert recycling permit will be required under the Environmental Permitting Regulations.

  All soils used for restoration will be handled and spread in accordance with the Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and the document referenced within it ('MAFF Good Practice Guide For Handling Soils').

- **New Landscape Management and Maintenance of the Site;**

  Where possible, the Site will be progressively restored and subject to a new landscape management and maintenance regime. Restored land will be subject to a 5 year Aftercare period to ensure its appropriate

establishment to wildlife enhanced agricultural land.

- The restored landscape will respect and reflect both local landscape character and landform and also local vegetation structure. The proposals will also promote biodiversity with long term sustainable management.

4.2 The proposed restoration is illustrated on Figure 3 within Appendix 1 of this report.

4.3 At this stage the phasing proposals for the restoration and recycling activities at Wildmoor Quarry include the use of imported material to create final restoration formation levels and soil profiles. Recycling activities will continue throughout the majority of the phases. As available void space for inert fill reduces recycling operations will be scaled down. The final disturbed areas will be restored once mineral processing has been completed utilising on-site and imported 'as dug' materials.

The phased nature of the progressive and sequential restoration would be controlled by detailed planning conditions (to be agreed as part of this application). In respect of inert placement for restoration purposes and the operation of the proposed recycling facility governance and monitoring of the Site will be controlled through Environmental Permit(s).

Figure 3 Concept Restoration Scheme
This plan illustrates the proposed final restoration levels, landform and landuses for Wildmoor Quarry.
The aims of the restoration scheme being:

i. To recreate the Fairfield to Stoneybridge landform ridge and landform levels within the site;

ii. To re-establish and strengthen local landscape character;

iii. To achieve a viable and sustainable restoration landuse for the site;

iv. To create new wildlife habitats and to promote Biodiversity;

v. To promote public access;

vi. The retention of on Site retail and business activities.

The restored landuse areas being:

Agricultural Land	~ 10.81 Ha
Retail / Business Activities	~ 1.23 Ha
Woodland / Scrubland	~ 0.39 Ha
Specific Wildlife / Wetland Habitats	~ 2.84 Ha
New / Best Up of Hedgerows	~ 2,740 Linear metres
Other	~ 1.37 Ha
TOTAL	~ 16.64 Ha

Restored land levels will vary from ~182m aOD to integrate into the western ridge landform falling to ~160m aOD within the south eastern area of the Site. All restored land levels to tie into surrounding undisturbed land. Specific details regarding all restored / retained landuses to be provided within the proposed planning

application.

4.4 **Summary Table of the Proposed Development, Appropriate Timescale and Materials Involved:**

Activity	Length of Time (from granting of new permission)	Approximate Material Required
Mineral Extraction	9 years	~ 100,000 saleable tonnes
Importation of Restoration Materials	10 years	~ 1.8 million m^3
Recycling	10 years	~ 0.5 million tonnes
Retention of Processing Plant and Ancillary Facilities	13 years	
Retail and Business Activities	Permanent	

5.0 SCOPING POTENTIAL ENVIRONMENTAL IMPACTS

5.1 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 provides details of the information for inclusion in Environmental Statements, and paragraph 3 states that:
"A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors"

and Paragraph 4 states:

"A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects of the development resulting from:

a) the existence of the development;
b) the use of the natural resources;
c) the emission of pollutants, the creation of nuisances and the elimination of waste and the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment.

5.2 Consideration of all potential environmental topics need to be addressed within the EIA Regulations taking into account that different developments can result in different impacts and that not all of the environmental topics require the same level of detail in their examination.

5.3 The progressive restoration, importation of inert materials, recycling proposals and the continued retail / business operations at Wildmoor Quarry have been considered against the development's potential to cause significant effects on environmental and social aspects. The following environmental topics will be either:

i. described and assessed where new baseline conditions have arisen over time compared to the existing permission, including statutory and /or good practice guidance, or

ii. baseline conditions will be described where NO material change has occurred between the current and proposed application together with mechanisms for controlling and monitoring potential impact.

It is considered that the existing / proposed development could have significant effects on the following environmental topics:

i. Landscape and Visual Amenity
ii. Ecology;
iii. Geology;
iv. Hydrology, Hydrogeology, Water Quality, Drainage and Flood Risk;
v. Transport / Highways;
vi. Noise;
vii. Air Quality/Dust
viii. Soils Resource / Restoration.
ix. Planning Statement

The approach to be taken in the reporting of each of these topics is discussed below.

5.4 Landscape Character and Visual Matters

5.4.1 The Landscape Character of the County is described within Worcestershire County Councils 'Landscape Character Assessment - Supplementary Guidance' (October 2011).

5.4.2 The site is located within the "Mid Worcestershire Forests" Regional Landscape Character Area and the "Principal Settled Farmlands" Landscape Type.

5.4.3 The Landscape and Visual Impact Assessment will be carried out in accordance with:

i. Guidelines for Landscape and Visual Impact Assessment (Third Edition) produced by The Landscape Institute and the Institute of Environmental Management and Assessment, 2013;

ii. Landscape Character Assessment, guidance for England and Scotland published jointly by Natural England (formerly The Countryside Agency) and Scottish Natural Heritage 2002.

5.4.4 The site is located within the Green Belt but is NOT located within any other nationally designated landscape. Land to the north of the site (on the opposite side of the A491, Sandy Lane) is designated as a Landscape Protection Area, a local designation identified in the Bromsgrove Local Plan 2004 (to be replaced by the Bromsgrove District Plan once adopted, which is anticipated to be in 2015). Local Plan policy C4 applies to this designation and states:

Development will not be permitted where it would have a materially detrimental effect on the landscape, in particular within Landscape Protection Areas. When assessing the effect on the landscape, special attention will be given to the following:

a) Prominent slopes or major ridge lines;
b) Woodland and hedgerows including ancient areas of the same;
c) Water features where these are an important component in the landscape.

5.4.5 The village of Fairfield lies to the south of the site and there are also individual farmsteads and dwellings together with public rights of way and roads from which aspects of the proposed restoration may be viewed and where the continued recycling operation may have the potential to give rise to landscape and visual effects. A detailed landscape and visual impact assessment (LVIA) will therefore be undertaken as part of the EIA.

The LVIA will comprise:

i. Assessment of the baseline landscape character, sensitivity and condition;

ii. Assessment of the baseline information on visual matters including the Theoretical Zone of Visual Influence together with individual existing and potential visual receptors;

iii. Description of the proposed development;

iv. Assessment of the proposed development on landscape character and visual matters;

v. Proposed mitigation and enhancement measures to be developed within the scheme;

vi. Reiterative assessment of the proposed developments impact on landscape character and visual receptors.

5.5 Ecology

5.5.1 A study will be carried out to identify and evaluate the wildlife value of the site following established principles, as set out in:

i. "Nature Conservation in Environmental Assessment", published by English Nature;

ii. "Guidelines for Baseline Ecological Assessment" published by the Institute of Environmental Assessment 1995; and

iii. "Guidelines for Ecological Assessment in the United Kingdom", published by the Institute of Ecology and Environmental Management 2006.

5.5.2 The Study will include:

i. A literature review of published data relevant to the site and its surroundings;

ii. The identification of any designated statutory and non-statutory sites of wildlife value;

iii. An initial field survey which will inform the nature and extent of required detailed surveys;

iv. Undertaking additional surveys, in appropriate degrees of detail, to reflect particular habitats and species which may be present;

v. An evaluation of the significance of the habitats and species composition;

vi. An assessment of the impacts and effects of the proposed development, including direct effects associated with infill, and any indirect effects of general disturbance and hydrology or hydrogeological changes to surface and ground water which might affect habitats;

vii. Identification of mitigation, compensation and enhancement measures, including assistance with the design of the restoration scheme and the incorporation of biodiversity enhancement measures;

viii. The study will then draw conclusions, and undertake an assessment of the significance of residual negative and positive effects.

5.5.3 In respect of the site, both an Extended Phase 1 Habitat Survey and detailed species surveys have been carried out.

5.5.4 An assessment of potential indirect effects on adjacent ecological receptors and potential enhancement of species within a long term restoration scheme will also be considered and assessed.

5.5.5 There are no known ecological designations in the area. Feckenham Forest SSSI is located 970m to the south

west of Wildmoor Quarry and Madeley Heath Pit 965m to the north east.

5.6 Geology

A full description of the geological deposit and the remaining nature and tonnages of reserves at Wildmoor Quarry will be provided within the Environmental Statement.

5.7 Hydrology, Hydrogeology, Water Quality, Drainage and Flood Risk

5.7.1 A study will be carried out of the water based aspects.

5.7.2 The Scope of the impact assessment is in accordance with current guidance issued by the Environment Agency eg "Hydrogeological impact appraisal for dewatering abstractions", Science Report – SCO40020/SR1, published April 2007.

5.7.3 The main water-related issues to be addressed within the impact assessment are as follows:

- The site is not extracted into or below ground water. There is therefore no input upon localised draw down
- It is understood that the site is located within a ground water source protection area.
- Discharge of quarry ingress water. Impact depends upon efficacy of lagoon system (ie for silt settlement and storm flow balancing) and capacity of receiving watercourse;
- Alteration of extant rainfall runoff patterns;
- Reduction in aquifer storage (unsaturated and saturated zones);
- Maintaining groundwater and surface water quality. This assessment will confirm that there are no pre-development water contamination issues;
- Flood Risk Assessment (FRA) to be completed to examine the threat of flooding at the Site. Potential sources of flooding not only include rivers but also groundwater, artificial drainage infrastructure and run-off from neighbouring land. The FRA will also assess whether the development has potential to adversely impact upon flood risk at downstream / down-gradient locations eg due to changes in the pattern of rainfall run-off;
- Assessed effect on the local water supplies and wetland sites of ecological importance in the area.

5.7.4 The proposed development's impacts will be assessed against the baseline data to inform the need or otherwise for mitigation measures / appropriateness of the development.

5.8 Transport/Highways

5.8.1 Wildmoor Quarry has two access points, both off the A491. One is towards the middle of the site on its northern boundary. The other access point is to the north east of the site.

5.8.2 The recycling and restoration activities will be operated during the same permitted hours of operation for the quarry, ie 0700 to 1900 Monday to Friday and 0700 to 1300 Saturdays, with no quarry working on Sundays and Bank Holidays. The majority of vehicle movements, i.e. deliveries, will occur during these times with just site management/supervision outside of these hours. Once restoration is complete vehicular movements will be limited to retail and business uses.

5.8.3 In order to assess the impact of the proposed operations at Wildmoor Quarry, it is proposed to visit the area, review geometric characteristics of the local highway network in the context of the existing permission, the proposed activities and the final restoration scheme.

5.8.4 Consideration will be given to the volume and type of traffic attracted to the site during historic ongoing and proposed operations. These will be compared with the traffic patterns that would result from the activities necessary for the restoration of the quarry and the final restoration scheme.

5.8.5 The review will consider the existing access arrangements and the geometric characteristics of the highway links radiating from the site mainly to the M5 to the east but also the A491 north to Hagley.

5.8.6 Available collision data recorded over the most recent 5 year period will be obtained along the routes identified above and reviewed in order to identify locations where there may be features leading to compromised highway safety. Potential improvements and constraints will be considered as and where appropriate.

5.9 Noise

5.9.1 A Site inspection would be undertaken. A comprehensive drive around / walkabout survey of the proposed development area would be undertaken, during which the exact noise monitoring locations would be finalised. Visual assessment of likely noise objection areas, local background noise sources and natural noise attenuating features that may affect noise predictions would be noted during the Site inspection.

5.9.2 Measurement of existing noise levels would be undertaken at up to three locations near the development Site. Measurements will be undertaken as soon as suitable meteorological conditions for environmental noise measurement prevail.

5.9.3 It is proposed to measure environmental noise levels in 15 minute sampling periods over a total of 2 hours throughout a representative working day.

5.9.4 The existing noise levels in the area of the chosen locations would be measured in terms of L_{A90}, L_{A10}, L_{A1} and L_{Aeq} measured over maximum periods of 2 hours. Wherever possible, all measurements would be undertaken to comply with the requirement of BS 7445:2001. The results of these surveys would form an integral part of the report.

5.9.5 All available data would be collected concerning the method of working of the facility including working method plans, restoration levels scaled sections, plant types and numbers, vehicle movement details, etc.

5.9.6 Sound power levels (SWLs) of plant items would be accessed from the existing databases or alternatively manufacturer's data would be acquired. Noise predictions would be made, in terms of $L_{Aeq,\ 1hr}$ for the selected existing noise survey locations for several phases throughout the life of the proposed development, including any soil stripping and replacement, overburden removal, mineral extraction, haulage off-site of the finished product and restoration operations. In each phase the worst possible case scenario would be addressed.

5.9.7 Noise predictions would be based upon methods outlined in BS 5228:2009 and would utilise the modifications contained in "The Control of Noise at Surface Mineral Workings", a research report undertaken on behalf of the Department of the Environment and published in 1990. The predictions will utilise a suite of noise prediction software. Close liaison with the development team would be practised, to take account of any on-going minor changes to plans and working methods, etc that they may require during the study period.

5.9.8 The information and results from the above activities would be used to undertake an assessment of the noise impact of the proposed development on the local environs. Assessments would be made for up to three noise sensitive locations as identified earlier. The assessment would be undertaken to assess compliance with the latest Government advice on the matter. Any mitigation or noise control measures considered necessary, including investigation of operational changes, would be recommended. A comprehensive report would be presented.

5.10 Air Quality / Dust

5.10.1 Site visits will identify local properties and activities sensitive to dust. The proposed development would be studied to identify which features could lead to emissions of dust and the significance of these emissions. This would include a review of the dust control measures proposed and the compliance of the operations with legislation and government guidelines.

5.10.2 Existing air quality would be determined, initially by reference to published data for the area or by comparison with nearby areas of similar character. Existing air quality would be monitored by using the dust deposition pad technique at three locations.

5.10.3 The impact of the Site proposals on air quality and its potential to cause a dust nuisance in the area will be examined. Recommendations in respect of additional control measures if required to ensure that the development had negligible impact.

5.11 Soil Resource, Restoration Strategy and Farm Tenure

5.11.1 As part of the assessment it is proposed to carry out a full soils and restoration materials audit. This will be based upon any existing on site stored materials together with the importation of soils / inert materials.

5.11.2 Importation of inert material is required to restore the Site and to create a landform in keeping with the surrounding area and with the potential to increase biodiversity and local public amenity.

5.11.3 The impact of the development will be assessed in relation to the above matters with its potential impact upon its wider local context.

5.11.4 The concept restoration scheme / restored landuses will be assessed as to their Farm Tenure and Management Potential.

5.12 Cultural Heritage/ Archaeology

5.12.1 The site is comprised of an active quarry with disturbed and part disturbed ground as well as areas of vegetation which are naturally regenerating. A full Cultural Heritage/Archaeological assessment is not considered necessary due to the disturbed nature of the entire development area and the previous studies which have already taken place.

5.12.2 As part of the EIA it is proposed to confirm the location of any cultural heritage sites in proximity to the quarry. There are no known archaeological or cultural sites with the application site boundary.

5.13 Planning Statement

5.13.1 The planning application will be accompanied by a Planning Statement. This will identify the context and

need for the proposed development and include an overview of how the proposed development accords with relevant national and local planning policies. It will also include details of consultations with the LPA and wider community/statutory consultees undertaken prior to submission.

5.13.2 The Planning Statement considers the following relevant national and local planning policies and policy documents:

- **National Planning Policy Framework (NPPF) -**

  Sustainable Development
  Protecting Green Belt Land
  Conserving and Enhancing the Natural Environment
  Facilitating the Sustainable Use of Minerals

- **National Planning Policy for Waste (2014)**

- **Hereford and Worcester Minerals Local Plan 'Saved' Policies -**

  Policy 2: Other Sand and Gravel Deposits (sites for sand and gravel extraction outside of an identified preferred area)

- **Bromsgrove District Local Plan (2004) 'Saved' Policies**

- **Waste Core Strategy for Worcestershire –**

  Policy WCS: Presumption in favour of sustainable development
  Policy WCS3: Re-use and Recycling
  Policy WCS5: Landfill and Disposal
  Policy WCS6: Compatible land uses
  Policy WCS7: Development associated with existing temporary facilities
  Policy WCS8: Site infrastructure and access
  Policy WCS 13: Green Belt
  Policy WCS14: Amenity
  Policy WCS15: Social and economic benefits

- **The emerging Bromsgrove District Plan 2011-2030**

5.13.3 There is currently a local policy vacuum with regards to minerals due to a small number of 'saved' policies in the existing Minerals Local Plan and the revocation of the Worcestershire Structure Plan. Worcestershire County Council is currently preparing the emerging Minerals Local Plan. The Planning Statement will assess and describe the existing planning policy structure at the time of the submission.

6.0 THE CONTENT OF THE ENVIRONMENTAL STATEMENT

6.1 The EIA will be undertaken following the advice on matters to be included in an Environmental Statement within the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. It is intended that the Environmental Statement will be sub divided into six sections, namely;

i. **Introduction**: which will set out a general introductory and background comments to the development and ES;

ii. **The site and its surroundings:** which will provide a detailed description of the characteristics of the site and adjoining area as they currently exist;

iii. **The Proposed Development:** which will describe the details and nature of the development, it will introduce some of the environmental effects which would be associated with the Site, and provide an overview of 'alternatives' to the development;

iv. **Restoration Strategy:** which will set out the principles through which the overall site will be restored;

v. **Environmental Effects and Mitigation Measures:** which will provide a detailed analysis of the topics identified in section 5 of this scoping report, together with any additional issues which emerge via the formal scoping opinion. These will include descriptions of the likely significant effects both direct and indirect of the proposed development;

vi. **Planning Policy Considerations:** which will analyse the relevant planning policy context within which the planning application will be determined. It is recognised that an assessment of planning policy is not an express requirement of the EIA Regulations for incorporation within an ES, but it is considered to be appropriate

7.0 SUMMARY AND PROPOSALS

7.1 The proposed development will involve the importation of inert landfill material to enable full restoration of the Wildmoor Quarry site to wildlife enhanced agricultural land.

7.2 The recycling operations currently on site will continue until full restoration is achieved

7.3 The scale of the development and the potential impacts arising from the development are such that an Environmental Impact Assessment is considered necessary.

7.4 Based upon currently available information, it is proposed that detailed assessment work would be undertaken in the following environmental topic areas:

i. Landscape Character and Visual Matters;
ii. Ecology;
iii. Geology;
iv. Hydrology, Hydrogeology, Water Quality, Drainage and Flood Risk;
v. Transport / Highways;
vi. Noise;
vii. Air Quality/Dust;
viii. Soils Resource, Restoration Strategy and Farm Tenure;
ix. Planning Statement.

7.5 For the reasons set out within the document, whilst consideration will be given and information included within the ES, it is not proposed to undertake any new detailed assessment work in the following environmental topic areas:

i. Cultural Heritage and Archaeology - reason being, all land within the Site has had soils / overburden removal.

7.6 The purpose of this report has been to outline the nature of the proposed development, and to identify issues which represent environmental topics which should be considered as part of the EIA.

7.7 The information will be of assistance to Worcestershire County Council in producing a formal opinion on the scope of the EIA. The applicant confirms that any additional issues which are identified through the formal scoping exercise will, if reasonable and appropriate, be assessed by specialists and be addressed within the Environmental Statement.

7.8 The applicants, therefore, request the formal scoping opinion of Worcestershire County Council within the time period of 5 weeks required by the regulations.

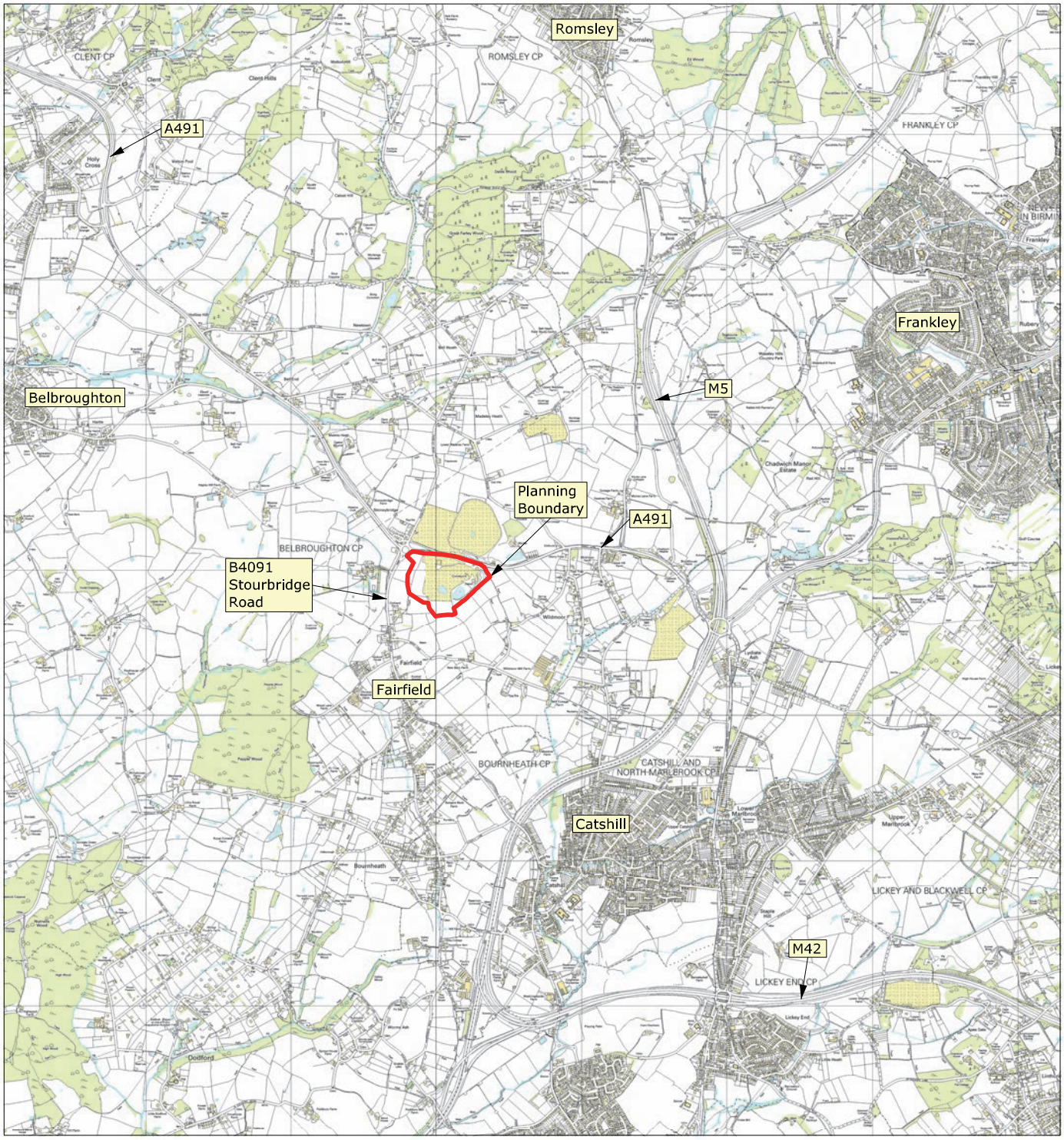
APPENDIX 1

DRAWINGS

Figure 1	Location Plan (M11.119(f).D.001)
Figure 2	Current Situation (M11.119(f).D.002)
Figure 3	Concept Restoration Scheme (M11.119(f).D.003)
Figure 4	Local Designation Plan (M11.119(f).D.004)

Wildmoor Quarry

Location Plan



Legend

Planning Boundary

Figure 1

Reproduced from Ordnance Survey digital map data © Crown Copyright. All rights reserved. Licence number 0100031673

REV	AM'D	NOTES	DATE

PleydellSmithyman

THIS DRAWING MAY NOT BE USED WITHOUT CONSENT OF:

PLEYDELL SMITHYMAN LIMITED
20A THE WHARFAGE, IRONBRIDGE
SHROPSHIRE TF8 7NH
T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

DRAWING STATUS
FINAL

PROJECT
Wildmoor Quarry

CLIENT
Broadley and Parton Limited

TITLE
Location Plan

DATE	SCALE
April 2015	**1:40,000@A4**
DRAWN **LAS**	CHECKED **RJS**

DRAW NO.
M11.119(f).D.001

Wildmoor Quarry

Current Situation

Figure 2

Site Entrance

Reception, Office, Storage, Retail and Business Area

Site Entrance

B4091 Stourbridge Road

Shed

Mineral Extraction

Workshop

Lagoon

Lagoon

Processing / Mineral Extraction and Ancillary Area

Processing / Mineral Extraction and Ancillary Area

SANDY LANE

A 491

A 491

B 4091

STOURBRIDGE ROAD

Farcroft

Lodge

Orchard Farm

Swan Inn (PH)

The Malt Barn

BM 179.99m

Farmhouse Barn

Path (um)

Track

Mast

8515

7382

7763

9251

Legend

- Planning Boundary
- Existing On-Site Buildings
- Existing Mineral Extraction / Operational Area
- Exlsting Waterbodies
- Surrounding Land and Buildings
- Surrounding Woodland and Hedgerow
- Private Dwelling within Site
- Local Public Rights of Way
- Public Rights of Way within Application Site

Public Rights of Way To Be Confirmed

REV	AM'D	NOTES	DATE

DRAWING STATUS
FINAL

PROJECT
Wildmoor Quarry

CLIENT
Broadley and Parton Limited

TITLE
Current Situation

DATE	SCALE
April 2015	**1:2,500 @ A3**
DRAWN **LAS**	CHECKED **RJS**

DRAW NO.
M11.119(f).D.002

PleydellSmithyman

THIS DRAWING MAY NOT BE USED WITHOUT CONSENT OF:

PLEYDELL SMITHYMAN LIMITED
20A THE WHARFAGE, IRONBRIDGE
SHROPSHIRE TF8 7NH
T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

Reproduced from Ordnance Survey digital map data © Crown Copyright. All rights reserved. Licence number 0100031673

Wildmoor Quarry

Concept Restoration

Site Access

B4091 Stourbridge Road

Integrated Restored Land Levels

APPROXIMATE VOLUME OF FILL REQUIRED 1,800,000M³

Site Restored to Wildlife Enhanced Agricultural Land with Retained Retail, Industrial and Business Area

SANDY LANE

A 491

B 4091

STOURBRIDGE ROAD

Farcroft

Lodge

Posts

Orchard Farm

Swan Inn (PH)

The Malt Barn

BM 179.99m

Mast

Path (um)

Reproduced from Ordnance Survey digital map data © Crown Copyright. All rights reserved. Licence number 0100031673.

Legend

Figure 3

- Planning Boundary
- Surrounding land and buildings
- Surrounding woodland and hedgerows
- Existing adjacent Landfill Site
- Surrounding Public Rights of Way
- 176.0 — Existing contours (maOD)

Restoration Proposals

- Restored agricultural land
- Proposed hedgerows with individual trees, woodland blocks and wildlife enhanced buffer strips
- Shallow scrapes/ponds set within wildlife foreging areas
- Retail, Industrial and Business Area (Further Details to be Provided within the Application)
- Reinstated Public Rights of Way
- 176.0 — Proposed contours (maOD)

REV	AM'D	NOTES	DATE

DRAWING STATUS
FINAL

PROJECT
Wildmoor Quarry

CLIENT
Braodley and Parton Limited

TITLE
Concept Restoration

DATE	SCALE
April 2015	**1:2,500 @ A3**
DRAWN **LAS**	CHECKED **RJS**

DRAW NO.
M11.119(f).D.003

PleydellSmithyman

THIS DRAWING MAY NOT BE USED WITHOUT CONSENT OF:

PLEYDELL SMITHYMAN LIMITED
20A THE WHARFAGE, IRONBRIDGE
SHROPSHIRE TF8 7NH
T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

Wildmoor Quarry

Local Designations

Figure 4

BELBROUGHTON CP

BOURNHEATH CP

CATSHILL AND NORTH MARLBROOK CP

Bell End

Bell Heath

Madeley Heath

Stonesybridge

Fairfield

Wildmoor

Pepper Wood

Snuff Hill

Legend

- Planning Boundary
- Green Belt
- Landscape Protection Area (Bromsgrove Local Plan Designation)
- Local Nature Reserve
- Ancient and Replanted Woodland
- Site of Special Scientific Interest
- Scheduled Ancient Monument
- Listed Building

NOTE: It is understood that the Site is within a ground water source protection area

Reproduced from Ordnance Survey digital map data © Crown Copyright. All rights reserved. Licence number 0100031673

REV	AM'D	NOTES	DATE

DRAWING STATUS
FINAL

PROJECT
Wildmoor Quarry

CLIENT
Broadley and Parton Limited

TITLE
Local Designation Plan

DATE	SCALE
April 2015	**1:12,500 @ A3**
DRAWN **LAS**	CHECKED **RJS**

DRAW NO.
M11.119(f).D.004

PleydellSmithyman

THIS DRAWING MAY NOT BE USED WITHOUT CONSENT OF:
PLEYDELL SMITHYMAN LIMITED
20A THE WHARFAGE, IRONBRIDGE
SHROPSHIRE TF8 7NH
T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

APPENDIX 2

Drawing C9716417 - Final Restoration Sketch Masterplan

A491 SANDY LANE

STOURBRIDGE ROAD

WASTE TRANSFER STATION

POSSIBLE MATERIAL RECYCLING FACILITY

POSSIBLE HOUSEHOLD WASTE RECYCLING SITE

FISHING LAKE

WL 148

AGRICULTURE

NATURE AREA

WL 157 (EXISTING)

OWNERSHIP BOUNDARY

LIMITS OF PLANNING APPLICATIONS

EXISTING TREES & HEDGES

PROPOSED STRUCTURE PLANTING

PROPOSED HEDGES & TREES

EXISTING CONTOURS

PROPOSED CONTOURS

APPROVED

PERMISSION DATED 20-07-99

File Copy

Essential this is returned to the plastic pocket in

File 1071/04

REV. C: ALTERATION OF PROPOSED USES 25/01/99.

REV. B: RE-ALIGNMENT OF CONTOURS & SLOPE PROFILES IN APPLICATION AREA, LAKE ENLARGEMENT, INCREASE AREA OF PLANTING. 7/10/98 PJ

REV. A: RE-ALIGNMENT OF CONTOURS IN NORTH-WEST FIELD, INCREASED ACCESS SPACE BY ENTRANCE, REMOVAL OF BUILDING ON EAST CORNER AND ADJUSTMENT OF CONTOURS IN THIS AREA. 25/8/98 DM

REVISIONS

DO NOT SCALE USE WRITTEN DIMENSIONS ONLY

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED BEFORE WORK COMMENCES.

CLIENT JWCQ

PROJECT WILDMOOR QUARRY

DRAWING FINAL RESTORATION SKETCH MASTERPLAN

SCALE 1:1250 BY DM CHECKED HFS

DATE 13.8.98 DWG No C9764.1C

THIS DRAWING COPYRIGHT OF

Mike Scott CONSULTANTS LTD

THIS DRAWING MAY NOT BE REPRODUCED WITHOUT OUR WRITTEN CONSENT.