

Worcestershire Mineral Site Allocations Development Plan Document

Call for Sites January – March 2020

Consultation update document
June 2020

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Mineral Site Allocations Development Plan Document Call for Sites January–March 2020

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1. Introduction

Background

Worcestershire County Council (WCC) is the Mineral Planning Authority (MPA) for the county of Worcestershire. WCC's Minerals and Waste Planning Policy team is preparing a Mineral Site Allocations Development Plan Document (DPD). This will form part of the Development Plan for Worcestershire alongside the Worcestershire Minerals Local Plan (MLP) and other relevant Development Plan Documents.

Once adopted, the DPD will be used by the MPA to determine applications for mineral development. The City, Borough and District Councils in Worcestershire will also use it to make decisions on other types of planning applications that could sterilise sites allocated in this DPD.

The emerging MLP is well advanced and was submitted to the Secretary of State for examination in public in December 2019. The MLP sets out the strategic policies for mineral development and restoration in the county, including locational criteria. It identifies five 'strategic corridors' containing 126 areas of search. The strategic corridors are very large areas where the greatest concentration of mineral resources are found, and where there are the greatest opportunities for joined-up green infrastructure restoration. The MLP sets green infrastructure priorities for each strategic corridor. The areas of search are smaller areas within the corridors that are allocated for potential mineral development, but which lack the increased certainty and likely acceptability of more detailed types of allocation ('specific sites' and 'preferred areas'). It is these more detailed allocations that will be defined in the separate DPD.

The Mineral Site Allocations DPD will complement the MLP by allocating specific sites and preferred areas for mineral extraction. The policies in the DPD should be read alongside the policies in the MLP and will assist with the delivery of a steady and adequate supply of minerals. The DPD will identify site boundaries and outline how each site is expected to contribute towards the green infrastructure priorities of its respective strategic corridor.

At earlier stages of developing the MLP, WCC sought to allocate sites within the MLP itself, meaning that a separate Mineral Site Allocations DPD was not originally envisaged. WCC undertook four formal calls for sites between 2014 and 2018. The Local Development Scheme was revised in July 2018, and this committed to preparing a separate Mineral Site Allocations DPD so that the strategic elements of the MLP could be progressed as quickly as possible to provide certainty over the vision, objectives, spatial strategy and development management policies, whilst also building in flexibility for Mineral Site Allocations to be reviewed and revised if necessary without affecting the strategic policies set out in the Minerals Local Plan.

Following this decision, consultation on the proposed methodology for site allocations was carried out in winter 2018/19,¹ and preparation of the DPD fully commenced in Summer 2019. As the MLP does not allocate specific sites or preferred areas, all sites proposed so far (except those which have already been granted planning permission, or which have been withdrawn by their promoter) will be considered afresh for allocation as the DPD is progressed (these are listed in Appendix 1).

¹ Worcestershire Minerals Local Plan Background Document: Location of development: screening and site selection methodology, August 2018
http://www.worcestershire.gov.uk/info/20653/mineral_site_allocations_dpd

Call for Sites January–March 2020

A further “call for sites” ran from 16 January 2020 until 13 March 2020. This call for sites was an opportunity to promote potential sites for mineral extraction, processing or supporting infrastructure for consideration in the preparation of the Minerals Site Allocations DPD.

To promote a site the following information was required: grid reference of the site, site boundary on an OS base, robust evidence of the quality, quantity and type of mineral resources, and evidence of landowner and operator support. Details of the expected life of the site and an indication of when proposals are likely to come forward were also requested.

The call for sites was publicised through direct mail/email to those registered as interested in minerals on the consultation database, details were put on the Council’s website, Facebook, Twitter and LinkedIn pages, a press release was sent to local and trade press, and Public Notices were placed in:

- Alcester Chronicle
- Bromsgrove/Droitwich Advertiser
- Evesham, Cotswold, Stratford & Avon Journal Series
- Kidderminster Shuttle/Times
- Ledbury Reporter
- Ludlow and Tenbury Wells Advertiser
- Malvern Gazette
- Redditch Advertiser
- Stourbridge News
- Worcester News

This document sets out the responses and sites promoted through this call for sites, along with details of the information submitted. This information will be reviewed and clarification will be sought where appropriate.

Responses were received from 7 consultees. Four additional sites were promoted, and one site boundary was altered.

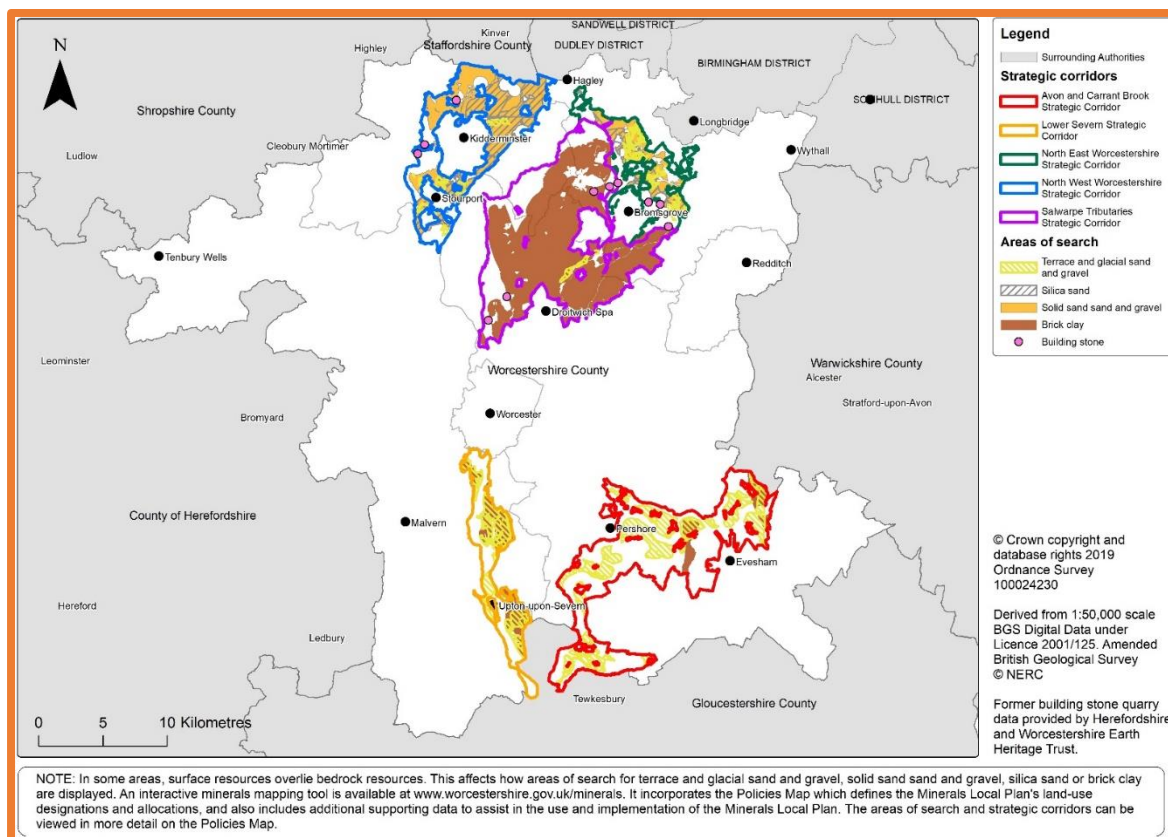
Details of sites promoted through previous calls for sites are also provided in Appendix 1.

The boundaries of all promoted sites can be viewed on the webmap available at http://www.worcestershire.gov.uk/info/20653/mineral_site_allocations_dpd

All of the promoted sites will be considered for inclusion in the Mineral Site Allocations Development Plan Document. This will be subject to full public consultation.

2. Sites promoted through the Call for Sites January-March 2020

Details of the sites promoted through this call for sites are set out below. This section is organised using the Strategic Corridor Boundaries set out in the Minerals Local Plan Key Diagram.



Avon and Carrant Brook Strategic Corridor

No additional sites were promoted in the Avon and Carrant Brook Strategic Corridor.

Lower Severn Strategic Corridor

Two additional sites were promoted in the Lower Severn Strategic Corridor;

- Powick, Manor Farm
- Baynhall, Kempsey: An intention to WITHDRAW this site was made on 17th April 2020, this is pending confirmation from the Agent.

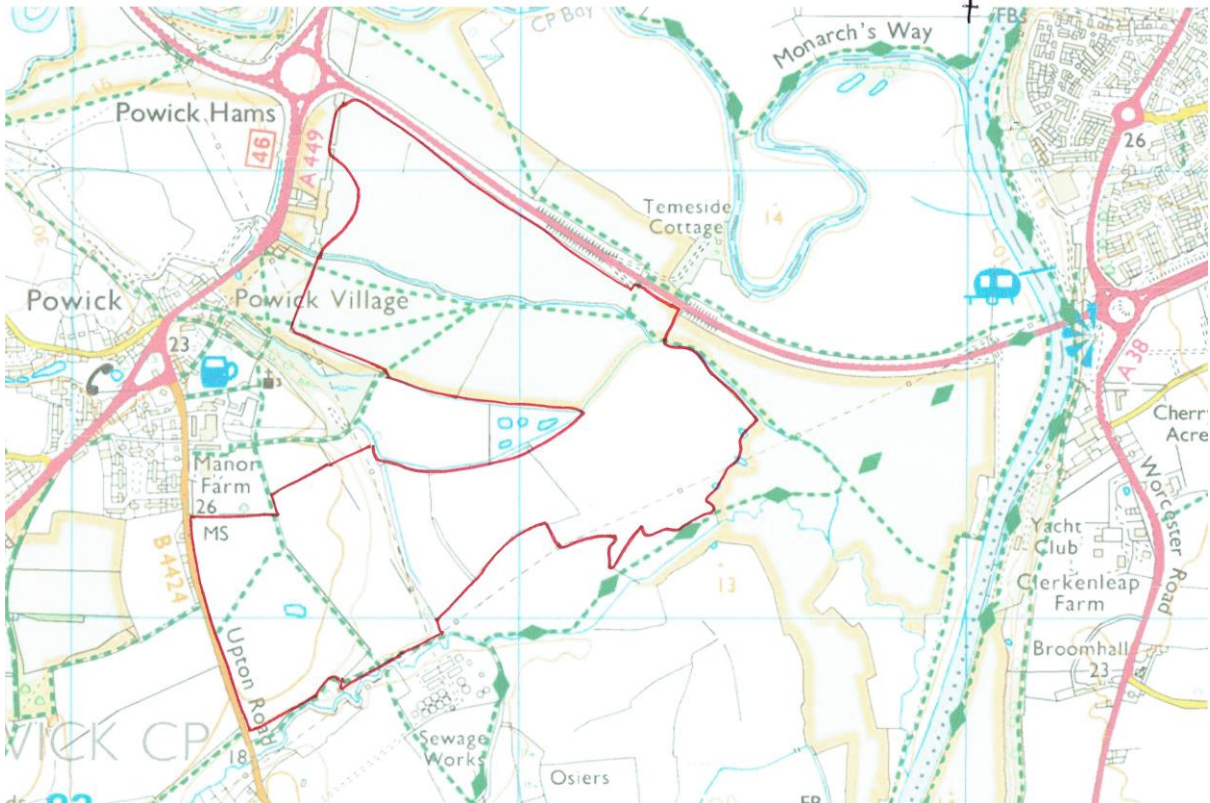
Powick, Manor Farm (Consultation reference M2020 03 12 tbc)

Site name	Manor Farm, Powick, nr Worcester WR2 4QZ
Grid reference	SO 83825 51205 (383825, 251205)
Site boundary Please tell us where you have provided the boundary on an OS base map (for example as a separate sheet attached to this response form)	See figure 2 below.
Site size (ha)	Investigated area 69 Ha. Set within a larger holding.
Proponent(s)	SM Hawkins, The Farm, Bosbury, Ledbury, Herefordshire HR8 1NW
Date(s) site promoted	12.03.2020

Landowner support	Evidence submitted to demonstrate land owner support for <u>whole</u> site area: Yes, site promoted by land owner <input checked="" type="checkbox"/> Yes, written evidence provided <input checked="" type="checkbox"/> No evidence submitted. <input type="checkbox"/>	
Operator support	Evidence submitted to demonstrate operator interest for <u>whole</u> site area: Yes, site promoted by operator <input type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input checked="" type="checkbox"/>	
Evidence of resource with information about the type, quantity and quality of resource at the site. Report title: Taken from commercially confidential geological report by a major minerals company (RMC Group) . Further information can be made available upon request.		
Resource type	AGGREGATE	Proportion (approx. %)
	Sand (excluding material for construction fill): (i) Sand produced for asphalt (ii) Building or mortar sand (iii) Concreting sand (sharp sand)	40-50%
	Gravel (excluding material for construction fill): (iv) Coating with bituminous binder (on or off site) (v) Concrete aggregate (including gravel/sand mixes) (vi) Other screened and graded gravels for other aggregate purposes	50-60%
	Sand, Gravel and Hoggin: (vii) Other purposes, including constructional fill	
	NON-AGGREGATE (TONNES)	
	Sand	
	(i) Foundry purposes (ii) Glass manufacture (iii) Other industrial uses, please specify	
	Crushed rock Please specify resource type.	
	Clay Please specify resource type.	
	Other mineral resources Please specify resource type.	
	Fines	<5%
Estimated resource yield (tonnes)	2.1m tonnes	
Anticipated annual output (tonnes per annum)	150,000-200,000 t p.a.	
Anticipated duration of extraction (years)	10-12 years	
When is it anticipated that proposals will be brought forward?	Within 5 years <input checked="" type="checkbox"/> 6 to 10 years <input type="checkbox"/> 11 to 15 years <input type="checkbox"/> 15 years plus <input type="checkbox"/>	

<p>Any links to existing, proposed or previous mineral development?</p>	
<p>Any additional information</p>	<p>Minerals thickness ranges between 2-3m. (although absent in places) with an overburden averaging 1.3m. The site lies within the County's Strategic Corridor. Part of the site contains land that is subject to commoners' rights. Additional land is available elsewhere on the farm holding if this needed to be transferred during extraction.</p>

Figure 1, Site boundary provided for Powick, Manor Farm



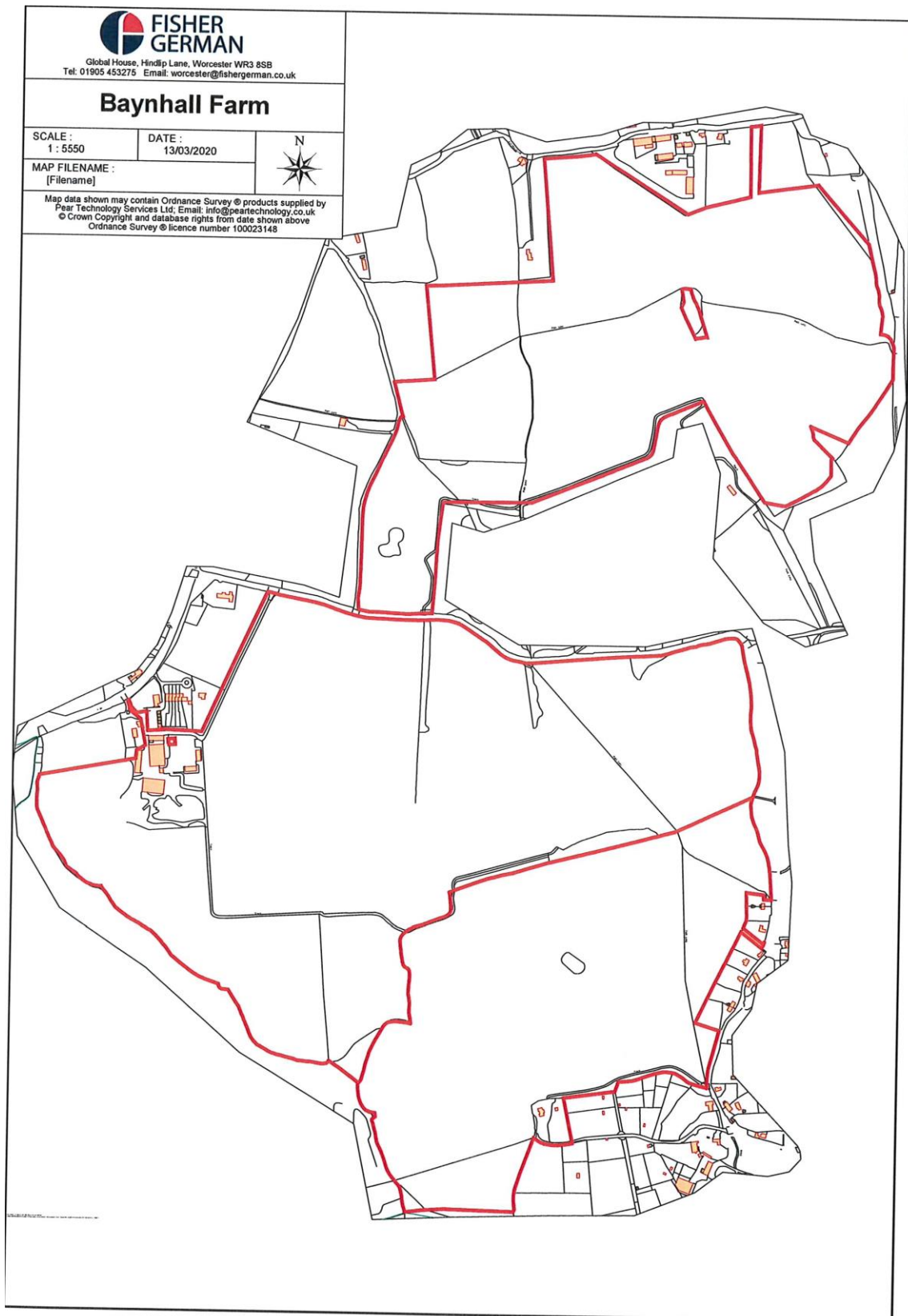
Baynhall Farm, Kempsey (Consultation reference M2020 03 13 - 2542)

An intention to WITHDRAW this site was made on 17th April 2020, this is pending confirmation from the Agent.

Site name	Baynhall Farm, Kempsey, Malvern Hills, Worcestershire, WR5 3PA	
Grid reference	SO 851470 (385100,247000)	
Site boundary Please tell us where you have provided the boundary on an OS base map (for example as a separate sheet attached to this response form)	See figure 1 below.	
Site size (ha)	112	
Proponent(s)	N/a	
Date(s) site promoted	13 March 2020 An intention to WITHDRAW this site was made on 17 th April 2020, this is pending confirmation from the Agent.	
Landowner support	Evidence submitted to demonstrate land owner support for <u>whole</u> site area: Yes, site promoted by land owner <input checked="" type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input type="checkbox"/>	
Operator support	Evidence submitted to demonstrate operator interest for <u>whole</u> site area: Yes, site promoted by operator <input type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input checked="" type="checkbox"/>	
Evidence of resource with information about the type, quantity and quality of resource at the site. Report title: To be submitted		
Resource type	AGGREGATE	Proportion (approx. %)
	Sand (excluding material for construction fill):	
	(i) Sand produced for asphalt	Currently unknown
	(ii) Building or mortar sand	Currently unknown
	(iii) Concreting sand (sharp sand)	Currently unknown
	Gravel (excluding material for construction fill):	
(iv) Coating with bituminous binder (on or off site)	Currently unknown	
(v) Concrete aggregate (including gravel/sand mixes)	Currently unknown	
(vi) Other screened and graded gravels for other aggregate purposes	Currently unknown	
Sand, Gravel and Hoggin:		

	(vii) Other purposes, including constructional fill	Currently unknown
	NON-AGGREGATE (TONNES)	
	Sand	
	(i) Foundry purposes	Currently unknown
	(ii) Glass manufacture	Currently unknown
	(iii) Other industrial uses, please specify	Currently unknown
	Crushed rock Please specify resource type.	Currently unknown
	Clay Please specify resource type.	Currently unknown
	Other mineral resources Please specify resource type.	Currently unknown
	Fines	Currently unknown
Estimated resource yield (tonnes)	Currently unknown	
Anticipated annual output (tonnes per annum)	Currently unknown	
Anticipated duration of extraction (years)	Currently unknown	
When is it anticipated that proposals will be brought forward?	Within 5 years <input checked="" type="checkbox"/> 6 to 10 years <input checked="" type="checkbox"/> 11 to 15 years <input type="checkbox"/> 15 years plus <input type="checkbox"/>	
Any links to exiting, proposed or previous mineral development?	No	
Any additional information	Report to be submitted	

Figure 2, Site boundary provided for Kempsey, Baynall Farm



North East Strategic Corridor

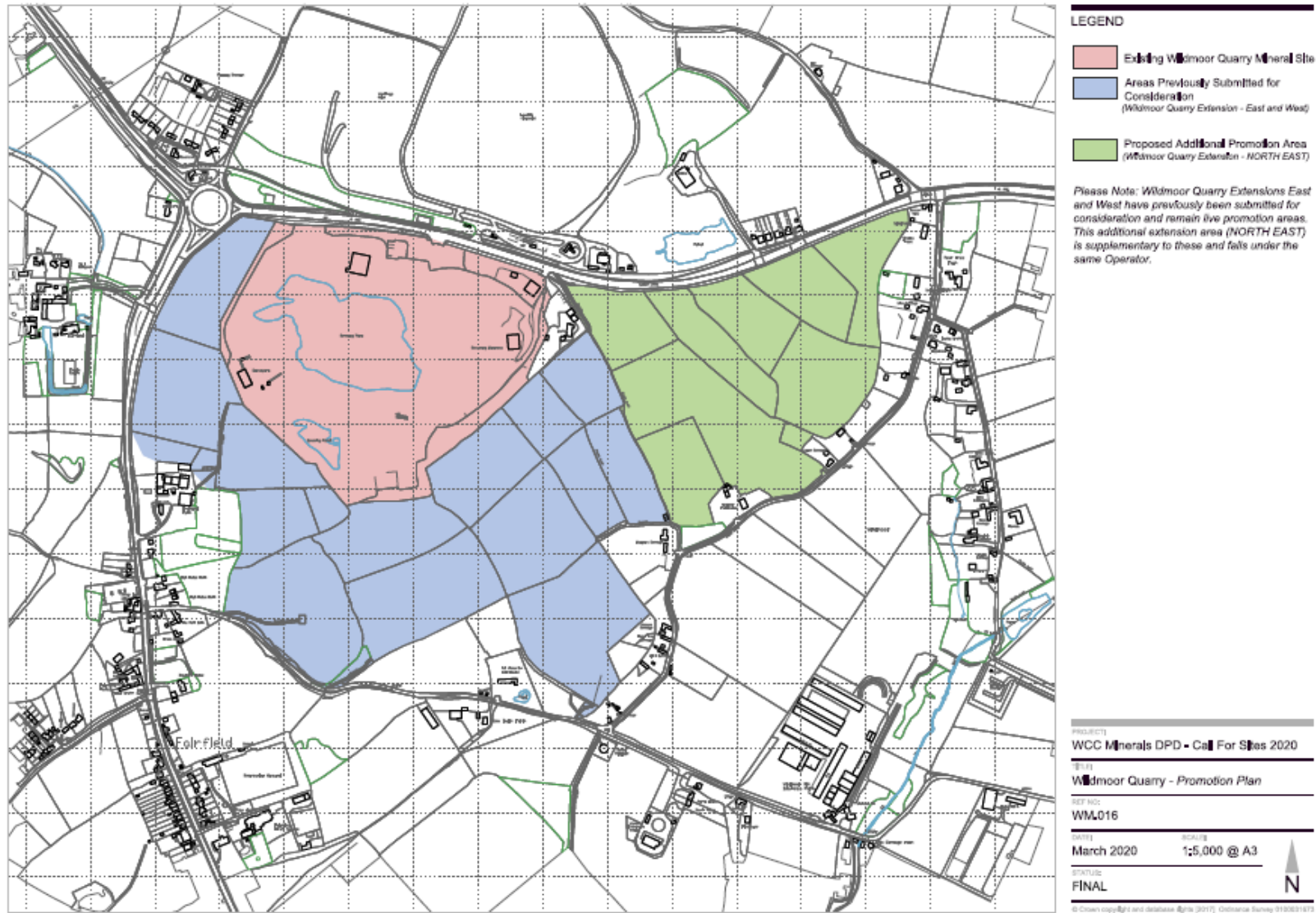
One additional area was promoted in the North East Strategic Corridor for an extension to Wildmoor Quarry. This was in addition to two extension areas promoted in a previous call for sites.

Wildmoor Quarry Extension North East (Consultation reference M2020 03 13 - 2506)

Site name	Wildmoor Quarry Extension NORTH EAST	
Grid reference	395615.546, 275889.980 (CENTRE)	
Site boundary Please tell us where you have provided the boundary on an OS base map (for example as a separate sheet attached to this response form)	Area shaded in GREEN on figure 3 below.	
Site size (ha)	13.81 Ha	
Proponent(s)	Wildmoor Quarry Products Limited	
Date(s) site promoted	13th March 2020 - Eastern and Western Extensions to Wildmoor Quarry were submitted for consideration in earlier stages of the Minerals Local Plan on behalf of Wildmoor Quarry Products Limited and this submission is supplementary to the previous submissions.	
Landowner support	Evidence submitted to demonstrate land owner support for <u>whole</u> site area: Yes, site promoted by land owner <input type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input checked="" type="checkbox"/>	
Operator support	Evidence submitted to demonstrate operator interest for <u>whole</u> site area: Yes, site promoted by operator <input checked="" type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input type="checkbox"/>	
Evidence of resource with information about the type, quantity and quality of resource at the site. Report title: Wildmoor Quarry Study Area Geology 2020 - Greenfield Associates.		
Resource type	AGGREGATE	Proportion (approx. %)
	Sand (excluding material for construction fill): (i) Sand produced for asphalt (ii) Building or mortar sand (iii) Concreting sand (sharp sand)	100%
	Gravel (excluding material for construction fill): (iv) Coating with bituminous binder (on or off site) (v) Concrete aggregate (including gravel/sand mixes) (vi) Other screened and graded gravels for other aggregate purposes	0%
	Sand, Gravel and Hoggin: (vii) Other purposes, including constructional fill	0%
	NON-AGGREGATE (TONNES)	
	Sand (i) Foundry purposes	An amount

	(ii) Glass manufacture	
	(iii) Other industrial uses, please specify	
	Crushed rock Please specify resource type.	0%
	Clay Please specify resource type.	0%
	Other mineral resources Please specify resource type.	0%
	Fines	0%
Estimated resource yield (tonnes)	3,500,000 tonnes	
Anticipated annual output (tonnes per annum)	200,000 to 400,000 tonnes per annum	
Anticipated duration of extraction (years)	8 – 18 years (subject to annual output)	
When is it anticipated that proposals will be brought forward?	Within 5 years	<input checked="" type="checkbox"/>
	6 to 10 years	<input type="checkbox"/>
	11 to 15 years	<input type="checkbox"/>
	15 years plus	<input type="checkbox"/>
Any links to existing, proposed or previous mineral development?	Extension to Wildmoor Quarry - Existing Established Mineral Sie Supplementary to previously promoted sites Wildmoor Quarry Extension East and West	
Any additional information	Extension to Wildmoor Quarry - Existing Established Mineral Sie Supplementary to previously promoted sites Wildmoor Quarry Extension East and West.	

Figure 3, Site boundary provided for Wildmoor Quarry Extension North East



North West Strategic Corridor

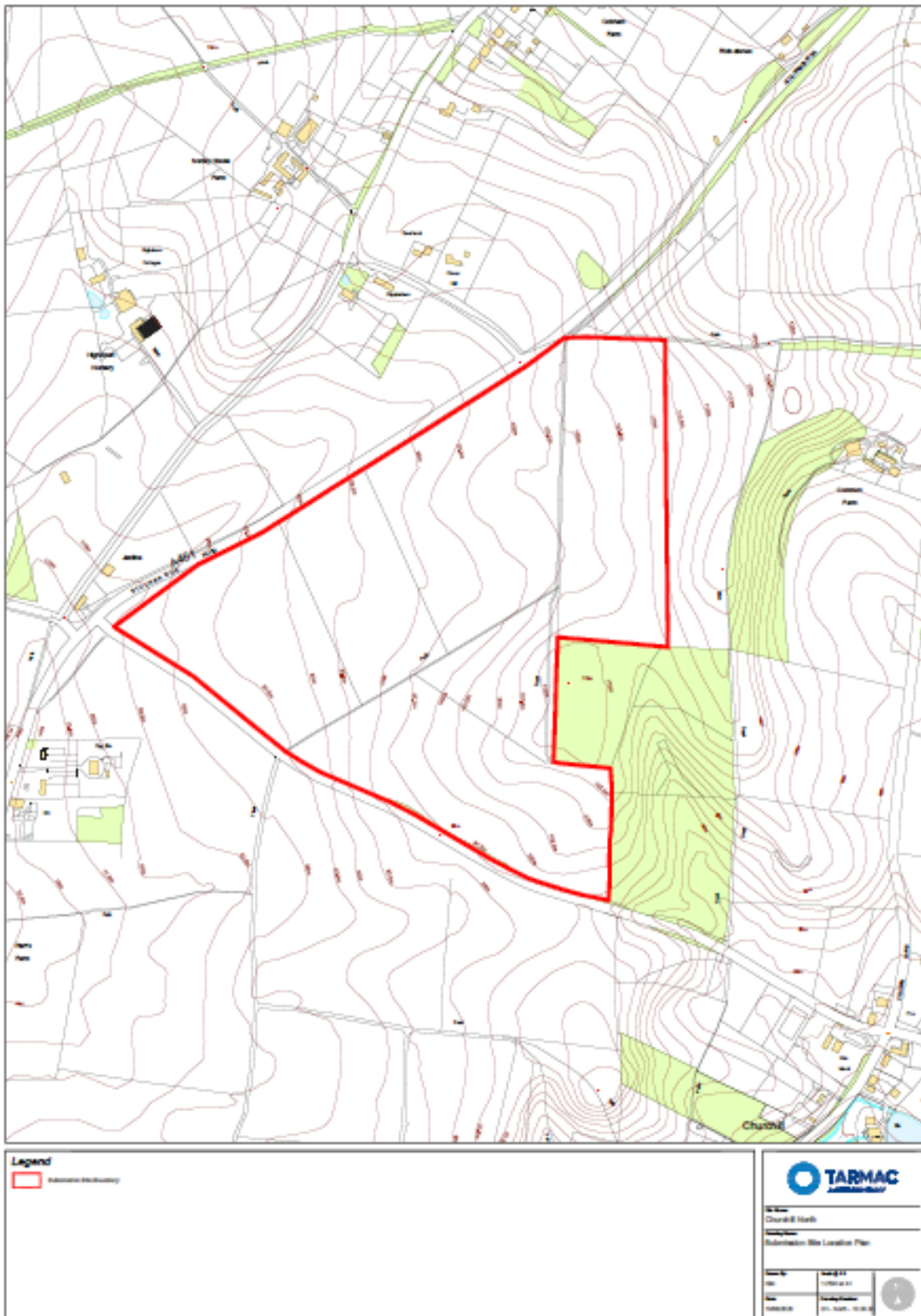
One additional area was promoted in the North West Strategic Corridor at Five Ways (Churchill North). This is an extension to the Churchill (Churchill South) site which was promoted in a previous call for sites. Modifications to the boundary of the Churchill (Churchill South) site were also submitted in response to this call for sites.

Five Ways (Churchill North) (Consultation reference M2020 03 13-2450)

Site name	Five Ways (Churchill North)	
Grid reference	387607, 280386	
Site boundary Please tell us where you have provided the boundary on an OS base map (for example as a separate sheet attached to this response form)	The following plans are submitted along with this pro-forma: 1. Five Ways - Northern Area Location Plan – see figure 4 below. 2. Five Ways - Working Scheme 3. Five Ways - Borehole & Trial Pit Location Plan 4. Churchill - Southern Area Location Plan (an amendment to reference F013-2450 submitted as part of the 4th call for sites) see figure 5 below. 5. Access Design - A451	
Site size (ha)	40	
Proponent(s)	Mr R. Laban (Landowner), L. Pardoe and Sons (Landowner), Tarmac Trading Limited (Mineral Operator)	
Date(s) site promoted	March 2020	
Landowner support	Evidence submitted to demonstrate land owner support for <u>whole</u> site area: Yes, site promoted by land owner <input type="checkbox"/> Yes, written evidence provided <input checked="" type="checkbox"/> No evidence submitted. <input type="checkbox"/>	
Operator support	Evidence submitted to demonstrate operator interest for <u>whole</u> site area: Yes, site promoted by operator <input checked="" type="checkbox"/> Yes, written evidence provided <input type="checkbox"/> No evidence submitted. <input type="checkbox"/>	
Evidence of resource with information about the type, quantity and quality of resource at the site. Report title: Churchill Nr Kidderminster - Geological Investigation - March 2020		
Resource type	AGGREGATE	Proportion (approx. %)
	Sand (excluding material for construction fill): (i) Sand produced for asphalt (ii) Building or mortar sand (iii) Concreting sand (sharp sand)	68 27
	Gravel (excluding material for construction fill): (iv) Coating with bituminous binder (on or off site) (v) Concrete aggregate (including gravel/sand mixes) (vi) Other screened and graded gravels for other aggregate purposes	5
	Sand, Gravel and Hoggin: (vii) Other purposes, including constructional fill	
NON-AGGREGATE (TONNES)		

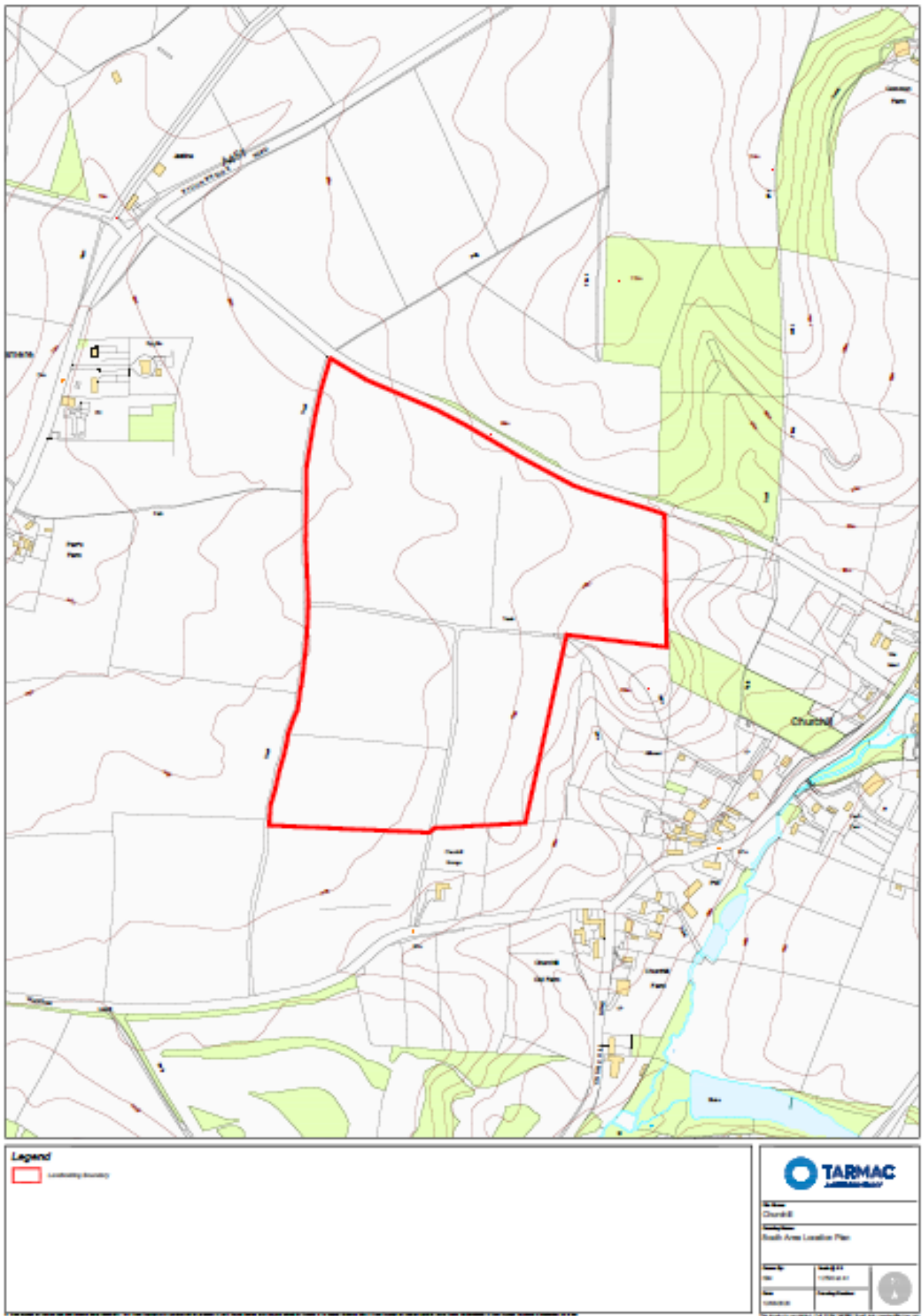
	Sand (i) Foundry purposes (ii) Glass manufacture (iii) Other industrial uses, please specify	
	Crushed rock Please specify resource type.	0
	Clay Please specify resource type.	0
	Other mineral resources Please specify resource type.	0
	Fines	0
Estimated resource yield (tonnes)	3,435,000	
Anticipated annual output (tonnes per annum)	200,000-250,000	
Anticipated duration of extraction (years)	13-17 (plus additional 4-6 years when considering the inclusion of the southern area. Total anticipated life of the site 17-23 years)	
When is it anticipated that proposals will be brought forward?	Within 5 years <input type="checkbox"/> 6 to 10 years <input checked="" type="checkbox"/> 11 to 15 years <input type="checkbox"/> 15 years plus <input type="checkbox"/>	
Any links to exiting, proposed or previous mineral development?	The site is seen as a long term replacement for Tarmac's Clifton Quarry which is due to close within the next 5-10 years. Clifton currently outputs approximately 250,000 tonnes p.a.	
Any additional information	<p>This site is promoted in addition to the "Churchill" site previously submitted as part of the 4th call for sites (reference F013-2450), which is immediately due south of this submission area. A draft working scheme is included (see "2. Five Ways - Working Scheme") as part of this submission to indicate how the whole site would be worked. The combined total tonnage for the two sites is 4,574,000 tonnes across approximately 75ha.</p> <p>The plant site and access to the site would be via the northern area, with access off the A451 (see "5. Access Design - A451"). It is proposed that a conveyor tunnel will be used to transfer mineral from the southern part of the site to the plant site to eliminate any impact to traffic on Rocky Lane. The planned restoration for the site will be to lower level agriculture with graded margins to provide opportunities to deliver the habitat objectives of the Minerals Local Plan.</p> <p>Additionally, following further drilling that took place during 2019 the southern boundary of the previously submitted site has been refined, with the southernmost field removed from the scheme. A new boundary for this is included in this submission for reference ("4. Churchill - South Area Location Plan").</p>	

Figure 4, Site boundary provided for Five Ways (Churchill North)



Churchill (Churchill South) – Modification of boundary.

Figure 5, Modified site boundary provided for Churchill South



Salwarpe Tributaries Strategic Corridor

No additional sites were promoted in the Salwarpe Tributaries Strategic Corridor.

3. Responses to the Call for Sites January-March 2020 which did not include promotion of a site

In addition to site promotions the following responses were received:

Consultee	Consultee response	WCC initial comments
M 2020 01 27-1780 Suffolk County Council	We have no comments on the plans.	Noted.
M 2020 03 09-735 Coal Authority	I can confirm that the Coal Authority has no sites to put forward for consideration as part of the Call for Sites process.	Noted.
M 2020 03 12-1942 Historic England	<p>Whilst Historic England has no sites to put forward for consideration as part of the process we would wish to submit some general comments in relation to this stage of the plan process.</p> <p>As you will be aware, Worcestershire County administrative area contains a large number of designated heritage assets. In addition to these designated assets, there will be many other heritage assets that contribute to Worcestershire's historic environment, including archaeological remains, unlisted buildings and historic landscapes and townscapes. These designated and undesignated assets should be taken into consideration within the assessment of sites which are submitted for consideration as part of the Site Allocations DPD process and other planning policy work, and should consider impact of sites on heritage assets in adjoining Local Authority areas.</p> <p>Historic England has published a document relating to site allocations in Local Plans - this covers all types of allocation and sets out a site selection methodology in relation to heritage assets. We consider this may be of use to you in terms of assessing any sites received as a result</p>	Noted. We will use the suggested guidance to inform our assessment of promoted sites.

	<p>of the current 'Call for Sites' consultation. The document can be downloaded from:</p> <p><https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/></p> <p>We look forward to working with you in the future as the Site Allocations DPD document progresses.</p>	
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Appendix 1: Sites promoted through previous calls for sites

All site boundaries are available to view on the DPD webmap:

http://www.worcestershire.gov.uk/info/20653/mineral_site_allocations_dpd

Site name	Type of Mineral
Avon and Carrant Brook Strategic Corridor	
Charlton	Sand and Gravel
Harvington, Green Street Allotments	Sand and Gravel
Harvington, Green Street Farm	Sand and Gravel
Harvington, Leys Road	Sand and Gravel
Lower Severn Strategic Corridor	
Ripple, Bow Farm	Sand and Gravel
Ripple, Land South of Bank Farm (also known as Ripple East)	Sand and Gravel
North East of Uckinghall	Sand and Gravel
Land opposite Ryall Quarry Entrance	Sand and Gravel
Land adjacent to Ryall North Quarry	Sand and Gravel
Severn Stoke, Sandford	Sand and Gravel
North East Worcestershire Strategic Corridor	
Belbroughton, East of Chadwich Lane Quarry	Sand and Gravel
Chadwich Lane Quarry deepening	Sand and Gravel
Wildmoor Quarry Extension East & West	Sand
Wildmoor, Pinches 4	Sand and Gravel
North West Worcestershire Strategic Corridor	
Cookley, Beechtree Lane	Sand and Gravel
Habberley, Bridgnorth Road	Sand and Gravel
Lea Castle Farm	Sand and Gravel
Land South of Wolverley Road – Canal side	Sand and Gravel
West of Churchill (previously referred to as Churchill)	Sand and Gravel
Salwarpe Tributaries Strategic Corridor	
Upton Warren, Greenfields Farm	Sand and Gravel
Outside of a Strategic Corridor	
Severn Stoke, Madge Hill	Sand and Gravel
Ombersley, West of Boreley Lane	Sand and Gravel
Ombersley, North of Bozzards Bank	Sand and Gravel
Ombersley, Blacksmiths Bank	Sand and Gravel
Ombersley, Lincomb Lane	Sand and Gravel
Strensham, Mill Lane	Sand and Gravel