
From: Chris Poole
Sent: 19 February 2020 12:14
To: Aldridge, Steven
Cc: Development Control team
Subject: RE: Seeking Comments - Proposed Quarry at Land at Lea Castle Farm - Ref: 19/000053/CM
Attachments: 20_01248_PLAN Lea Castle Farm CL & AQ.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Steve

Our ref 20/01248/PLAN

Thank you for the opportunity to comment on the above application in respect of contaminated land and air quality. Please find attached our comments and recommendations in this respect.

If you have any further queries regarding this matter or information provided in support of the application requiring comment by the Land and Air Quality Team, please do not hesitate to contact us via enquiries@worcsregservices.gov.uk or 01905 822799 quoting the above reference number.

Best regards

Chris PooleMSci, FGS
Senior Technical Officer

E-mail: wrsenquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

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From: Development Control team [<mailto:DevControlTeam@worcestershires.gov.uk>]
Sent: 06 February 2020 10:19

To: WRS Enquiries

Subject: External Email : Seeking Comments - Proposed Quarry at Land at Lea Castle Farm - Ref: 19/000053/CM

This email originated from outside of the organisation

STOP : Were you expecting this email? Does it look genuine?

THINK :Before you **CLICK** on any links or **OPEN** any attachments.

Dear Sir/Madam,

**Consultation on a Planning Application (County Matter)
Town & Country Planning Act 1990**

The Town & Country Planning (Environmental Impact Assessment) Regulations 2017

Application Ref: 19/000053/CM **Grid Ref:** (E) 383959, (N) 278992

Applicant: NRS Aggregates Ltd

Proposal: Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement

Location: Land at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster,
Worcestershire

NRS Aggregates Ltd is applying to Worcestershire County Council for planning permission for the above proposal. The planning application is accompanied by an Environmental Statement.

The applicant is seeking planning permission to extract approximately 3 million tonnes of sand and gravel over a total of 6 phases. The land would be progressively restored using site derived and imported inert material to agricultural parkland, public access and nature enhancement. The applicant estimates the development would take approximately 11 years to complete.

The planning application, the plans, the Environmental Statement, Non-Technical Summary and relevant documents are available to view on <http://e-planning.worcestershire.gov.uk> using application reference: 19/000053/CM. When searching by application reference, please ensure that the full application reference number, including the suffix are entered into the search field.

I would be grateful for any comments you may have on the above application regarding **noise, dust, lighting, air quality, vibration and contaminated land** by **19 March 2020**. If this is not possible please let me know.

Please do not hesitate to contact me if you have any queries.

Kind regards

Steve

Steven Aldridge

Team Manager – Development Management

Worcestershire County Council

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Steven Aldridge
Worcestershire CC

Please reply to:

e-mail: wrsenquiries@worcsregservices.gov.uk

Our ref: 20/01248/PLAN

19th February 2020

Dear Steven Aldridge

Application No: 19/000053/CM at Land At Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster, Worcestershire

Please find below comments made by Worcestershire Regulatory Services on the above application.

Consultation:

Contaminated Land

WRS Land and Air Quality Team has reviewed the information provided and our records for any potential contaminated land issues. It is noted the development includes proposals for importation of 60,000 tonnes of soil to restore excavated areas. The following condition wording is recommended applied to the development should any permission be granted to the application.

Air Quality

The following report has been reviewed in respect of traffic impacts from the development on local air quality:

- ES Vol 2 Technical Appendix E: Air Quality and Dust Appendix 4 - Envirocentre (Aug 2019) 'Air Quality Assessment' ref: 417541_8732

Report summary (brief):

All HGV traffic to exit east towards A449 junction rather and away from Wolverley and Sion Hill.

continued....

Development Traffic 110 outgoing HGVs with 44 infilling operations =154 on days of operation equating to 116 AADT. 60% of HGVs anticipated to traverse north from A449 junction, 40% south of A449 towards Kidderminster. With back hauling this reduces to 126 movements per day of operations or 96 AADT.

Of this 24% is expected to carry on A449 Chester Road North and 16%, equating to 19 HGV's along Stourbridge Road and through Horsefair AQMA. As this is below IAQM criteria of 25 HGV within AQMA detailed assessment of impacts within AQMA was not undertaken.

Verification of modelled against one local monitoring point. Adjustment factor of 1.23.

Scenarions modelled: 2018 baseline, 2020, with development, with beseline and committed development, with baseline, committed and development impact.

Pollutant concentrations modelled at 6 sensitive receptors proximal to the development site.

For Baseline + Committed + Development modelled maximum concentrations of air pollutants at SR6 are: NO₂ 34.64ug/m³, PM₁₀ 13.10ug/m³, PM_{2.5} 8.87ug/m³. No exceedances of air quality objectives for main pollutants predicted.

Impact 'negligible to slight' for NO₂, negligible for particulates.

WRS comments:

Results of appropriate modelling undertaken are presented. No adverse comments.

Recommendations:

The application details suggest that soil or soil forming materials will be required to be imported on to the site. As a result, in order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework, Conditions are recommended below for inclusion on any permission granted.

The National Planning Policy Framework advises that Planning Decisions should ensure the site is suitable for its proposed use. The Framework also requires adequate information be prepared by a competent person is presented.

Condition - Import of soil and soil forming materials

Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling

frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

If you have any further queries regarding this matter or information provided in support of the application requiring comment by the Land and Air Quality Team, please do not hesitate to contact us via enquiries@worcsregservices.gov.uk or 01905 822799 quoting the above reference number.

Yours sincerely

Land and Air Quality Team
Technical Services
Worcestershire Regulatory Services