Land at Lea Castle Farm

Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement - Application Ref: 19/000053/CM

Reg 25 Response Appendix H

Information in Respect of the Availability of Suitable Fill Materials and Likely Sources of Inert Material for the Site's Restoration

1 Materials for Restoration

1.1 Reg 25 Request

1.1.1 The Reg 25 request set out the following request in terms of materials for restoration:

> *The Mineral Planning Authority questions if the likely availability of suitable fill materials and likely sources of inert material for the site's restoration are known?*
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> *In relation to the above point, the Mineral Planning Authority draws the applicant's attention to Draft Policy MLP 17: 'Prudent Use of Resources' of the Emerging Worcestershire Minerals Local Plan. Part C requires developers to "demonstrate that, throughout its lifetime, the proposed development will… balance the benefits of maximising extraction with any benefits of allowing sterilisation of some of the resource, taking account of:*
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> *i. the need for the mineral resource;*
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> ii. *ii. the ability to deliver the relevant strategic corridor priorities;*
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> iii. *iii. the ability to provide an appropriate landform for beneficial after-use;*
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> iv. *iv. the ability to deliver high-quality restoration at the earliest opportunity;*
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> v. *v. the appropriateness of importing fill materials on to site, and the likely availability of suitable fill materials;*
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> vi. *vi. the need to protect and enhance inherent landscape character; and*
>
> vii. *vii. the need to manage or mitigate impacts on the built, historic, natural and water environment and amenity".*
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> *Paragraphs 6.11-6.16 of the Emerging Worcestershire Minerals Local Plan set out further detail of the types of information which should be provided to meet these policy requirements.*

1.2 Inert Waste Availability

1.2.1 In order to assess the availability of inert waste to enable restoration at Lea Castle Farm, we have carried out a review of the Environment Agency's (EA) Waste Data Interrogator (WDI) 2018 for data for inert waste accepted and removed from sites with environmental permits for waste management activities within Worcestershire and the surrounding West Midland Metropolitan Districts. A review of major projects and the need for the deposition of inert waste is also considered below.

Worcestershire

1.2.2 In terms of Worcestershire, there is only 3 EA permitted landfills accepting inert waste. These are:

- Summerway Landfill (Wyre Forest District);
- Weights Farm Landfill (Redditch District); and
- Pinches 3 Landfill (Bromsgrove District.

The total inert waste received at these sites in 2018 was 197,256 tonnes.

1.2.3 In terms of inert landfill capacity in Worcestershire, the EA WDI sets out that as of 2018, Worcestershire has 1,591,000 tonnes of inert capacity. However, this has been steadily decreasing from 2,894,000 in 2016 and 2,525,000 in 2017. However, this capacity is not reflective of the 3 permitted sites above.

1.2.4 In terms of Summerway, the EA WDI sets out that as of 2018 the landfill received 73,761 tonnes of inerts, however, the landfill also exported 75,201 tonnes of inerts. On review of the planning history of the site, it appears that the operations involve recycling of soils and the importation and stockpiling of hardcore and road planings for off-site distribution. Therefore, this site doesn't provide capacity for the disposal of inert waste.

1.2.5 In terms of Weights Farm, this site operates as a Material Reclamation Facility and received 10,224 tonnes of inerts in 2018 and therefore only has a minimal contribution to the landfill capacity in Worcestershire.

1.2.6 In terms of Pinches 3 landfill, the most recent planning permission was granted on 30th November 2009 (Planning Application Ref: 08/000055/CM). Condition no. 2 sets out that working and restoration had to be completed within 10 years of the date of the permission i.e. 30th November 2019. It is acknowledged that a planning application for proposed extraction of sand and gravel with progressive restoration by way of importation of inert waste material at Pinches (4) Quarry (Planning Application Ref: 19/000056/CM) is currently under consideration. It is noted though that the Supporting Planning Statement sets out that infilling won't commence until the end of 2026.

1.2.7 Therefore, based on the above, as of 2020, it appears that Worcestershire has an inert landfill capacity gap until at least the end of 2026 if the planning permission at Pinches (4) Quarry is approved.

West Midlands Metropolitan Districts

1.2.8 In terms of the West Midlands Metropolitan Districts, Meriden Quarry (Area G) is the only EA permitted landfill accepting inert waste. The total inert waste received at Meriden Quarry in

2018 was 223,608 tonnes. Meriden Quarry is operated by the applicant's NRS, therefore if required, 60,000m^3 per annum could be redirected from Meriden Quarry to Lea Castle Farm to enable restoration.

Major Projects

1.2.9 As set out in the submitted Planning Statement, the site is ideally suited to help support growth in respect of the provision of minerals and the importation of inert waste associated with the permitted 600 houses at the old Lea Castle Hospital Site within the Lea Castle village, with proposals for the number to rise to 1400. Wyre Forest District Council Local Plan Review (2016-2036) also proposes preferred residential and support schools and commercial growth at the site's boundary to the east of Kidderminster including Lea Castle Village, Lea Castle Hospital Extension and the Kidderminster Eastern Extension. Large quantities of inert waste will arise from these large scale schemes and the potential transport to and use of this material in the Lea Castle development restoration scheme, aligns with the ethos of achieving sustainable development.

1.2.10 Notwithstanding the above, the site is ideally geographically located to support growth/development in north Worcestershire and the west Midlands. 20 different construction projects have been planned for the West Midlands region of the UK, costing a total of approximately £10bn and will require the deposition of significant volumes of inert waste. Notwithstanding HS2, some of the construction works include the redevelopment of land across new stations created for HS2. The prospectus also includes office, retail, and residential buildings – to be located near the new Birmingham International and Birmingham city centre train stations. There are also plans for Wolverhampton's city centre, with the canal side to be redeveloped, a new manufacturing facility will be built in Nuneaton and a manufacturing park that houses Jaguar Land Rover is to be extending.

Conclusions

1.2.11 For the reasons set out above, there is an inert waste capacity gap in Worcestershire, placing ever increasing need for sites, such as Lea Caste Farm, which would be appropriately engineered, deliverable and accessed sustainably, to meet this increasing need. Furthermore, there is an anticipated increase in inert waste likely to be generated from large infrastructure projects in north Worcestershire and the West Midlands over the next 10 years.

1.2.12 The applicant is confident that market demand, growth projects in the area, increased housing demand will support the need for inert void at Lea Castle Farm over and above that permitted for the life of the site. Given the above, the deliverability of the restoration scheme at Lea castle Farm with the importation of 60,000m^3 per annum is considered achievable.