

Regulatory Committee - 3 November 2020

**Edgehill Quarry, Edgehill
Variation of Conditions 2 (Date upon which screening
and processing operations must cease) and 3 (date
upon which a restoration scheme must be submitted)
of Planning Permission SDC/19CM001 in order to
allow further time to complete processing of existing
stockpiles of overburden and to submit a detailed
restoration scheme for approval**

SDC/20CM008

Application No.: SDC/20CM008

Advertised date: 18 June 2020

Applicant(s) Mr Andrew Baughan
Oak Farm
Priors Hardwick Road
Upper Boddington
Daventry
NN1 6DW

Agent(s) Mr Stephen Rice
SBRice Ltd
Treatth
Trewartha Road
Praa Sands
Penzance
TR20 9ST

Registered by: The Strategic Director for Communities on 12 June 2020

Proposal: Variation of Condition 2 (Date upon which screening and processing operations must cease) and Condition 3 (Date upon which a restoration scheme must be submitted) of Planning Permission SDC/19CM001.

Site & location: Edgehill Quarry, Edgehill, Banbury, OX15 6DH. [Grid ref: 437128.246922].

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission to allow the variation of conditions 2 (Date upon which screening and processing operations must cease) and 3 (date upon which a restoration scheme must be submitted) of Planning Permission SDC/19CM001 in order to allow processing of existing stockpiles of overburden to continue until 31st March 2021, the removal of processed material from the site to continue until 31st November 2021 and the date by which a detailed restoration scheme for the site must be submitted for approval extended to 31st November 2021 subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

1. Application Details

- 1.1 Planning permission (SDC/17CM022) was granted in February 2018 to allow the recovery of secondary aggregate from stockpiles of overburden located within Edgehill Quarry. The planning permission granted was time limited. Screening and processing of the overburden stockpiles should have initially been completed by the February 2019. A subsequent planning permission (SDC/19CM001) was granted in June 2019 to allow this aggregate recovery and recycling operation to continue for an extended period of time until November 2019 with the removal of processed material to be completed by November 2020.
- 1.2 Edgehill Quarry is a former ironstone quarry, which is situated on the edge of the village of Edgehill. The stockpiles of overburden remain following the completion of mineral extraction on site some years ago. The stockpiles contain a significant proportion of recoverable secondary aggregate which can be used in the construction industry. This recovery operation commenced in March 2017 and therefore the permission originally granted was in part retrospective. The aggregate recovery operation has been ongoing since this time.
- 1.3 Condition 2 of planning permission SDC/19CM001 relates to the date upon which screening and processing operations must cease and states that:
'The screening and processing operations permitted by this planning permission shall cease no later than 20 November 2019 and removal of the processed materials from the site shall be completed no later than 20 November 2020'.
- 1.4 Condition 3 of planning permission SDC/19CM001 relates to the date upon which a restoration scheme must be submitted and states that:
'If by 20 November 2019 a planning permission has not been approved which includes provision for the restoration of the site, a detailed restoration scheme shall be submitted to and approved in writing by the County Planning Authority.'

The submitted scheme shall include:

- A detailed Landscape and Ecological Management Plan informed by a detailed botanical survey undertaken by a suitably qualified ecologist;
- Provision for the rare notable plant and invertebrate species previously recorded using the site;
- Details of planting and maintenance of all new planting, species used and sourcing of plants.

The plan must also include details of habitat enhancement/creation measures, details of the placement and contouring of existing soils and overburden including final land levels, details of landscape planting including a planting plan, written specifications and schedules of plant species, sizes and proposed numbers/densities and locations. Either a scheme approved by the County Planning Authority pursuant to this condition or a scheme of restoration granted express planning permission shall be implemented in full in the first available planting season upon completion of the overburden reprocessing and export operation.'

1.5 In reality screening and processing of the overburden stockpiles has taken longer than initially thought. In the early stages this was as a result of greater quantities of useable stone being recovered from the overburden stockpiles than initially envisaged. More recently poor weather and the Covid-19 pandemic have had an impact upon the aggregate reprocessing operation. As a result, the processing operation has taken longer to complete than foreseen and remains ongoing. The applicant therefore seeks a further period of time in order to complete screening and reprocessing of the overburden stockpiles.

1.6 The application states:

'Unfortunately, our clients have not been in a position to complete the screening and processing of the secondary aggregate. Weather conditions last autumn and throughout the winter significantly impacted on the screening and processing operation. The excessive amounts of rain which started to fall towards the end of September 2019 and persisted throughout the autumn and winter made processing of the material in order to recover the secondary aggregate impossible. The removal of the processed materials from the site has also been significantly delayed. The extremely wet weather during the winter also delayed export of the material from the site. There were a couple of reasons for this, firstly construction work slowed down during the winter due to the bad weather and secondly our clients tried to avoid exporting material from the site to prevent carrying mud onto the highway. Subsequently the COVID-19 lockdown restrictions have prevented our clients from operating the site and the demand for stone has all but disappeared.

The uncertainty resulting from the COVID-19 pandemic means that our clients are not in a position to determine when the processing and export of material will be completed.

As such the application seeks to vary condition 2 in order to allow a further period for the processing and export of the material’.

- 1.7 The applicant therefore seeks permission to allow processing of existing stockpiles of overburden to continue until 31st March 2021, the removal of processed material from the site to continue until 31st November 2021 and the date by which a detailed restoration scheme for the site must be submitted for approval extended to 31st November 2021
- 1.8 Recovery of the secondary aggregate is being undertaken in advance of restoration of the quarry. A planning application (SDC/20CM009) has been submitted and is currently being considered which includes a restoration scheme. The application proposes the ‘infilling of redundant quarry with inert soils and clays to include temporary soils and aggregate recycling and recovery facility and restoration of quarry to provide 4 No. dwellings and 10 No. Recreational EcoPods’. The proposed 4 No. dwellings have now been deleted from the application. Planning application SDC/20CM009 will be reported to a later meeting of the Regulatory Committee for determination.
- 1.9 The original application stated that the operation has the potential to recover approximately 14,600 tonnes of ironstone from a stockpile of around 36,500 tonnes. The recovered material is being graded into a range of products, ranging from stone suitable for the construction of walls to crushed stone of various grades for use as ballast within the construction industry.
- 1.10 The overburden is processed on site using a mobile screener with materials handled by a wheeled loading shovel.
- 1.11 Graded materials are currently being stockpiled on site, with processed materials being exported from the site for use in the construction industry. Overburden remaining following processing is also being stockpiled with the intention for it to be used in connection with restoration of the quarry void following the submission of the further planning application in this respect.
- 1.12 The quarry extends to 7.8 hectares in area.
- 1.13 The application site is accessed via an existing highway access off Edgehill Lane (C69). Processed materials are exported from the site by HGV. The existing planning permission limits the number of HGVs accessing the site to 10 per day. The planning permission also stipulates the route HGVs may use to access the quarry in order to avoid HGVs travelling through the village of Edgehill.

2. Consultation

- 2.1 **Stratford-on-Avon District Council (Plg)** – representation received focuses on planning application SDC/20CM009.
- 2.2 **Stratford-on-Avon District Council (EHO)** – no objection, as long as the current noise limits are continued to be applied.
- 2.3 **Ratley & Upton Parish Council** – raise objection for the following reasons:
- Lorry Movements – despite frequent complaints from residents lorry drivers continue flout road weight restrictions and drive through the village of Edgehill, causing disruption, annoyance and excessive wear and safety hazard. Complaints have never had any satisfactory outcome following the repeated raising of this problem. It would appear that the Authority and the Polive are either not interested, or do nt have the resources to enforce.
 - Noise – the noise levels within the current works are at times excessive.
 - Dust – dust creation occurs during the operation of the works. At these times local residents experience a continuous film of dust on cars.

In conclusion and reflecting carefully on the strong views expressed by local residents who are most greatly impacted by the proposed extension the Parish Council cannot support the further extension of the current works.

- 2.4 **Tysoe Parish Council** – no comments received.
- 2.5 **Radway Parish Council** – raise objection for the following reasons: increase in HGVs, noise, dust, light pollution, duration of the operations and consequent impacts on Edgehill, Ratley and the Cotswold Area of Outstanding Natural Beauty.
- 2.6 **Councillor Chris Williams** – no comments received as of 26/10/2020.
- 2.7 **Environment Agency** – no objection.
- 2.8 **WCC Highways** – no objection.
- 2.9 **WCC Ecology** – no ecological comments other than any ecological surveys and restoration will be addressed in the re-submitted planning application SDC/20CM009 for infilling and restoration of the quarry.

- 2.10 **Cotswold AONB Conservation Board** - further to the Cotswolds Conservation Board's consultation response regarding planning application SDC/20CM009, the Board would like to make the following comments relating to planning application SDC/20CM008.

The Board acknowledges the reasons given for the proposed variations to Condition 2 (Date upon which screening and processing operations must cease) and Condition 3 (Date upon which a restoration scheme must be submitted) of Planning Permission SDC/19CM001. The Board would seek reassurance that, during the proposed 16-month extension to the screening and processing operations, the amount and type of material processed and exported does not exceed the amount and type of material that is currently permitted.

As outlined in our response to planning application SDC/20CM009, we recommend that the site should not be infilled. Instead, we recommend that there should be a biodiversity-led restoration scheme, with the site being primarily restored to lowland calcareous grassland (with some Open Mosaic Habitat on Previously Developed Land). To achieve this, we recommend that the applicant should withdraw planning application SDC/20M009 and should submit a revised restoration scheme, in line with the Board's recommendations, in order to fulfil condition 3 of the current planning permission (SDC19/CM001).

3. Representations

- 3.1 Seventeen letters and emails of representation raising objection to the application have been received from local residents. Concerns raised include:

- Numbers of HGV movements
- Vehicle movements through the village which is a narrow weight restricted road.
- Noise
- Dust
- Disruption and distress to the residents of Edgehill
- Edgehill is a small historic hamlet.
- Vibration from vehicles adversely impact buildings in the village.
- Concerns about the efficacy of the checks and inspections to ensure compliance with the proposed operation.
- In 2017 residents of Edgehill were subjected to at least two months excessive noise from the site machinery. It took complaints and the intervention of SDC and WCC to enforce action on the operator to address the problem.
- Hours of operation already excessive. How will this be monitored and enforced?
- Duration of the development, no assurance that activities will cease by the dates specified.

- Already had 2 years unacceptable environmental noise from crushing.
- Significant road damage from trucks creating potholes.

4. Assessment and Observations

Background and Planning History

- 4.1 Edgehill Quarry has been the subject of a number of planning permissions over the years allowing the extraction of stone from the site. The most recent of which (S535/882294) dates back to the late 1980's.
- 4.2 Mineral extraction was carried out most recently by Hornton Masonry Company Limited who also operated a stone masonry yard on a site located to the north of the quarry. Mineral extraction ceased on site in around 2004. The planning permission allowing mineral extraction on site lapsed before a restoration scheme was secured. There has therefore only been limited restoration undertaken within the quarry void to date.
- 4.3 Planning permission (S535/882687) was granted in 1989 to allow the tipping of inert waste into part of the quarry void to return the land to original levels. This planning permission was not implemented and subsequently lapsed. A number of other planning applications have been submitted to Stratford-on-Avon District Council over the years proposing various developments on the site. This includes; creation of a new highway access (06/02293/FUL – approved 2006), conversion of a stone barn situated on the edge of the site to offices (04/03662/FUL – approved Jan 2005), construction of a stone masonry workshop (04/03626/FUL – not determined 2005), lorry storage (06/2730/FUL – refused 2006) and change of use to allow machinery storage, testing and demonstration of crushing and recycling machinery (12/02953/FUL – declined to determine 2013).
- 4.4 Subsequent to mineral extraction ceasing on site the quarry was sold with the site split up into a number of ownerships, although the site is now largely within the ownership of the applicant. Part of the site was restored to pony paddocks and is not included within the current application site. The applicant commenced activities to screen existing stockpiles of overburden to produce secondary aggregate suitable for construction purposes in June 2017. A temporary planning permission (SDC/17CM022) was granted to regularise this activity in February 2018. A subsequent planning permission (SDC/19CM001) was granted in June 2019 to allow this aggregate recovery and recycling operation to continue for an extended period of time until November 2019 with the removal of processed material to be completed by November 2020. A large proportion of the overburden on site has now been processed although a significant quantity of the aggregates produced to date remain to be removed from the site.

- 4.5 A planning application (SDC/20CM009) has been submitted and is currently being considered which includes provision to restore the site. The application proposes the 'infilling of redundant quarry with inert soils and clays to include temporary soils and aggregate recycling and recovery facility and restoration of quarry to provide 4 No. dwellings and 10 No. Recreational EcoPods'. The proposed 4 No. dwellings have now been deleted from the application. Planning application SDC/20CM009 will be reported to a later meeting of the Regulatory Committee for determination.
- 4.6 The quarry site is also the subject of a planning Enforcement Notice issued by the Stratford-on-Avon District Council in 2012. The Notice relates to the unauthorised storage of vehicles, trailers and parts; storage of plant and machinery; storage of skips and storage vessels; storage of construction materials; and stationing of construction materials; and the stationing of caravans and a portable building. This remains an active matter. It is understood that the quarry has also been used in recent years for motorcycle scrambling.

Site and Surroundings

- 4.7 Edgehill Quarry lies immediately to the south/west of the village of Edgehill with residential properties situated very close to the site. The nearest of these dwellings to the quarry are separated by a distance of around 120 metres. A number of individual dwellings lying outside of the village are situated in close proximity to the quarry. Edgecombe House lies around 130 metres to the north-east, White Bottoms Farm is situated directly to the east of the quarry and is separated by a distance of around 30 metres and Grove End lies around 75 metres to the west of the quarry site on the opposite side of Edgehill Lane.
- 4.8 The worked out quarry, which is loosely an L-shaped site, generally has a level quarry floor which lies up to 3-4 metres below the adjoining land levels. The quarry has not been restored and the excavation comprises a mix of bare ground and stockpiles of processed and unprocessed materials. Various items of plant, machinery, vehicles, portacabin style structures and a caravan are located within the quarry. The edges of the quarry range from near vertical rock faces to battered slopes. The boundary of the site is delineated by mature hedgerows, trees and vegetation which restrict views into the site. An old stone barn is situated on the eastern side of the quarry.
- 4.9 The quarry is situated at the top of Edgehill. The surrounding landscape is very much rolling countryside with agriculture the predominant land use. A number of buildings and structures located in the vicinity of the quarry are of historic interest including listed buildings Upton House and Radway Grange (which is also a registered historic park and garden) and a registered battlefield (Battle of Edgehill 1642).

- 4.10 The application site is accessed via an existing highway access off Edgehill Lane (C69).

Planning Policy Context

- 4.11 The Development Plan relevant to the proposal consists of the Stratford-on-Avon District Core Strategy 2011 to 2031 adopted July 2016, the saved policies of the Minerals Local Plan for Warwickshire adopted 1995, the emerging policies of the replacement Warwickshire Minerals Plan which is at the Submission document stage – November 2019 (The emerging Plan has now been submitted to the Planning Inspectorate for assessment and review and is due to be the subject of an Examination in Public in October 2020. Until the new Local Plan is adopted it can only be given limited weight.) and the adopted Warwickshire Waste Core Strategy Local Plan 2013 – 2028 adopted July 2013.

National Planning Policy

- 4.12 At a national level the National Planning Policy Framework (NPPF) seeks to approve applications for sustainable development where possible and states that local planning authorities should look for solutions rather than problems.
- 4.13 The NPPF makes it clear that the Government is committed to securing economic growth in order to create jobs and prosperity. It goes on to state that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. The NPPF seeks the planning system to take a positive approach to sustainable new development in rural areas in order to create jobs and prosperity, in order to support the sustainable growth and expansion of all types of business and enterprise in rural areas, and which respect the character of the countryside.
- 4.14 The NPPF states that in meeting development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. The planning system should contribute to and enhance the natural and local environment by, amongst other things, minimising impacts on biodiversity and providing net gains in biodiversity where possible. Planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 4.15 The NPPF makes it clear that local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of the processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.

- 4.16 It goes on to state that, planning policies and decisions should; amongst other things, aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and mitigate and reduce such impacts, including through the use of conditions.
- 4.17 Turning specifically to minerals the NPPF states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation. When determining planning applications, the NPPF seeks to ensure that, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health, unavoidable noise, dust and particle emissions are controlled and mitigated.
- 4.18 The National Planning Policy for Waste (NPPW) sets out detailed planning policies in respect of waste development. The NPPW sets out the Government's ambition to work towards a more sustainable and efficient approach to resource reuse and management, including driving waste management up the waste hierarchy. The policy also reaffirms that waste planning authorities should also work on the assumption that the relevant pollution control regime will be properly applied and enforced. When determining waste planning applications, the NPPW requires waste planning authorities to consider the likely impact on the local environment and on amenity against criteria including; visual impact, traffic and access, air emissions including dust, odours, noise, litter, potential land use conflict, etc.

Local Planning Policies

Minerals Local Plan for Warwickshire

- 4.19 The saved policies of the adopted Minerals Local Plan set out specific policies relating to the winning and working of minerals. Policy M5 seeks to secure the winning of proven and potentially workable minerals prior to the implementation of development which would otherwise sterilise them. Policy M7 seeks to ensure that any adverse environmental effects and the implications for residents quality of life are mitigated at all mineral workings. Policy M8 makes it clear that when considering mineral spoil, the County Council will encourage, wherever possible, its use as an alternative to primary aggregates. Policy M9 supports the restoration of mineral workings to a high standard and a beneficial after use.

Emerging Warwickshire Minerals Plan

- 4.20 The emerging Warwickshire Minerals Plan seeks to maximise the use of alternative sources of materials (recycled and secondary materials and mineral wastes) in order to manage more sustainably the supply of land won minerals. The issue regarding recycled and secondary aggregates is ensuring that the maximum amount of this material is reused in the construction process which can then be substituted for primary aggregates. By recycling more aggregate to a standard whereby it can be re-used in new construction projects, it ensures that less primary aggregate is required, and hence fewer quarries are needed. This is more sustainable than relying wholly on primary aggregates. Draft policy MCS 4 states that, proposals for the reception, processing, treatment and distribution of waste materials in order to produce recycled and secondary aggregates will be supported where the proposal will promote the sustainable management of waste in accordance with the principles of the Waste Hierarchy and will facilitate a reduction in the need for primary aggregate.

Warwickshire Waste Core Strategy

- 4.21 The adopted Waste Core Strategy sets out policies in respect of directing future waste development. The policies contained within this document reflect the national government planning policy of producing less waste, and to reuse it as a resource where possible. The Core Strategy seeks to direct such facilities to appropriate locations, which includes within mineral sites. The Core Strategy contains general development control policies which apply to all waste development. This includes policy DM1 – Protection of the Natural and Built Environment; policy DM2- Managing Health and Amenity Impacts of Waste Development, policy DM3 – Sustainable Transportation, policy DM4 – Design of New Waste Management Facilities, and policy DM8 – Reinstatement, restoration and aftercare.

Stratford-on-Avon District Core Strategy

- 4.22 The Stratford-on-Avon District Core Strategy contains general development management policies which all development proposals must be assessed against. Policy CS.1 – Sustainable Development makes it clear that planning to secure a high-quality environment, managed economic growth and social equity are of equal importance. The policy goes on to say that all development proposals should contribute towards the character and quality of the District and to the well-being of those who live and work in and visit the District. Development should be located and designed so that it contributes towards the maintenance of sustainable communities within the district.

- 4.23 Policy CS.4 seeks to protect and improve water quality and minimise flood risk. Policy CS.5 seeks to maintain landscape character and quality of the District by ensuring that development takes place in a manner that minimises and mitigates its impact whilst Policy CS.6 seeks to protect the natural environment.
- 4.24 Policy CS.9 – Design and Distinctiveness seeks to secure high quality sensitive design within development. The policy requires development proposals to be, amongst other things, sensitive to the setting, existing built form and neighbouring uses. The policy seeks to maintain healthy environments with the occupants of neighbouring sites protected from unacceptable levels of noise, contamination and pollution and adverse surroundings.
- 4.25 Policy CS.11 relates specifically to the Cotswolds Area of Outstanding Natural Beauty. The policy states that development proposals within the Cotswold AONB should conserve and enhance the special landscape qualities and scenic beauty of the AONB.
- 4.26 Policy CS.22 relates to economic development and provides for a wide range of business and commercial activity to be promoted in sustainable locations. The policy states that opportunities for development will be provided in the countryside, in accordance with Policy AS.10 Countryside and Villages. Policy AS.10 seeks to maintain the vitality of rural communities and a strong rural economy by providing a wide range of activities and development in rural parts of the District in accordance with the principles of sustainable development. This includes: minimising impact on the character of the local landscape, communities and environmental features; minimising impact on the occupiers and users of existing properties in the area; avoiding a level of increase in traffic on rural roads that would be harmful to the local area; and, prioritising the re-use of brownfield land and existing buildings.

Policy Considerations

- 4.27 Reprocessing of the existing stockpiles of quarry overburden situated within Edgehill Quarry is enabling the production of secondary aggregate suitable for use within the construction industry. The recycling operation allows the reuse of material which would otherwise be disposed of as a waste by-product resulting from the previous quarrying operations. Use of spoil and overburden as an alternative to primary aggregates is encouraged and supported by the saved policies of the adopted Minerals Local Plan, policies contained within the emerging replacement Minerals Plan and the Waste Core Strategy. The development therefore accords with planning policy in this respect.

- 4.28 Edgehill Quarry has had a difficult existence in recent years the consequence of which is that the site remains unrestored. Restoration proposals for the quarry in the form of a full planning application (SDC/20CM009) to infill and restore the site have been submitted and will be reported to a later meeting of this Committee. Reprocessing of the existing overburden and its removal from the site for use as a secondary aggregate prior to the site being restored would prevent the sterilisation of valuable mineral reserves and is more sustainable than relying wholly on primary aggregates. This is also supported by the saved policies of the adopted Minerals Local Plan and policies contained within the emerging replacement Minerals Plan.
- 4.29 Minerals are essential to support sustainable economic growth and quality of life. Recycling of waste overburden contained within Edgehill Quarry enables the production of aggregates suitable for use within the construction industry and sustainable supply of minerals. This is supported by planning policy at a national and local level.
- 4.30 Edgehill Quarry is situated within a rural location the Cotswold Area of Outstanding Natural Beauty. Within the AONB planning policies seek development proposals to conserve and enhance the special landscape qualities and scenic beauty of the area. The site is an existing worked out quarry void so in this respect does not conserve or enhance the quality of the landscape in its current form. Notwithstanding this the quarry is reasonably well screened by existing mature vegetation with the stockpiles of overburden and recycling operations taking place at a lower level than the surrounding ground levels/landscape. As a result, the operations currently being undertaken within the quarry site do not exacerbate visual impact upon the AONB. Continuation of the recycling operation until November 2021 would result in no greater impact upon the AONB and should enable the eventual restoration of the quarry.
- 4.31 The site entrance onto the public highway and the local highway network are suitable for the type and number of vehicles that the proposed development would generate. Vehicle movements associated with the development are routed away from the nearby village thus reducing any adverse impact. Therefore, the proposal accords with planning policy in this respect.
- 4.32 Set against this are a number of policy constraints within the development plan which seek to ensure a satisfactory pattern of development in order to protect the environment and amenity of neighbouring occupiers from any adverse impacts resulting from development. These were assessed when the recycling operation was first considered in connection with planning application SDC/17CM022. At that time, it was concluded that operations to produce secondary aggregate from the stockpiles of waste overburden would not adversely impinge upon the environment or amenity of nearby occupiers and therefore it was considered that the development proposal accorded

with planning policy. Subject to the continued operation of the recycling activities resulting in no greater impact than those previously carried out it is considered the development proposal accords with planning policy. These matters are discussed in more detail below.

Residential Amenity

- 4.33 The activities and equipment involved with reprocessing of the overburden (operation of plant and equipment, movement of machinery and vehicles, etc) by their nature result in a degree of disturbance and potentially adverse impacts locally. Activities undertaken to screen and grade the stockpiles of overburden on site have now been taking place for three years. It is clear that activities undertaken on site in the summer of 2017 did create noise disturbance locally and resulted in complaints from nearby residents. The noise disturbance at that time was attributed to a defect within the screening machinery, which appears to have been resolved following repairs. Screening operations undertaken in more recent time do not appear to have generated noise concerns. The Environmental Health Officer at Stratford-on-Avon District Council has raised no objection to the recycling operation continuing for a further period of time subject to conditions relating to hours of operation and noise being repeated.
- 4.34 Handling and processing of the overburden has the potential to generate dust. Although local residents mention dust problems, the operation has now been ongoing for three years and has not resulted in dust complaint. The enclosed nature of the site is likely to have assisted in this respect. A dust condition relating to dust control was imposed on the previous planning permission and would be repeated on any planning permission granted. If cause for complaint does arise these conditions provide a means to remedy any issues.

Visual/Landscape Impact

- 4.35 Processing of the overburden stockpiles is undertaken on the quarry floor which is several metres below the surrounding ground levels. Combined with the fact that the boundaries of the quarry are delineated with mature hedgerows and vegetation the operations undertaken on site are reasonably well screened from view. Continuation of the recycling operation for a further period would result in the development having no greater impact on the character of the landscape or visual amenity of the area.

Highways/Traffic

- 4.36 Removal of the graded secondary aggregate from the quarry generates vehicle movements. The existing planning permission restricts the numbers of HGVs accessing the quarry to 10 per day and requires that vehicles are routed away from the village of Edgehill. These conditions would be repeated on any planning permission granted.

Although representations received mention vehicles travelling through the village no details have been provided to enable this to be verified. If evidence is available steps can be taken to enforce the relevant condition. Therefore, the proposal accords with planning policy in this respect.

- 4.37 The nature of such developments at quarries which generate HGV traffic using the local road network can adversely impact upon the condition of the highway and consequently on amenity and highway safety. The existing planning permission contains a condition which requires measures to be put in place to ensure mud is not deposited on the highway. This condition would be repeated on any planning permission granted.

Ecology

- 4.38 Prior to works commencing on site to reprocess the overburden stockpiles large parts Edgehill Quarry had remained undisturbed for a number of years. As a result, many areas of the quarry had naturally revegetated with evidence of activity by a number of notable species within the site. As a result the site has been identified as a potential Local Wildlife Site. The works undertaken to date on site over the past three years have resulted in most of the overburden being disturbed and processed with vegetation removed. As all areas of the site have now been disturbed further ecological assessment would not be appropriate at this time in connection with this application. Further ecological assessment has however been undertaken in connection with the preparation of planning application SDC/20CM009 which relates to infilling and restoration of the quarry (to be reported to a later meeting of the Regulatory Committee).

Historic Environment

- 4.39 A number of buildings, structures and landscapes in and around Edgehill Quarry are of historic significance. The closest of which, Radway Grange Grade II* Registered Park and Garden is located only a short distance to the north of the quarry on the opposite side of Edgehill Lane. The nearest listed building is separated from the quarry by in excess of 300 metres. The recycling and reprocessing operation is being undertaken within the existing quarry void and as a consequence it has no substantial impact on these heritage assets and that impact is temporary and considered to be outweighed by the sustainability benefits and prospect of restoration.

Geology

- 4.40 Edgehill Quarry is designated a Local Geological Site. This designation recognises the presence of representative rock exposures from the Lower Jurassic Marlstone Rock Formation. The remaining rock faces are located around the periphery of the quarry and remain undisturbed by the overburden reprocessing operation. Completion of the recycling operation would therefore not result in any greater adverse impact upon the geological feature.

Restoration

- 4.41 The application states that recovery of secondary aggregate from the site is the precursor to full restoration of the quarry. A restoration scheme, which proposes infilling of the quarry void forms part of planning application SDC/20CM009. Condition 3 of planning permission SDC/19CM001 requires that should an application not be forthcoming, or the applicant's future proposals not be supported an alternative restoration scheme is submitted for approval by November 2019. This application seeks to extend the timescale by which this alternative scheme must be submitted to November 2021. On the basis that a planning application, which includes provision for the infilling and after use of the quarry has been submitted and is currently being assessed, extending the time within which a restoration scheme must be submitted for approval is not unreasonable and a suitably worded condition is suggested.

5. Conclusion

- 5.1 Reprocessing of the existing stockpiles of overburden situated within Edgehill Quarry is enabling the production of secondary aggregate suitable for use within the construction industry. This allows the sustainable use of minerals and resources which is supported by planning policy.
- 5.2 The development has been ongoing for around three years and initially raised concern amongst local residents particularly in respect of noise generation. This problem appears to now be resolved. Continued processing and recycling of the onsite stockpiles of overburden is unlikely to result in any greater impact upon the amenity of local residents.
- 5.4 Subject to the imposition of suitably worded conditions it is considered that the continued screening and reprocessing of the overburden stockpiles for a further nine months would not result in adverse impact upon the environment or the amenity of neighbouring. It is therefore considered that the proposal can be supported.

6. Supporting Documents

6.1 Submitted Planning Application – Planning reference [SDC/20CM008](#)

6.2 Appendix A – Map of site and location.

6.3 Appendix B – Planning Conditions.

	Name	Contact Information
Report Author	Matthew Williams	matthewwilliams@warwickshire.gov.uk 01926 41 2822
Assistant Director for Environment Services	Scott Tomkins	scotttomkins@warwickshire.gov.uk
Strategic Director for Communities	Mark Ryder	markryder@warwickshire.gov.uk
Portfolio Holder	Cllr Jeff Clarke	