

**DEVELOPMENT CONTROL AND REGULATORY BOARD****11th May 2023****SUPPLEMENTARY REPORT OF THE CHIEF EXECUTIVE****FURTHER INFORMATION SUBMITTED****2022-0705-01 (2022-CM-0089-LCC): WINSTAY AGGREGATES LIMITED-
RETROSPECTIVE CHANGE OF USE OF AGRICULTURAL LAND TO SOIL AND
AGGREGATES WASTE TRANSFER CENTRE (SUI GENERIS) AND INCLUDES
ASSOCIATED WORKS AND ENGINEERING OPTIONS – BRACKNELL FARM,
LEICESTER ROAD, THURLASTON, LEICESTERSHIRE.**

1. Following the publication of the main committee report, additional information was submitted from the agent in relation to the need and location of Bracknell Farm as a Waste Transfer Station. It is therefore necessary to consider this information as part of the submission.

Background

2. The original report was presented to the Development Control and Regulatory Board on 6th April 2023 with a recommendation that the application be refused. The application site does not fall within the urban areas of the Broad Locations (in or close to the urban areas of Loughborough/Shepshed, Hinckley/Burbage, Coalville, and close to the urban area of Leicester), in or close to the main urban areas of Melton Mowbray and Market Harborough or within major growth area – and the application site sits outside the Sustainable Urban Extension (SUE) of Earl Shilton. Therefore, the application is in conflict with Policy W4 parts (a)-(c) and Policy W5 parts (i) to (iv) of the Leicestershire Minerals and Waste Local Plan. In addition, the original submission did not provide evidence of a clear link between the proposed location and the waste managed which would result in transport, operational and environmental benefits as well as demonstrating that there is an overriding need for the development itself. Therefore, the application is recommended for refusal as it does not accord with Policy W4 and W5 of the Leicestershire Minerals and Waste Local Plan. As the site lies within the open countryside and the proposal for a waste transfer station is not in keeping with the appearance and character of the existing landscape, it also does not accord with Policy CS18 of the Blaby District Council Local Plan and Policy DM2 of the Blaby District Local Plan (Delivery) Development Plan Document.

Details of Additional Information

3. Further information to support the application was submitted by the applicant on 24th April 2023. It states that it provides additional support and context for the Bracknell Farm site and that the information was produced by Golden Site

(a company trading in aggregates), highlighting the appropriateness and need for the facility to operate at Bracknell Farm.

4. The submission states that Golden Site have been trading since 2010 with over 30 years' experience in supplying aggregate and other arisings to the construction and aggregates industry. The document is summarised as follows:
 - i. There is a need for recycled gravels and sand in the area, as Golden Sands currently source from the Birmingham or Staffordshire area to meet current requirements in the Leicestershire market.
 - ii. Quarries that fall into the Bracknell Farm area are Hardstone quarries which produce products that are different to what the farm would supply due to their nature but Golden Site would make a recycled equivalent to offer which can be used in certain aspects of any job they supply to and is also a sustainable material, therefore cutting down materials going to landfills and enhancing the carbon footprint and green credentials, within the jobs, local area and councils.
 - iii. There are three local recycling companies in the area, however the main business of these is supplying skips – compared to Bracknell Farm where the products produced are more concrete based materials and no skip waste.
 - iv. Materials would be sourced with traceability back to the original source in accordance with environmental agency protocol, delivery tickets for every load in and load out stating address and customer as per the environment agency current legal requirements.
5. In addition to the document, a spreadsheet was submitted including the following information:
 - i. Quarries – lists numerous quarries, material type, whether it supplies HS2, distance from farm and distance from central Leicester.
 - ii. Farm – states areas and distances from the farm, and distance from current supplier. It is worth noting here that the distance from the farm is less than the supplier distance but that the location/name of the current supplier is not mentioned.
 - iii. Jobs – lists housing sites, material type, civils, material type, highways, material type and major contracts.

Assessment of Additional Information

6. The information from Golden Site was submitted by the applicant's planning agent. It is possible that Golden Site is a potential future customer of the proposed waste transfer operation at Bracknell Farm. In assessing the information submitted, what seems evident is that Golden Site are interested in utilising the products from Bracknell Farm, in particular sand. Whilst the additional information refers to sand and gravel quarries in the immediate vicinity of the site, the original submission makes little or no reference to sand specifically as a by-product – which would be expected if it was a product that is being exported.
7. The information appears to relate solely to exportations by the potential customer, but there is no additional information included about the waste to be imported to the site. In addition, there is no reference to tonnage in the submitted information. A single potential customer, for which the primary

interest appears to be sand, does not demonstrate an overriding need for the development sufficient to overcome the policy concerns.

8. The document submitted makes no reference to the spreadsheet and therefore it is not clear what this information is evidencing. In relation to the first tab in the spreadsheet, 'quarries' - it lists an array of hard rock and sand and gravel quarries, along with material and the distance from Bracknell Farm and Central Leicester – it doesn't specify if this is a list of aggregate sites that provide material for Golden Site use, or prospective clients for Bracknell Farm. Furthermore, there is no reason given for including information about the distance from central Leicester as the Broad Locations referred to in the policy and supporting text relate to areas of waste arisings rather than aggregate provision.
9. The second tab in the spreadsheet, 'farm' – again has no context as to why it states areas, distance from farm and current supplier distance. What it does not highlight is the location of the current supplier, the materials imported/exported and how Bracknell Farm would be a sustainable alternative, and the materials it would utilise.
10. The third and final tab relates to jobs, this does list an array of sites (housing, civils) and the material as 'all material/muck'. However, it is unclear what this information is portraying, the tonnage amount, the distances the materials are currently traveling, and important/export locations are not listed.
11. Overall, the information submitted lacks clarification and detailed information to overcome the existing policy conflicts with Policy W4 and W5 of the Leicestershire Minerals and Waste Local Plan as it does not provide a clear link between Bracknell Farm and the waste managed (imported/exported) and the transport, operational and environmental benefits. Furthermore, it does not provide evidence of an overriding need for the development that cannot be met within the urban areas. It should be noted, this information was submitted approximately ten months after the application was validated and three weeks before the Development Control and Regulatory Board meeting, despite the Waste Planning Authority highlighting throughout pre-application and submission stage that information relating to the authorised locations the soils and aggregate would have gone to/from instead of Bracknell Farm is extremely crucial in demonstrating a clear link between the application site/proposed location and the waste managed which would result in transport, operational and environmental benefits.
12. Ultimately, as a retrospective application the proposal should be able to provide ticketing information for the current waste that is being imported to the site, where it was coming from. It should also have been possible to provide a thorough assessment of authorised locations waste would have gone to/from instead of Bracknell Farm – this would indicate whether there was a sufficient link between transfer operations at Bracknell Farm and the waste managed. The additional information does not include this, nor provide significant evidence of a clear link between the application site/proposed location and the waste managed which would result in transport, operational and environmental benefits and therefore is not in accordance with Policy W4 and Policy W5 of the Leicestershire Minerals and Waste Local Plan. In addition, there is currently sufficient existing operational recycling capacity for Construction and Demolition recycling to meet the needs within the plan

period for Leicestershire. In addition, the application information submitted does not provide sufficient evidence to highlight that there is an overriding need for a waste transfer station at Bracknell Farm, or that this need cannot be met with the preferred locations for waste facilities.

Conclusion

13. To conclude, the additional information is from a single potential client, referring predominantly to sand, which is not highlighted as a key product or export from Bracknell Farm. Furthermore, support from a single, potential customer does not provide evidence of an overriding need.
14. Ultimately, the submission does not provide sufficient information to overcome the policy conflicts with Policy W4 and Policy W5 of the Leicestershire Minerals and Waste Local Plan as it does not provide a clear link between Bracknell Farm and the waste managed (imported/exported) and the transport, operational and environmental benefits, and provide evidence of an overriding need for the development that cannot be met within the policy compliant urban areas. The recommendations set out in the main report remain unchanged.

Circulation Under Local Issues Alert Procedure

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