

Project :

**PROPOSED EXTENSION TO RUSHACRE QUARRY,
OFF REDSTONE ROAD, NARBERTH.**

**PLANNING STATEMENT INCORPORATING DESIGN
AND ACCESS STATEMENT**

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PLANNING STATEMENT

Introduction

This statement is prepared as required under The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009 and takes account of Planning Policy Wales Technical Advice Note 12 along with Supplementary Planning Guidance issued by the Local Authority. It also takes account of the Pembrokeshire County Council Local Development Plan (LDP) as adopted February 2013. Particular note has been taken of policies SP1 (Sustainable Design), SP16 (The Countryside), GN1 (General Development) and GN2 (Sustainable Design), GN23 (Minerals Working).

Proposed Development and General Description of the Site

The application is a full application for the extension of the existing quarry.

Planning permission for the existing quarry was granted under planning reference 11/0480/MN dated 19 July 2012.

- A number of conditions were attached to the Permission, in particular that the *“winning and working of minerals at the site shall cease not later than 17 April 2022”* and
- *“No excavation shall take place closer than 3 metres to the limit of the planning permission area as shown on drawing number 1103/002 received on 1 November 2011”.*

A Section 73 Planning Application was submitted on 24 March 2022 seeking to vary the condition of the original consent pertaining to the cessation date for the winning of minerals referred to above. Permission was granted under planning reference 21/1265/PA dated 2 December 2022 extending the date for the winning and working of minerals until 17 April 2024.

The extent of the permitted area for winning and working minerals from the existing quarry is defined by the drawing number 1103/02 submitted with the original planning application. The extent of the quarried area is approaching the consented limit – the current application seeks to extend the defined limit in a southerly, westerly and easterly direction as defined on the drawings forming part of the application.

The site of the proposed extension to the quarry comprises managed grassland forming part of Rushacre Farm. The site slopes at a relatively constant gradient from south to north. The extremities of the site are bounded by natural native hedgerows but the application site is intended to be kept clear of hedgerows ensuring that no interference is caused.

An Ecological Appraisal of the site is submitted as a separate document forming part of this application.

Access to the proposed extended quarry would be via the existing track off the highway B4313 Redstone Road.

The site of the existing quarry and the proposed extension are fairly remote from local dwellings – the closest being some 280m east of the site while the Rushacre Enterprise Park lies approximately 100m to the south west of the site.

Local Development Plan (LDP) Policy – Minerals Working

Policy GN23 of the Pembrokeshire County Council Local Development Plan (LDP) as adopted February 2013 specifically relates to Minerals Workings and states;

“Proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met”:

“In the case of non energy minerals the mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or existing reserves”;

“In the case of non energy minerals the scale of the development is appropriate to serve the local market and a suitable proportion of the regional market”;

“In the case of former minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment”;
and

“There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate”.

The existing quarry has been in operation since 2012 and is approaching the extent of its consented limit under planning permission reference 11/0480/MN. This is a reasonable indicator that the existing quarry serves an identified need and there is no reason why that need to serve local demands will reduce in the foreseeable future. The applicant continues to receive enquiries for the supply of material available from the quarry.

Proposals for post closure management are included in the Ecological Appraisal forming part of the planning application and include habitat creation through natural regeneration, planting of native species and the creation of features such as ponds, habitat piles and reptile hibernacula.

Design Principles

In considering the design principles for the proposed quarry extension account has been taken of Pembrokeshire County Council's Planning Policies and Guidance and the LDP.

The following aspects have been considered and are expanded as appropriate in the following report.

Access
Character
Community Safety
Environmental Sustainability

Access

In considering access to the site reference has been made to the requirements of LDP Policy GN1 (5) and (6) which states development will only be permitted where;

"It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;"

and

"Necessary and appropriate service infrastructure, access and parking can be provided"

The proposed development does not impact on the current access arrangements, vehicle parking or maneuvering. The existing access and track off the B4313 leading to the quarry site would continue to be used.

This development would not contribute to additional traffic generation with the transportation of stone continuing to be via tractor and 12 tonne tipping trailer and 20 tonne eight wheel tipper lorry generally 50% for each. Average daily trips are anticipated to be two tractor and trailer runs and 0.5 lorry runs.

Quarried materials would not be available for collection by customers / the public – that is the public would not have access to the site.

The site would only operate during natural daylight hours – no artificial lighting would be provided.

Character

LDP Policy GN1 and GN2 include requirements that;

"The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within

which it is located”.

““It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels”;

“It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout”;

The proposed quarry extension is compatible with the existing quarrying arrangements.

The site of both the existing quarry and its proposed extension are remote from local housing and workplaces and both are naturally screened to the south, east and west by virtue of site levels and natural features.

The proposed extension to the quarry would not therefore impact adversely on local amenity in terms of visual impact, loss of light or privacy.

Operations at the existing quarry and its proposed extension do not produce odours, smoke, fumes or dust. Noise is only generated by transport vehicles and excavating plant and again given the location of the site in relation to local amenities and the control of noise by other legislation from vehicles there would be no detriment. It is notable that the existing quarry has been operating since 2012 with no complaints received regarding any aspect of its operation.

Given that the proposal is to extend the existing quarry it is appropriate for the immediate local character.

No additional surface water will be generated and no waste water will be generated. The site is well drained and surface water will naturally drain over the site.

Community Safety

LDP Policy GN2 (5) requires developments to address community safety:

Secured by Design is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. The aims are to achieve a good overall standard of security for buildings and for the private and public spaces around them.

The site of the proposed development allows the “ownership” parameters to be clearly defined.

The location of the site and existing boundary treatments provide natural deterrents and the quarry site is a considerable distance from the public highway access point.

Environmental Sustainability

LDP Policy GN1 (4) requires development to respect and protect the natural environment while Policy SP 1 refers to the requirements for sustainable development.

The Ecological Appraisal prepared as part of the planning application for the proposal sets out measures for protection, enhancement and mitigation associated with the proposed development.

The proposal will contribute to the local economy by providing quarried material for local construction and engineering projects and will also continue to provide employment at the site and contractors engaged in transporting quarried materials from the site to its point of use.