

Public Meeting regarding Marlbrook Tip

24th September 2012



Bromsgrove
District Council
www.bromsgrove.gov.uk

Introductions - Councillors

- Councillor John Ruck - Ward Member for Marlbrook and Chair for this evening
- Councillor Dr Brian Cooper - Ward Member for Marlbrook
- Councillor Kit Taylor - Planning Portfolio Holder

Introductions continued - Officers

- Ruth Bamford - Head of Planning and Regeneration
- Amanda Scarce - notetaker (the notes of the meeting and the Powerpoint presentation will be placed on the website.
- Mark Cox – (Senior Practitioner) Pollution – Worcestershire Regulatory Services
- David Kelly – Acting Principal Planning Officer

Purpose of the meeting

Background information and latest information regarding:

- Faber Mansell Reports and latest information
- Environmental Management Issues and latest information
- Planning Issues and latest information
- Options Moving Forward
- Next Steps
- Questions

Background Information

Study by AD Horner - Conclusions:

- Volume of material added to site as at AD Horner survey of April 2011
- This is more than permitted via planning permissions
- This report is on the Council's website

Faber Maunsell Reports

- Faber Maunsell reports showed mathematical errors. This has been taken up with CEO who has had a meeting with Faber Maunsell

Actions from Meeting

- AECOM (Philip Smart) provided Liberty Construction with a quote for a further topographical survey approximately 1 week after BDC's meeting with them in June
- AECOM has started to produce a technical note as to the potential reasons for the apparent discrepancy of the figures between the recorded vehicle inputs and an assessment of the topographical survey of 2011
- Liberty Construction is committed to do the work but AECOM are awaiting formal instruction.

Environmental Management Issues

The key is that future actions on the site do not compromise or hinder the environmental management of the site. Issues to be considered:

- Ongoing gas and leachate management, monitoring and infrastructure
- Retention of a suitable capping layer on the landfill
- Ensure the soil quality on site is suitable for use

Environmental factors

- Compliance with Condition 15
- Gas monitoring
- Requirements detailed in schedule
 - Weekly monitoring
 - Reporting
 - checks
- Compliance historically
- Recent reviews and agreed schedule amendments

Planning Issues Identified

- Minimise harm caused by noise, dust and traffic fumes – assumption at this stage that material essentially stays on site
- Improving visual amenity – so that there is a better blend into the existing landscape (i.e. limited remodelling)
- Ensuring site stability – now and in the future (i.e. remodelling will need to be stable and enhance visual amenity)

Planning Issues Moving Forward

- Landscaping and planting – can an adequate growing medium be established using existing materials on site or is the importation or other treatment required?
- Surface Water Management – what measures will be necessary to ensure the long term sustainability of the site?
- Environmental Management issues – what are these and ensuring ongoing sustainability

Planning Issues

- Boundary treatment
- Green Belt policy
- Appropriate end use/financial viability
- General Development Management Policies
- Removal of Temporary Buildings etc

Marlbrook Landfill Potential golf course?



golfmarnoch
International Golf Course Architects

Marlbrook Landfill

Potential golf course?

golfmarnoch Limited are advising the Council regarding the financial feasibility of a golf course as the final use of the Marlbrook Landfill

Steve Marnoch has walked the site on an initial investigation and collated a series of digital photographs

The details within this PowerPoint have been compiled by Steve Marnoch, Director of golfmarnoch Limited utilising his long experience in the golf industry combined with;

information provided by Mark Smith of Smith Leisure one of the UK's few chartered surveyors specialising solely in UK golf courses and related property/business matters with over 20 years experience

information from Alan Wallace, FIQ, MCIWM, CENV. Director of P. Casey Environmental with experience in waste management for over 41 years. Steve Marnoch has worked with Mr Wallace in developing several golf projects involving landfill sites.

golfmarnoch Ltd 21.09.12



golfmarnoch Limited

Senior members of the European Institute of Golf Course Architects
Expertise includes;

golf course architecture
landscape architecture
golf course construction
maintenance and management

Huge knowledge and understanding of the golf industry over 40 years
Combined portfolio of well over 100 golf courses in a wide variety of environments



Marlbrook Landfill/Golf Course?

The current golf industry – a review

- Golf is a mature market. Generally agreed that there is an oversupply
- Last decade seen falling memberships, & reduced financial performances
- Partly due to tough golf market conditions, changes in golf trends, economic recession and the UK weather
- Banks unwilling to lend for golf
- Membership waiting lists have all but disappeared along with joining fees and arguably the golf industry is beginning to decline
- Some UK golf course being **de-commissioned**

Marlbrook Landfill/Golf Course?

- During last 20yrs supply of golf venues risen by 35%
- Total number of rounds played per course increased by 0 – 5%
- Net result - rounds per course dropped by 30%
- Usage down, competition is high
- Prices are reducing but quality must improve to attract/retain golfers
- Cost of golf is down – good for golfers – bad for golf courses
- Golf prospects are not positive whilst operating costs continue to rise with inflation

Marlbrook Landfill/Golf Course?

Local competition

- Generally agreed that a 9 hole course is not a good investment unless linked with driving range/practice facilities
- Depends on competition within 15-20 min drive time
- Generally accepted that there should be one course to 20-25,000 people – Bromsgrove is circa 100,000
- Local competition is tough if not already saturated with local facilities comprising of 18 holes, 9 holes, driving ranges and practice facilities, private, proprietary, public and pay and play courses
 - **18 golf facilities within 20 mins**

Marlbrook Landfill/Golf Course?

Local Competition within 20 mins drive time (source Google Directions)

1. Abbey Hill G & CC 18 Holes, Dvg Range
2. Blackwell GC 18 Holes
3. Brandhall GC 18 Holes
4. Bromsgrove Golf Centre 18 holes
5. Droitwich GC 18 Holes, Practice
6. Dudley GC 18 Holes
7. Fulford Heath 18 Holes
8. Gay Hill 18 Holes
9. Hagley 18 Holes, 20 Bay Dvg Range
10. Halesowen 18 Holes, Practice
11. Kidderminster 18 Holes
12. Kings Norton 18 Holes, 9 Holes,12 Hole short course
13. North Worcestershire 18 Holes
14. Pitcheroak 9 Holes
15. Redditch 18 Holes
16. Rose Hill 18 Holes
17. Stourbridge 18 Holes
18. Warley 9 Holes, Practice

Marlbrook Landfill/Golf Course?

- Liberty Construction (to my knowledge) have no experience or track record in golf construction or management
- Currently the site is not fit for golf course development without significant improvement and alteration

Marlbrook Landfill/Golf Course?

Conclusion

Marlbrook Landfill in its current condition is not fit for purpose as a golf course without significant investment circa £750,000.00 +

Given the current golf market establishing a new golf course needs very careful planning. In order to succeed in this difficult and competitive market it must be of high quality and unique.

Given the strong local competition, and saturated market and the need for significant investment from the outset I would suggest a 9 hole golf course is not a feasible solution for Marlbrook Landfill

Marlbrook Landfill

Overview – Stability,
Drainage and Landscaping

Stability and landform



Halcrow is advising the Council about the stability of the slopes of Marlbrook Landfill. We have:

- Reviewed existing ground investigation data
- Carried out initial slope stability analysis
- Recommended drilling two 10m deep boreholes to provide soil strength and groundwater information
- The stability analysis will be finalised following the results from the boreholes
- We will advise the Council about minor earthworks which will help improve the landform and character of the landfill

Stability and landform - Timescale

- Boreholes should be completed by mid-October
- The length of time taken for soil strength testing varies depending on the type of soil being tested. Test results should be ready by mid-November for the anticipated clay soils.
- Interpretation and stability analysis should be complete by mid-December
- The landscape form and character assessment will be considered in terms of slope stability too, to ensure any proposals for minor earthworks will not have an adverse effect on the stability of the site. Delivery anticipated mid-December, due to integration with slope stability analysis

Surface water drainage



Halcrow is assessing the suitability of the surface water drainage measures at Marlbrook Landfill. We have:

- Reviewed existing data about the surface water drainage systems
- Inspected the drainage at the site:
 - The existing plastic liners have been undercut in places by the water
 - There are numerous pools and bunds across the site which act to slow down run-off
- We will carry out hydraulic modelling and propose a long-term drainage solution for the site

Surface water drainage - Timescale

- Initial proposals for the long-term surface water drainage solution will be completed by the end of October
- Any drainage requirements identified as a result of the stability analysis will then be incorporated into these proposals once they are available (mid-December)

Landscaping and vegetation



Halcrow is undertaking an assessment of the landscaping options at Marlbrook Landfill. We have:

- Sampled topsoil / surface soils at 24 locations across the landfill
- Scheduled laboratory testing in accordance with BS for topsoil assessment to assess the suitability of the soils for vegetation growth
- Tests include pH, organic content, nutrient content (nitrogen, phosphorus, potassium, magnesium), C:N ratio, metals suite, visual contamination assessment
- We will provide a planting plan and specification for an appropriate grassland-type seed mix

Landscaping and vegetation - Timescale

- Soil test results from the topsoil sampling should be available in early October.
- We plan to report to the Council by the end of October regarding proposed seedmixes and planting plan for the site
- This aspect of the works will be integrated with the landform/character assessment

Realistic Options Moving Forward

- Breach of condition notice to be served regarding environmental monitoring issues
- Planning enforcement notice regarding a range of issues
 - Improving visual amenity
 - Ensuring site stability
 - Landscaping and planting
 - Surface water management
 - Environmental management issues
 - Boundary treatment
 - Appropriate end use
 - Removal of temporary buildings
 - General development management policies

Next Stages

- Issuing of Breach of Conditioning Notice
- Feed back on completed studies in due course
- Drafting of Enforcement Notice

Q u e s t i o n s ?