
From:
Sent:
To:
Subject:
Attachments:

Follow Up Flag:
Flag Status:

Dear Steve,

Hope you are keeping well.

Proposed Quarry at Land at Lea Castle Farm Ref: 19/000053/CM

Thank you again for agreeing to an extension for this consultation. Natural England's response is attached.

Please get in touch if you have any questions.

Kind regards,

Yana Burlachka
Land use planning adviser
Planning for a Better Environment – West Midlands Team
Direct Dial: 02082256013
Mobile: 07887708065

Kion0.0002

Follow the South Mercia team on Twitter - @NESouthMercia

@NESouth

Dear Sir or Madam,

**Consultation on a Planning Application (County Matter)
Town & Country Planning Act 1990**

The Town & Country Planning (Environmental Impact Assessment) Regulations 2017

Application Ref: 19/000053/CM **Grid Ref:** (E) 383959, (N) 278992

Applicant: NRS Aggregates Ltd

Proposal: Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement

Location: Land at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster, Worcestershire

NRS Aggregates Ltd is applying to Worcestershire County Council for planning permission for the above proposal. The planning application is accompanied by an Environmental Statement.

The applicant is seeking planning permission to extract approximately 3 million tonnes of sand and gravel over a total of 6 phases. The land would be progressively restored using site derived and imported inert material to agricultural parkland, public access and nature enhancement. The applicant estimates the development would take approximately 11 years to complete.

The planning application, the plans, the Environmental Statement, Non-Technical Summary and relevant nreenh:ai

This message and any attachments are private and confidential and may be subject to legal privilege and copyright. If you are not the intended recipient please do not publish or copy it to anyone else. Please contact us by using the reply facility in your email software and then remove it from your system.

Disclaimer

Although this email and attachments have been scanned for viruses and malware, Worcestershire County Council accepts no liability for any loss or damage arising from the receipt or use of this communication.

Monitoring of Email

Worcestershire County Council may monitor traffic data and the content of email for lawful business purposes.

This message has been sent using TLS 1.2. This email and any attachments is intended for the named recipient only.
If you have received it in _____ for

Date: 01 May 2020
Our ref: 308334
Your ref: 19/000053/CM

Steven Aldridge
Team Manager Development Management
Worcestershire County Council
County Hall, Spetchley Road, Worcester, WR5 2NP

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe

BY EMAIL ONLY

saldridge@worcestershire.gov.uk

Appendix
SUGGESTED CONDITIONS TO SAFEGUARD SOIL RESOURCES AND ACHIEVE A HIGH STANDARD OF RECLAMATION

Minerals Planning Authorities should stiosfy themselves that conditions meet the tests for the use of planning conditions and obligations set out in paragraphs 54-57 of the [National Planning Policy Framework](#) (July 2018) and linked guidance in [Minerals Planning Practice Guidance](#).

GENERAL CONDITIONS

1. The site shall be worked in accordance with the submitted plans and details inkmitteds -3(i)5(t)6(AMCID

7. Soil shall only be moved when in a dry and friable condition. For cohesive soil this should be assessed by the tests described by Paras 13.4.20-27 of the Soil Handling Strategy) to determine if the moisture content is drier than the lower plastic limit and therefore, less prone to damage if handled.
8. For all soil types no soil handling shall proceed during and shortly after significant rainfall, and / or when there are any puddles on the soil surface.
9. Soil handling and movement shall not be carried out between the months of October to March inclusive, unless otherwise agreed in writing by or on behalf of the MPA.
10. Plant or vehicle movement shall be confined to clearly defined haul routes agreed in writing by or on behalf of the MPA, or to the overburden surface and shall not cross areas of topsoil and subsoil.

SOIL STRIPPING AND STORAGE

11. All available topsoil (and subsoil) shall be stripped, before any part of the site is excavated, built upon or otherwise traversed by heavy machinery (except for the purpose of stripping or stacking soil on those parts).
12. Soil stripping depths shall accord with the proposals set out by Paras 13.4.10 and 13.3.9 of the Environmental Statement .
13. Soils identified for use as a subsoil substitute shall be stripped separately and either re-spread over the replaced overburden or stored separately for subsequent replacement.
14. Written notification shall be made giving the MPA five clear working days notice of the intention to start stripping soils.
15. Bunds for the storage of agricultural soils shall conform to the following criteria:
 - a) Topsoils, subsoils and subsoil substitutes shall be stored separately.
 - b) Where continuous bunds are used dissimilar soils shall be separated by a third material, previously agreed in writing with the MPA.
 - c) Topsoil bunds shall not exceed 3 m in height and subsoil (or subsoil substitute) bunds shall not exceed 5 m in height.
 - d) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.
16. All storage bunds intended to remain in situ for more than 6 months or over the winter period are to be grassed over and weed control and other necessary maintenance carried out to the satisfaction of the MPA. The seed mixture and the application rates are to be agreed with the MPA in writing no less than one month before it is expected to complete the formation of the storage bunds.
17. All topsoil, subsoil, and soil forming material shall be retained on the site.
18. Pockets of suitable soil forming material shall be recovered wherever practicable, during the stripping or excavation operations, for use during the restoration phase.

SOIL REPLACEMENT

19. Restored soil depths shall accord with the proposals set out by Paras 13.4.28 of the Environmental Statement / Planning Statement or other submitted documentation.

Annex A Additional Advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any

the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Rights of Way and Access land

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land and rights of way in the vicinity of the development and the scope to mitigate any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).