

# WORCESTERSHIRE COUNTY COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL

Appeal by NRS Aggregates Ltd against the refusal of planning permission by Worcestershire  
County Council

“Proposed sand and gravel quarry with progressive restoration using site derived and imported inert material to agricultural parkland, public access and nature enhancement on land at Lea Castle Farm, Wolverley Road, Broadwaters, Kidderminster, Worcestershire.

Planning Inspectorate Reference: APP/E1855/W/22/3310099

County Council Reference: 19/000053/CM

Commencement

- 1) The development hereby permitted must be begun not later than the expiration of 3 years beginning with the date of this permission

Reason Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

- 2) The operator shall provide written notification to the Mineral Planning Authority at least working days prior to:

- i. The commencement of the development hereby permitted
- ii. The commencement of soil stripping operations in any phase;
- iii. The commencement of mineral extraction in any phase;

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- Pre-development Tree Condition Survey drawing number: ~~10671~~ titled: 'Tree Retention & Removal Plan 3', dated May 2019;
- Pre-development Tree Condition Survey drawing number: ~~10671~~ titled: 'Tree Retention & Removal Plan 4', dated May 2019;
- Pre-development Tree Condition Survey drawing number: ~~10671~~ titled: 'Tree Retention & Removal Plan 5', dated May 2019;
- Transport Statement drawing number: Figure 1, titled: 'Proposed Site Access Preliminary Design Layout', dated August 2019

Reason: For the avoidance of doubt and to assist with the monitoring of the planning permission.

#### Extraction Boundary

- 5) No mineral extraction shall take place outside the limit of the extraction boundary indicated by the black dashed line and blue hatched Initial Works Phase, shown on drawing numbered: 4A, reference number: KD.LCF.013A, titled: 'Proposals Plan', dated July 2021

Reason: For the avoidance of doubt and to assist with the monitoring of the planning permission.

#### Waste Acceptance

- 6) No waste materials other than those defined in the application, namely materials shall be imported to the site for infilling and restoration purposes

Reason: To define the permission.

#### Phasing

- 7) The site shall be progressively worked and restored in accordance with the phased working programme and contiguous restoration scheme as shown on the approved drawings numbered: 01-LEAC#NQ\_004, titled: 'Initial Works', dated July 2024; 02-LEAC#NQ\_005, titled: 'Phase 1 Working & Restoration', dated July 2024; 03-LEAC#NQ\_006, titled: 'Phase-2 Working & Restoration', dated July 2024; 04-LEAC#NQ\_007, titled: 'Phase 3 Working & Restoration', dated July 2024; 05-LEAC#NQ\_008, titled: 'Phase-4 Working & Restoration', dated July 2024; 06-LEAC#NQ\_009, titled: 'Phase-5 Working & Restoration', dated July 2024;

and 01LEACINQ\_010, titled: 'Final Works', dated July 2024

Worcestershire Waste Core Strategy and Policy SP.33 of the adopted Wyre Forest District Local Plan.

Design

- 10) Notwithstanding the submitted details, detailed design drawings of all plant, structures, buildings, including the conveyors to be sited on the site shall be submitted to and approved in writing by the Mineral Planning Authority prior to their erection / construction on site. Details shall include dimensions, materials, colours and finishes. The development shall be carried out in accordance with the approved details and shall be retained and maintained as such thereafter.

Reason: To maintain the visual and environmental quality of the site, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12

Reason: In the interests of highway safety, and to ensure conformity with submitted details in accordance with Policy MLP 39 of the adopted Worcestershire Minerals Local Plan, Policy WCS 8 of the adopted Worcestershire Waste Core Strategy, and Policy SP.27 of the adopted Wyre Forest District Local Plan.

13) No soil stripping operations shall take place within the Initial Works Phase, as shown on drawing numbered: 4A reference number: KD.LCF.013A, titled: 'Proposals Plan', dated July 2021, until a scheme to construct the vehicular access and haul road has been submitted to and approved in writing by the Mineral Planning Authority and thereafter implemented in

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any temporary haul roads including their specifications, restoration specification and timetable for their reinstatement, and any temporary measures to ensure the safe passage of users of Bridleway ~~W26~~ during the construction of the access and haul road.

Thereafter, the vehicular access and haul road shall be carried out in accordance with the approved details and thereafter shall be retained and maintained until the last Phase has been restored.

Reason: In the interests of highway safety, to avoid adverse impacts on amenity along transport routes, and to prevent HGVs ~~travelling~~ over the Canal Road Bridge on Wolverle61 -1. (e)-3.1 (rl)107.7 (61



18) Within 3 months of the commencement of the development hereby permitted, details, location and a timetable for the provision of sheltered and secure cycle parking provided within the plant site, as shown on drawing number 00-LEAC-FNQ\_012, titled: 'Plant Site', dated July 2024 to comply with Worcestershire County Council's Streetscape Design Guide shall be submitted to the Mineral Planning Authority for approval in writing. Thereafter, the development shall be carried out in accordance with the approved details and the cycle parking shall be retained and kept available for use by bicycles only

Reason: To comply with the Council's parking standards in accordance with Policy MLP 39 of the adopted Worcestershire Minerals Local Plan, Policy WCS 8 of the adopted Worcestershire Waste Core Strategy, and Policies SP.27 and DM.24 of the adopted Wyre Forest District Local Plan.

19) The development hereby permitted shall not commence until Heavy Goods Vehicle (HGV) Management Plan has been submitted to and approved in writing by the Mineral Planning Authority. The Management Plan shall include but not be limited to the following:

- i. Measures and facilities to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway including provision for revision in the event of the scheme being ineffective and any remedial measures to be put in place to clear the public highway of such material
  - ii. Details of a wheel washing facility, including its location shown on a plan, water supply, water storage
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within 7 days



- i. The alignment and width of the proposed public access routes;
- ii. Surfacing materials;
- iii. Drainage provision;
- iv. Details of any gates, fences or barriers;
- v. Maintenance arrangements; and
- vi. Timetable for their implementation.

Thereafter, the public access routes shall be provided and maintained in accordance with the approved details and shall remain in situ and available for public use.

Reason: To enhance public access across the site, and to ensure conformity with submitted details, in accordance with Policies MLP 7 and MLP 30 of the adopted Worcestershire Minerals Local Plan.

Reason for the pre-commencement condition: The provision of new public access routes is one of the first operations to take place on site, so it is important that such details have been submitted and approved prior to the commencement of the development, for the reasons stated above.

23) Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, a detailed scheme for the safe crossing by the public over the haul road of any rights of way or permissive bridleways shall be submitted to and approved in writing by the Mineral Planning Authority. The details shall include the signage to be installed to alert users of the haul road

by the public over the haul road of any rights of way or permissive bridleways has been

vi. Measures to minimise the impact of lighting upon protected species and habitats, including:

- Identifying those areas / features on site that are particularly sensitive for bats and invertebrates and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, such as for foraging; and
- Show how and where external lighting will be installed, through provision of appropriate technical specifications including optic photometric data and contour plans (in both horizontal and vertical planes), and glare rating, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Thereafter, the development shall be carried out and maintained in accordance with the approved details.

Reason: To maintain the visual and environmental quality of the site, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policies SP.23 and SP.33

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1:1250, with all levels related to Ordnance Datum. The surveys shall include the extent of land open for quarrying or undergoing restoration and quarry floor levels

Reason For the avoidance of doubt and to assist with the monitoring of the planning permission.

#### Water Environment

27) No mineral extraction shall take place until a groundwater, surface water level and quality, monitoring scheme has been submitted to and approved in writing by the Mineral Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details. The Scheme shall include, but may not be limited to:

- i. Pre-commencement, operational (extraction phase) and post extraction monitoring, of the existing onsite monitoring boreholes identified in the Environmental Statement Volume 2 – Technical Appendices Appendix I: Water Resources;
- ii. The details and location of the additional monitoring points required to monitor the

Reason: To protect the water environment and prevent any deterioration of 'controlled waters' (as defined under the Water Resources Act 1991), including surface and ground waters, in accordance with Policy MLP 37 of the adopted Worcestershire Minerals Local Plan, Policy WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30 and SP.33 of the adopted Wyre Forest District Local Plan.

- 28) Prior to the commencement of the development hereby permitted, detailed design drawings for surface water drainage which shall incorporate Sustainable Drainage Systems (SuDS), and an associated SuDS Management Plan which shall include details on future management responsibilities, along with maintenance schedules for all SuDS features and associated pipework for their management and maintenance in perpetuity, have been submitted to and approved in writing by the Mineral Planning Authority. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface water whether direct or via soakaway. Thereafter the development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that the site can be adequately drained as well as to reduce the risk of creating or exacerbating flooding and to minimise the risk of pollution, in accordance with Policies MLP 37 and MLP 38 of the adopted Worcestershire Minerals Local Plan, WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30, SP.31, SP.32, and SP.33 of the adopted Wyre Forest District Local Plan.

Reason for the pre-commencement condition: The detailed design of the surface water drainage is required at the outset of the development as it may inform earlier stages of the development.

- 29) Prior to the commencement of the development hereby permitted, a scheme containing details of measures and equipment to prevent the possibility of contaminant spillage or leakage during the storage, filling of fixed tanks and mobile plant and the movement of oils, fuels, lubricants and chemicals, from and around the site, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall also include details about measures and equipment to deal with any spillages or leakages of contaminants so as to prevent any

pollution risk to ground and surface water. Hereafter, the approved scheme shall be implemented in full for the duration of the development.

Reason: To protect the water environment and prevent pollution, in accordance with Policy MLP 37 of the adopted Worcestershire Minerals Local Plan, Policy WCS 10 of the adopted Worcestershire Waste Core Strategy, and Policies SP.30 and SP.33 of the adopted Myre Forest District Local Plan.

Reason for the pre-commencement condition: To ensure that measures and equipment to minimise the possibility of contaminant spillage or leakage during the storage, filling of fixed tanks and mobile plant, and the movement of oils, fuels, lubricants and chemicals to, from and around the site are implemented from the outset of the development, for the reasons set out above.

#### Noise and Vibration

30) Notwithstanding the submitted details, no soil stripping operations shall take place until a Noise and Vibration Management Plan, to include noise monitoring has been submitted to and approved in writing by the Mineral Planning Authority. Hereafter, the development shall be carried out in accordance with the approved details. The Plan shall provide for:

- i. Noise and vibration mitigation measures and best practice measures, which shall

- vii. The logging of all weather conditions, approximate wind speed and direction;
- viii. Noise level monitoring results shall be submitted to the Mineral Planning Authority within 7 days of the noise monitoring being carried out;
- ix. If the noise level monitoring results reveal an exceedance of the relevant noise limits set out in Conditions ~~13~~ or ~~32~~) of this permission, then no further mineral extraction or infilling operations shall take place until a scheme providing for further noise mitigation has been submitted to and approved in writing by the Mineral Planning Authority, and the approved noise mitigation measures have been subsequently implemented. Further noise level monitoring shall be undertaken within 7 days of the implementation of the further noise mitigation and submitted to the Mineral Planning Authority within 7 days of the noise level monitoring being carried out. If the subsequent noise level monitoring results still reveal an exceedance of the relevant noise limits set out in Conditions ~~31~~ or ~~32~~) of this permission, then the provisions and process set out in this Condition, Part ix shall be repeated until compliance with the noise limits has been achieved;
- x. A procedure for the logging, investigating and responding to noise complaints whether received directly from a member of the public or via the Mineral Planning Authority; and
- xi. If, following a complaint, the Mineral Planning Authority decides that further noise level monitoring is required, written notice shall be given to the operator specifying the required noise level monitoring. The further noise level monitoring shall be undertaken by the operator and the results submitted in writing to the Mineral Planning Authority within 14 days of the request.

Reason: To control noise emissions and the impact of vibrations, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy and Policy SP.33 of the adopted Wyre Forest District Local Plan.

31) The noise attributable to mineral operations from the site shall not exceed the levels set out below at the receptor locations identified in the Noise Assessment Report, dated 12 September 2019 when measured in terms of an LAeq,1hour level (free field):

- Broom Cottage: LAeq,1hour 53dB;

- South Lodges: LAeq,1hour 55dB;
- Heathfield Knoll: LAeq,1hour 50dB;
- Brown Westhead Park bungalows and houses at the north end of the road LAeq, 1-hour 46dB;
- The Bungalow: LAeq,1hour 45dB;
- Keeper's Cottage: LAeq,1hour 49dB; and
- Castle Barns: LAeq,1hour 48dB.

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- i. Details of the dust monitoring equipment to be used
- ii. Location of dust monitoring equipment
- iii. Frequency of dust monitoring;
- iv. Methodology to be used for assessing the dust monitoring results
- v. Set trigger limits for investigation and action;
- vi. Provision and timescales for the reporting of the dust monitoring results to the Mineral Planning Authority
- vii. Additional dust mitigation measures and timescales for their implementation if the dust monitoring shows an exceedance of the trigger limits
- viii. Dust suppression measures to be employed, including but not limited to the provision of a water bowser and spraying units which shall be used at all times when there is a risk of dust arising from operations at the site, road sweeper to be utilised during dry conditions or upon request of the Mineral Planning Authority; drop heights for material transfer (between plant, ground and transport) should be minimised, all plant vehicles shall have upward facing exhausts to ensure that emissions are directed away from the ground; and there shall be a maximum speed limit of 10mph within the site.

Thereafter, the development shall be carried out in accordance with the approved Dust Management Plan.

Reason: To control dust emissions, in accordance with Policies MLP 28 and MLP 29 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy SP.33 of the adopted Wyre Forest District Local Plan.

Reason for the pe-

Planning Authority. The scheme shall include an assessment of significance and research questions and:

- i. The programme and methodology of site investigation and recording;
- ii. The programme for post investigation assessment;
- iii. Provision to be made for analysis of the site investigation and recording;
- iv. Provision to be made and timetable for publication and dissemination of the analysis and records of the site investigation;
- v. Provision to be made and timetable for archive deposition of the analysis and records of the site investigation; and
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Thereafter, the development shall be carried out in accordance with the approved details

Reason: To allow the historical and archaeological interest of the site to be recorded, in accordance with Policy MLP 32 of the adopted Worcestershire Minerals Local Plan, Policy WCS 9 of the adopted Worcestershire Waste Core Strategy, and Policies SP12 and DM.23 of the adopted Wyre Forest District Local Plan

Reason for the pre-commencement condition: The site's construction works are the first operations that will take place on site, and these have the potential to disturb archaeological remains, therefore, it is important that a programme of archaeological work, including a Written Scheme of Investigation is submitted and approved prior to works commencing, for the reasons above.

35) Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, a scheme for the recording part removal to create the vehicular access storage and reinstatement of the historic boundary wall shall be submitted to and approved in writing by the Mineral Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. The scheme shall include:

- i. The method of recording the historic boundary wall brickwork and details of the mortar makeup;





Reason:To protect the amenity of the site and the surrounding area, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policies SP.16 and SP.33 of the adopted Wyre Forest District Local Plan.

Soil Handling and Storage

38) Soil handling and placement shall take place in accordance with the 'Agricultural Land Classification and Soils Resource Report', dated May 2018, and the Institute of Quarrying publication 'Good Practice Guide for Handling Soils in Minerals Workings' (July 2021), and only when the soils are dry and friable and in dry ground conditions.

Reason:To ensure soils are managed a.004 Tc 01.8 (n004 4 (()-43(e)-3.2 (9)7.7 (m)4.4 (u)2.2 vd ( )T )2

- vii. No soil stripping operations shall take place within any phase until details of the design of the bunds to be constructed in that phase have been submitted to and approved in writing by the Mineral Planning Authority. Details shall include the location shown on a plan, length, height, contours and volumes of the bunds, and identifying the soil types and units contained therein. The height of the bunds shall not exceed the height specified for the Amended Appeal Scheme in rID16: 'Comparison table regarding bunds within the Original Appeal Scheme and the Revised Appeal Scheme'

Reason: To ensure soils are managed and conserved for beneficial purposes to ensure the satisfactory restoration of the site, in accordance with Policies MLP 34 and MLP 35 of the adopted Worcestershire Minerals Local Plan.

- 41) No plant or vehicles shall cross any area of unstripped topsoil or subsoil, except for the express purpose of soil stripping or soil replacement operations. Essential traffic routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated, traversed or used as a road for the stationing of plant or buildings or for the storage of subsoil, overburden, waste or mineral deposits, until all available topsoil and subsoil have been stripped from that part. The exceptions are that topsoil may be stored on like topsoil and subsoil may be stored on like subsoil

Reason: To ensure soils are managed and conserved for beneficial purposes to ensure the satisfactory restoration of the site, in accordance with Policies MLP 34 and MLP 35 of the adopted Worcestershire Minerals Local Plan.

- 42) Prior to the commencement of soil stripping operations, a scheme for seeding and management of all soil and overburden storage bunds that will remain in situ for more than 3 months or over winter shall be submitted to and approved in writing by the Mineral Planning Authority. Seeding and management of the storage bunds shall be carried out in accordance with the approved scheme

Reason: To control plant growth and prevent the build up of a seed bank of agricultural weeds, or their dispersal onto adjoining land and to ensure that the site is reclaimed to a condition capable of beneficial afteruse at an early date, in accordance with Policies MLP 7, MLP 11, MLP

31, MLP 33, MLP 34 and MLP 35 of the adopted Worcestershire Minerals Local Plan, WCS 5, WCS 9, WCS 11 and WCS 12 of the adopted Worcestershire Waste Core Strategy Policies SP.20, SP.22, SP.23, SP.28, and DM.26 of the adopted Wyre Forest District Local Plan.

#### Ecology

- 43) Notwithstanding the submitted details, prior to the commencement of the development herebypermitted, a detailed Construction Environmental Management Plan (CEMP) for biodiversity shall be submitted to the Mineral Planning Authority for approval in writing. The 32.6 ( 7-2.2

Reason for the pre-commencement condition: The site's construction works are one of the first operations that will take place on the site and these have the potential to disturb protected species and habitats. Therefore, it is important that that the CEMP for biodiversity to control the construction impacts of the development have been submitted and approved prior to the commencement of the development, for the reasons stated above.

44) Prior to the commencement of the development hereby permitted Biodiversity Enhancement, Monitoring and Management Plan (BEMMP) shall be submitted to and approved in writing by the Mineral Planning Authority. The purpose of the BEMMP shall be to ensure the proposed biodiversity measures and management are effectively and fully implemented for a period of 30 years. The BEMMP shall deliver a minimum of 193.24 Habitat Biodiversity Units and 6.88 Hedgerow Biodiversity Units, as set out in the Biodiversity Net Gain Assessment Report, dated 03/09/2024 and include all measures shown on the approved restoration scheme as required by Condition 46) of this permission and in Section 8 and 11 of the Environmental Statement Volume 2 'Technical Appendix Nature Conservation and Ecology' (Ecological Impact Assessment document reference M16.176(a).R.006, dated April 2019, and the following:

- i. Aims and objectives of management and monitoring to match the stated purpose;
- ii. Identification of adequate baseline conditions prior to the start of development, description and evaluation of features to be managed and enhanced, identifying an adequate baseline of conditions prior to start of development, including provision of Habitats

to include reference (where appropriate) to the target condition of habitats and hedgerows;

- ix. Appropriate management actions for achieving stated aims and objectives;
- x. An annual work programme (to cover an initial 5 year period);
- xi. Details of the specialist ecological management body or organisation responsible for implementation of the plan;
- xii. For each of the first 5 years of the plan, a BEMMP progress report to be sent to the Mineral Planning Authority reporting on progress of the annual work programme, to include an interim Biodiversity Net Gain metric reporting on the progress of the delivery of Habitat Biodiversity Units and Hedgerow Biodiversity Units, supported by Habitat Condition Assessment sheets, and confirmation of any required actions for the next 12 month period; and
- xiii. The BEMMP will be reviewed and updated every 5 years and implemented for 30 years.

The BEMMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMMP are not being met) how contingencies and / or remedial action will be identified, agreed with the Mineral Planning Authority, and then implemented so that the development still delivers the Objectives of the latest approved BEMMP. The approved BEMMP shall be implemented in accordance with the approved details

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and approved in writing by the Mineral Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. The LEMP shall comprise of a drawing and document that covers:

- i. Aims and objectives of the scheme;
- ii. For the avoidance of doubt, the aims and objectives shall include the provision and maintenance of the pocket parks and the provision and maintenance of the public access routes as shown on the approved restoration scheme required by Condition 48) of this permission;
- iii. A plan with annotations showing the landscape and habitat or features to be retained, created and managed, including detailed advanced planting scheme covering each phase and any other areas of the site; the restoration, enhancement and management of existing boundary trees and hedgerows; and detailed design of pocket parks;
- iv. Measures (including establishment, enhancement and aftercare) for achieving the aims and objectives of management, with time-

- x. Measures to control and prevent the spread of ~~non~~ native invasive species; and
- xi. Those responsible for implementation of the scheme.

Reason: To protect, conserve and enhance the site's value for biodiversity and to maintain the visual and environmental quality of the site, in accordance with Policies MLP 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 9, WCS 11, and WCS 12 of the adopted Worcestershire Waste Core Strategy, Policies SP.20, SP.22, SP.23, SP.28, DM.24 and DM.26 of the adopted Wyre Forest District Local Plan.

Reason for the pre-commencement condition: A LEMP is required at the outset of the development as it may inform earlier stages of the development.

- 46) Notwithstanding the submitted details, prior to the commencement of soil stripping operations in Phases 1 to 3 as shown on drawing numbered: 4A, reference number: KD.LCF.013A, titled: 'Proposals Plan', dated July 2021, measures, including details of locations and dimensions of hay bales to assist with visually screening the development hereby permitted from users of Bridleway WC26, shall be submitted to and approved in writing by the Mineral Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme

Reason: To protect the visual amenity of the site, and the environmental quality of the surrounding area, in accordance with Policies MLP 28 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 12 and WCS 14 of the adopted Worcestershire Waste

than 15 times the tree's diameter) to the works. Thereafter, the approved scheme shall be implemented for the duration of soil stripping operations, mineral extraction, infilling operations and soil replacement operations in Phases shown on drawing numbered: 4A, reference number: KD.LCF.013A, titled: 'Proposals Plan', dated July 2021.

Reason:



49) In the event that the winning and working of minerals or waste infilling from the ~~site~~ case, then the Mineral Planning Authority shall be notified in writing - 1.8225

forthcoming year; a review of the previous years' aftercare operations and management shall make provision for site meetings on at least an annual basis with officers of the Mineral Planning Authority in order to assess the progress to date, any remedial action required, and the management of the restored areas for the following year. Thereafter, the development shall be carried out in accordance with the approved details, or as amended in consultation with and approved in writing by the Mineral Planning Authority following 12.9 (e)-(g), 92CM(u)2.2 012( b).

The approved energy generating facilities shall be provided prior to the use of the site office and welfare facilities hereby permitted and shall be retained and maintained thereafter.

Reason: To support climate change mitigation, in accordance with Policy MLP 26 of the adopted

Worcestershire Waste Core Strategy, and Policy 27 of the adopted Wyre Forest District Local Plan.

57) No materials shall be burned on the site

Reason: To protect the amenity of adjacent residential properties, in accordance with Policy 10.4.02.

Reason: