

Further objections to the Lea Castle Farm Quarry site arising from information presented during the enquiry.

Dear Mr Woolcock,

Having heard the information presented by NRS in support of their planning application, I have the following additional points to raise in opposition:

1.

Having looked into planning documents for their other sites, it appears to me that NRS are very good at presenting an holistic approach for the site during the planning permission stage, with their planning applications being very similar to that presented for the Lea Castle Site (staged extraction with restoration to increase biodiversity). From my research it seems they are successful in securing a site and then have a track record of making changes once planning permission has been granted. I suggest that their success at securing planning permissions is part of the reason that any opposition in this matter is seen as an inconvenience rather than anything to be concerned over; as demonstrated by their representative during the County appeal actually sleeping during part of the hearing (this was witnessed by numerous outraged attendees of the meeting).

I am sure you will already be aware, but examples of changes made (attached are some of the documents supporting this) from the original planning permission/licences to their three other sites are:

*Site 5, Meriden*

Original Licence granted 16/12/1998 to NRS Waste Management Services Ltd.

Transferred to NRS Meriden Aggregates LTD 06/08/2020. This is a 40 acre site that was granted planning permission for quarrying with inert landfill.

An application was made 03/08/2022 for a variation of licence to include the processing of hazardous waste and to increase the permitted boundary of the site, the variation was permitted 10/01/2023.

*Saredon Quarry*

Original licence granted in 1962 with a cessation date of 31/12/2028.

October 2022 NRS made a further application to the council stating that permitted reserves would be exhausted within 12 months and sought planning permission to extract sand & gravel by an extension of the southern boundary of the site which will see anticipated mineral extraction for 7 years, taking it past the cessation deadline given for the site.

There has also been a change to use to add a recycling plant to the site.

*Woodcote Quarry*

The licence was originally agreed in 2006 but finally issued 2018.

19/01/2024 an application was made to extend the site by 14 acres to the north of the present working area, increasing the operational life of the site by 5 years.

With re-iteration throughout the hearing that the proposed quarry will only run for 10 years with progressive infill and restoration, surely their track record on all 3 quarries owned demonstrates that extensions of time and site have been made. Given that the 10 year duration of the quarry has been one of the NRS pillars to dismiss residents concerns, the over-riding evidence is that this is a company who has consistently looked to extend both the operational lifespan and working area of the quarry in every site for which planning permission has been received. Furthermore, the constant assertion that inert material will be used (as per the planning application) is also in question, given that they have secured a change in permissions to include the processing of hazardous material at the Meriden site. In the worst-case scenario of the planning permission being granted, can it be written into the licence that there shall be no scope for extensions or variations? This would at least tie NRS to their original claims for the site.

2.

We don't have the deep pockets of the NRS Group and have funded our legal representation via donations from local residents. Whilst NRS have maintained there is little objection to the proposed quarry, I stand by the belief that they have, at every turn, tried to mis-represent our objection. Surely, the fact that we, as a community of 'normal' people (who have attended the inquiries in person, watched online or kept informed of proceedings via the social media groups), have managed to raise funds for legal representation at not one, but two, inquiries shows the strength of feeling against the quarry. As for a lack of completed questionnaires (as mentioned by NRS during the inquiry), I will re-iterate that I was at one of the recent consultations for an hour and a half and not once was I offered a questionnaire to complete (only find out its existence after the consultation) or approached by an NRS representative to discuss the proposal. Information boards were set up along two side of the hall and the NRS representatives stood against the opposite wall. I also maintain that if, as the KC stated, a fair representation should be made regarding the quarry then the questionnaire provided by them was far from that. Preluding questions, they provided information in support of the quarry, rather than leaving the questionnaire open/providing impartial information for people to make their own decisions. Having spoken with people in the area, of those who knew of their existence, many were put off completing them because they felt that the questionnaires were so biased, any which didn't support the quarry would actually be seen. Irrespective of whether they were entered for consideration, their questionable availability aside, the perception alone affected the number of questionnaire completed.

3.

I anticipate that you will have seen during your site visit, and certainly heard during the inquiry, about the historic wall surrounding the site. Lea Lane currently runs alongside one of the boundaries of the site and due to a landslip into the canal is currently closed to through traffic. The road is, in the majority of places, lower than the Lea Castle Farm site and so acts as a retaining wall. Once again, without visiting the site but using the impartial images available on Google street view, you will see that in many areas the wall leans quite significantly into the road, having been pushed forward by the soil it retains and, in some areas

strengthening bars have been inserted to prevent failure. I heard the expert present his information regarding dismantling and 'restoration' of the wall near the proposed entrance to the quarry but have any investigations been carried out regarding any effects of the vibrations/quarrying of materials on the stability of the wall along Lea Lane? Should vibrations/quarrying result in failure of any part of the wall this could have serious consequences given that the landslip works have now been sanctioned and once complete will allow the road to be opened up to through traffic again.

4.

It was said that noise levels would be equivalent to 'a tractor', however how can an extraction and processing plant with lorry movements be equivalent to a tractor and how many farms have 'a tractor' working for c.10 hours a day, 6 days a week? Hopefully you will have heard how the noise from the A449 travels across the area and, granted the addition of bunds may go some way to countering this, but given the additional noise generated by the plant and transport, this will still have a significant impact on the local area.

5.

During the inquiry it has been maintained that dust pollution is within legal limits. Should you have the time/inclination, a quick Google street view will show that despite the preventative measures in place for quarries mining the Wildmore Formation sandstones and gravels (the closest being Wildmore Quarry, Sandy Lane, Bromsgrove) you will see a completely unbiased set of images showing the extent of particulate pollution along the roads, and the coverage of street furniture and vegetation surrounding the quarry. This is also true for other NRS quarry sites, albeit these are not in residential areas such as the proposed site. Once again I maintain that if NRS can present findings within legal limits, there should be mitigating circumstances to allow refusal of a quarry in an area that will directly impact so many people and businesses and so much of our greenbelt.

Thank you for your time.

Maxine Huselbee

# Notice of variation and consolidation with introductory note

**The Environmental Permitting (England & Wales) Regulations 2016**

---

NRS Meriden Aggregates Ltd  
Cornets End Recycling Facility  
Cornets End Lane  
Meriden  
Solihull  
CV7 7LH

**Variation application number**

EPR/HB3802HF/V003

**Permit number**

EPR/HB3802HF

# Cornets End Recycling Facility

## Permit number EPR/HB3802HF

### Introductory note

#### **This introductory note does not form a part of the notice**

Under the Environmental Permitting (England & Wales) Regulations 2016 (schedule 5, part 1, paragraph 19) a variation may comprise a consolidated permit reflecting the variations and a notice specifying the variations included in that consolidated permit.

Schedule 1 of the notice specifies the conditions that have been varied and schedule 2 comprises a consolidated permit which reflects the variations being made. All the conditions of the permit have been varied and are subject to the right of appeal.

This variation is to:

- Add a treatment activity to the waste operation comprising washing of non-hazardous waste;
- Add non-hazardous waste codes to the waste operation;
- Remove the site-specific limits specified in schedule 4 of the permit;
- Add an installation activity for the treatment of hazardous waste by physico-chemical treatment including hand-picking, screening and washing;
- Increase the permitted boundary; and
- Consolidate and update the permit to modern conditions.

The site is located approximately 1.3km south-west of Meriden, Solihull at the National Grid reference SP 22909 81064.. It is situated in a predominantly rural location in an area that was previously used for mineral extraction and processing. The site is bounded to the south and east by agricultural land and by mineral working and processing and other waste management facilities on the other boundaries.

#### **Installation activities**

The treatment and storage of hazardous waste is an installation in accordance with schedule 1, sections 5.3 Part A(1)(a)(vi) and 5.6 Part A(1)(a) of the Environmental Permitting (England & Wales) Regulations 2016. Hazardous wastes accepted at the are treated by screening, hand-picking of asbestos and/or by washing. Any hazardous wastes accepted that cannot be treated will be transferred off site. The permitted activities are as follows:

##### Hazardous waste screening

Wastes will be screened into different size fractions. Each fraction will be tested to determine if the waste is hazardous or non-hazardous. Waste that is hazardous will be further treated by washing and the non-hazardous wastes will be crushed, screened and/or washed to produce aggregate under the waste permit.

##### Asbestos picking

Hazardous waste containing bonded asbestos will be hand-picked from an enclosed conveyor with water spray to prevent fibre releases. The pieces of removed asbestos will be double bagged and stored in a locked container prior to removal from the site for disposal. The remaining waste will be tested for fibre content and treated as non-hazardous waste where testing indicates fibre content is below the threshold. If the asbestos containing waste has other hazardous properties, the waste will first be treated by hand-picking of asbestos and then further treated by screening and/or washing where asbestos fibres are not present above the threshold. If the content of asbestos fibres is above 0.1% following hand-picking, the waste will be disposed of at a suitable landfill.

##### Hazardous waste washing

Hazardous waste that does not require screening, the hazardous fractions following screening and wastes with asbestos removed will be washed to separate hazardous fractions. Water used for the washing will be

recirculated following treatment and filtered to remove the fines which are then pressed. The pressed filter cake will be tested and then disposed of at a suitable facility. The washed fractions will be tested and if they are non-hazardous, the wastes will be crushed and screened to produce aggregate.

### Waste operation activities

Non-hazardous wastes are accepted for treatment by hand-picking, separation, screening, washing and blending to produce aggregate. Washing takes place in the same plant as that for hazardous waste as a batch process so that hazardous and non-hazardous wastes are not mixed.

All hazardous waste treatment and storage will be carried out on an impermeable surface with a sealed drainage system. The area is enclosed by a kerb. The asbestos picking area will be enclosed and the waste will be sprayed with water to prevent release of fibres.

Non-hazardous waste is treated and stored in the same area with hazardous waste and will be kept separate from the hazardous wastes all through the treatment and storage processes.

Drainage from the northern part of the site where waste is processed will be collected in an interceptor. The drainage water will be transferred to the water treatment plant where it will be treated and re-used in the wash plant. Any excess water in the reservoir will be tankered off-site for disposal. Surface water run-off from the southern part of the site drains to a settlement pond via an oil interceptor and silt trap prior to discharges to an un-named stream.

There are no point source emissions to air. Dust is managed by spraying stockpiles with water in dry conditions to prevent wind-blown dust.

There is a local wildlife site and the River Blythe Site of Special Scientific Interest within 2km of the site.

The schedules specify the changes made to the permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Original License EAWML 42811 determined	16/12/1998	
Modification notice determined	04/12/2003	Area initiated variation of permit.
Permit determined EPR/BP3996LK	19/01/2009	Variation to increase permitted site boundary. (EPR permit number issued)
Application EPR/HB3008GX/T001 (full transfer of permit EPR/BP3996LK)	Duly made 22/01/2019	Application to transfer the permit in full to N.R.S Waste Management Services Limited.
Transfer determined	07/02/2019	Full transfer of permit complete to N.R.S Waste Management Services Limited.
Transfer determined	06/08/2020	Full transfer of permit complete to NRS Meriden Aggregates Ltd.
Application EPR/HB3802HF/V002 (variation)	Duly made 03/03/2021	Application to vary the permit
Additional information received	13/06/2021	Waste Acceptance Procedure (also containing revised list of waste codes)
Variation determined EPR/HB3802HF/V002	13/08/2021	Notice of variation issued

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/HB3802HF/V003 (variation and consolidation)	Duly made 03/08/2022	Application to add installation activity for treatment of hazardous waste, increase the permitted boundary, add non-hazardous waste washing to waste operation and update the permit to modern conditions.
Additional information	10/10/2022	Response to schedule 5 notice regarding treatment activities, wastes, dust and noise management plans and site layout and drainage plans.
Additional information	11/11/2022	Clarification of management procedures for site drainage, wash water and waste types.
Additional information	10/01/2023	Revised Process Flow Diagram
Variation determined and consolidation issued EPR/HB3802HF/V003 (Installation billing ref: LP3904MX; Waste billing ref: EAWML 42811)	10/01/2023	Varied and consolidated permit issued in modern format

End of introductory note

# Notice of variation and consolidation

## The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies

### Permit number

EPR/HB3802HF

### Issued to

**NRS Meriden Aggregates Ltd** (“the operator”)

whose registered office is

#### **NRS House Site 7**

**Meriden Park**

**Cornets End Lane**

**Meriden**

**Solihull**

**CV7 7LH**

company registration number 11911715

to operate regulated facilities at

#### **Cornets End Recycling Facility**

**Cornets End Lane**

**Meriden**

**Solihull**

**CV7 7LH**

to the extent set out in the schedules.

The notice shall take effect from 10/01/2023.

<b>Name</b>	<b>Date</b>
<b>Peter Maksymiw</b>	<b>10/01/2023</b>

Authorised on behalf of the Environment Agency



## **Schedule 1**

All conditions have been varied by the consolidated permit as a result of the application made by the operator.

## **Schedule 2 – consolidated permit**

Consolidated permit issued as a separate document.

# Permit

## The Environmental Permitting (England and Wales) Regulations 2016

### Permit number

**EPR/HB3802HF**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/HB3802HF/V003 authorising,

**NRS Meriden Aggregates Ltd** (“the operator”),

whose registered office is

**NRS House Site 7**

**Meriden Park**

**Cornets End Lane**

**Meriden**

**Solihull**

**CV7 7LH**

company registration number 11911715

to operate an installation and waste operations at

**Cornets End Recycling Facility**

**Cornets End Lane**

**Meriden**

**Solihull**

**CV7 7LH**

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Peter Maksymiw	10/01/2023

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
  - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.
- 1.1.4 The operator shall comply with the requirements of an approved competence scheme.

### 1.2 Energy efficiency

- 1.2.1 For the following activities referenced in schedule 1, table S1.1, AR1 to AR7, the operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
  - (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
  - (c) take any further appropriate measures identified by a review.

### 1.3 Efficient use of raw materials

- 1.3.1 For the following activities referenced in schedule 1, table S1.1, AR1 to AR7, the operator shall:
- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
  - (b) maintain records of raw materials and water used in the activities;
  - (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
  - (d) take any further appropriate measures identified by a review.

### 1.4 Avoidance, recovery and disposal of wastes produced by the activities

- 1.4.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
  - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
  - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

- 1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

## **2 Operations**

### **2.1 Permitted activities**

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).
- 2.1.2 For the following activities referenced in schedule 1, table S1.1, AR1 to AR7, waste authorised by this permit shall be clearly distinguished from any other waste on the site.

### **2.2 The site**

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

### **2.3 Operating techniques**

- 2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.
- 2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation (“plan”) specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 2.3.3 Any raw materials or fuels listed in schedule 2, table S2.1 shall conform to the specifications set out in that table.
- 2.3.4 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in schedule 2 tables S2.2, S2.3, S2.4; and
  - (b) it conforms to the description in the documentation supplied by the producer and holder.
- 2.3.5 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:
- (a) the nature of the process producing the waste;
  - (b) the composition of the waste;
  - (c) the handling requirements of the waste;
  - (d) the hazardous property associated with the waste, if applicable; and
  - (e) the waste code of the waste.
- 2.3.6 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.

### **Hazardous waste storage and treatment**

- 2.3.7 Hazardous waste shall not be mixed, either with a different category of hazardous waste or with other waste, substances or materials, unless it is authorised by schedule 1, table S1.1 and appropriate measures are taken.

## **2.4 Improvement programme**

- 2.4.1 The operator shall complete the improvements specified in schedule 1, table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.
- 2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

## **2.5 Pre-operational conditions**

- 2.5.1 The operations specified in schedule 1, table S1.4 shall not commence until the measures specified in that table have been completed.

# **3 Emissions and monitoring**

## **3.1 Emissions to water, air or land**

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 table S3.1.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 For the following activities referenced in schedule 1, table S1.1, AR1 to AR7, periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

## **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

## **3.3 Odour**

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.3.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;

- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

### **3.4 Noise and vibration**

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.4.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
  - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

### **3.5 Monitoring**

- 3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:
  - (a) point source emissions specified in table S3.1;
  - (b) ambient air monitoring specified in table S3.2; and
  - (c) process monitoring specified in table S3.3.
- 3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

## **4 Information**

### **4.1 Records**

- 4.1.1 All records required to be made by this permit shall:
  - (a) be legible;
  - (b) be made as soon as reasonably practicable;
  - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
  - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
    - (i) off-site environmental effects; and
    - (ii) matters which affect the condition of the land and groundwater.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

## 4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.
- 4.2.2 For the following activities referenced in schedule 1, table S1.1, AR1 to AR7, a report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:
- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;
  - (b) the annual production/treatment data set out in schedule 4 table S4.2; and
  - (c) the performance parameters set out in schedule 4 table S4.3 using the forms specified in table S4.4 of that schedule.
- 4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
  - (b) for the reporting periods specified in schedule 4, table S4.1 and using the forms specified in schedule 4, table S4.4; and
  - (c) giving the information from such results and assessments as may be required by the forms specified in those tables.
- 4.2.4 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.
- 4.2.5 Within 1 month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

## 4.3 Notifications

- 4.3.1 In the event:
- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately—
    - (i) inform the Environment Agency,
    - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
    - (iii) take the measures necessary to prevent further possible incidents or accidents;
  - (b) of a breach of any permit condition the operator must immediately—
    - (i) inform the Environment Agency, and
    - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time;

- (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

In any other case:

- (a) the death of any of the named operators (where the operator consists of more than one named individual);
- (b) any change in the operator's name(s) or address(es); and
- (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

- (a) the Environment Agency shall be notified at least 14 days before making the change; and
- (b) the notification shall contain a description of the proposed change in operation.

4.3.6 The Environment Agency shall be given at least 14 days' notice before implementation of any part of the site closure plan.

## **4.4 Interpretation**

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "immediately", in which case it may be provided by telephone.



# Schedule 1 – Operations

<b>Table S1.1 activities</b>			
<b>Activity reference</b>	<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity and WFD Annex I and II operations</b>	<b>Limits of specified activity and waste types</b>
AR1	S5.3 A1(a)(vi) Disposal or recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving recycling or reclamation of inorganic materials other than metals or metal compounds.	Asbestos removal R5 Recycling/reclamation of other inorganic materials	From receipt of waste through to storage of treated waste. Treatment in a dedicated enclosed and abated picking line. Asbestos removed from the waste shall: <ul style="list-style-type: none"> <li>• Be double-bagged and stored in a sealed locked container.</li> <li>• not be transferred between different bulk containers, which shall be locked when not being loaded and shall not be stacked.</li> </ul> <p>All treatment and storage shall take place on an impermeable surface with a sealed drainage system. Hazardous waste types and quantities as specified in Table S2.2.</p>
AR2	S5.3 A1(a)(vi) Recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving recycling or reclamation of inorganic materials other than metals or metal compounds.	Screening of hazardous waste R5 Recycling/reclamation of other inorganic materials	From receipt of waste, including treated waste from Activity AR1, through to storage of treated waste in different size fractions. Treatment shall take place on an impermeable surface with a sealed drainage system as shown on indicative Site Layout Plan reference 21/001c 003 V2. Waste containing asbestos shall not be screened. Hazardous waste types and quantities as specified in Table S2.3.
AR3	S5.3 A1(a)(vi) Recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving recycling or reclamation of inorganic materials other than metals or metal compounds.	Soil washing of hazardous waste R5 Recycling/reclamation of other inorganic materials	From receipt of waste, including from Activity AR2 through to storage of treated waste, including treatment of water from the wash plant and from the interceptor and return of clean water to the wash plant. Storage of filter cake prior to disposal off-site. All treatment and storage shall take place on an impermeable surface with a sealed drainage system.

<b>Table S1.1 activities</b>			
<b>Activity reference</b>	<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity and WFD Annex I and II operations</b>	<b>Limits of specified activity and waste types</b>
			Hazardous waste types and quantities as specified in Table S2.3.
AR4	S5.6 A1(a) Temporary storage of hazardous waste with a total capacity exceeding 50 tonnes.	R13 Storage of waste pending any of the operations R1 to R12	From receipt of waste through to submission for treatment. All storage shall take place on an impermeable surface with a sealed drainage system as shown on indicative Site Layout Plan reference 21/001c 003 V2. Asbestos shall be stored in a locked container. Hazardous waste shall not be stored for more than 6 months. Hazardous waste types and quantities as specified in Tables S2.2 and S2.3. The combined total of non-hazardous waste and hazardous waste stored shall not exceed 80,000 tonnes.
<b>Directly Associated Activity</b>			
AR5		Surface water management	From collection and storage of site run-off from the northern area of the site in an interceptor, to treatment in the water treatment plant for use in the wash plant (activity AR3) and/or removal from the site. From collection of uncontaminated site run-off from the southern area to storage in the settlement pond via an oil interceptor and silt trap, to discharge to the stream at emission point 1 as shown on indicative Site Layout Plan reference 21/001c 003 V2. Drainage infrastructure is as shown on indicative Drainage Plan Drawing number 21/001f 001.
AR6	-	Storage of raw materials including fuel	From the receipt of raw materials and fuel through to their use within the facility.
AR7	-	Storage of hazardous waste prior to disposal off-site. D15 Storage of waste pending any of the operations D1 to D14	Storage of treated waste. No more than 10 m <sup>3</sup> of asbestos shall be stored at any one time.

Table S1.1 activities			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity and WFD Annex I and II operations	Limits of specified activity and waste types
Activity reference	Description of activities for waste operations		Limits of activities
AR8	R5: Recycling/reclamation of other inorganic compounds R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)		Physical treatment including hand-picking, screening, crushing and blending for the purpose of recovery. Treatment of non-hazardous waste in a soil washing plant. Non-hazardous waste types as specified in Table S2.4. The combined total of non-hazardous waste and hazardous waste stored shall not exceed 80,000 tonnes.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/HB3802HF/V003	<ul style="list-style-type: none"> <li>Response to question 3a of the Part C3 application form.</li> <li>Hazardous Waste Treatment Permit Boundary Plan, reference 21/011 004.</li> </ul>	27/07/2022
	<ul style="list-style-type: none"> <li>BAT Assessment Report for Hazardous Waste Treatment Operations.</li> <li>Waste Pre-acceptance Procedure.</li> <li>Waste Rejection Procedure.</li> <li>Waste Storage and Handling Procedure.</li> </ul>	01/08/2022
Response to schedule 5 notice dated 08/09/2022	<ul style="list-style-type: none"> <li>Indicative Site Layout Plan, reference 21/011c 003 V2.</li> <li>Indicative Drainage Plan, drawing number 21/001f 001.</li> <li>Hazardous Waste Acceptance Procedure.</li> <li>Noise Management Plan.</li> </ul>	10/10/2022
Response to request for information dated 27/10/2022	<ul style="list-style-type: none"> <li>Technical summary, excluding paragraph 5.17.</li> <li>Water Treatment Process Flow Diagram.</li> </ul>	11/11/2022
Additional information	<ul style="list-style-type: none"> <li>Hazardous Waste Treatment Process Flow.</li> </ul>	10/01/2023

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	The operator shall submit in writing to the Environment Agency for approval a report that shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>The results of testing of the surface water drainage from the northern area of the site from a minimum of three samples taken on at least three separate occasions to determine if the water is hazardous.</li> <li>Proposals to prevent the mixing of hazardous surface water drainage with non-hazardous wash water in the water treatment plant, where the site drainage is determined to be hazardous,</li> </ul>	30/09/2023

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
	<p>including alternative arrangements for the treatment or removal of surface water drainage.</p> <p>Where the site drainage is determined to be hazardous, it shall not be mixed with the non-hazardous wash water in the water treatment plant and alternative arrangements for managing surface drainage shall be submitted.</p>	

<b>Table S1.4 Pre-operational measures for future development</b>		
<b>Reference</b>	<b>Operation</b>	<b>Pre-operational measures</b>
PO1	Commencement of activities AR1 to AR6 as detailed in table S1.1	The operator shall submit plans showing the final layout of the site infrastructure and drainage (as-built plans) to replace Indicative Site Layout Plan, reference 21/011c 003 V2 and Indicative Drainage Plan, drawing number 21/001f 001.
PO2	Commencement of activity AR1 as detailed in table S1.1	<p>The operator shall submit a revised Dust Management Plan in writing to the Environment Agency for approval that includes proposals for the monitoring of asbestos fibres in air at the site boundary. The Plan shall be updated to include:</p> <ul style="list-style-type: none"> <li>• A drawing showing the location of the proposed monitoring points which shall be up and down wind of the treatment area; and</li> <li>• A monitoring methodology to the standards and frequency specified in schedule 3, table S3.2.</li> </ul>
PO3	Acceptance of utility waste from emergency repairs following withdrawal of RPS 211	<p>The operator shall submit proposals in writing to the Environment Agency for approval for the handling and storage of utility waste that is assumed to be hazardous which is generated as a result of emergency repairs work by the utility companies. The proposals shall include:</p> <ul style="list-style-type: none"> <li>• Details of the storage of the waste so that it is isolated from other wastes accepted at the site, including the location of the area for isolated quarantine;</li> <li>• The maximum storage capacity and the maximum time the waste will be stored in the isolated quarantine;</li> <li>• Details of the sampling to be carried out to determine if the assumed hazardous waste is hazardous or non-hazardous.</li> </ul>

## Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
-	-

Table S2.2 Permitted waste types and quantities for Activity AR1 – Asbestos removal	
Maximum quantity	Total quantity of waste accepted per year under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year, of which waste accepted under activity AR1 shall not exceed 30,000 tonnes per year.
Exclusions	Wastes having any of the following characteristics shall not be accepted: Asbestos in unbound fibrous form (fibres must be <0.1% w/w)
Waste code	Description
<b>17</b>	<b>Construction and demolition wastes (including excavated soil from contaminated sites)</b>
17 06	insulation materials and asbestos-containing construction materials
17 06 01*	insulation materials containing asbestos – pieces/bonded asbestos only
17 06 05*	construction materials containing asbestos – pieces/bonded asbestos only

Table S2.3 Permitted waste types and quantities for Activities AR2, AR3 and AR4 – screening, washing and storage	
Maximum quantity	Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year
Exclusions	HP1 Explosive Waste HP9 Infectious Waste HP12 Waste which will release acute toxic gas HP15 Waste capable of exhibiting a hazardous property listed above not directly displayed by the original waste.
Waste code	Description
<b>01</b>	<b>Wastes resulting from exploration, mining, quarrying, and physical and chemical treatment of minerals</b>
<b>01 05</b>	<b>drilling muds and other drilling wastes</b>
01 05 06*	drilling muds and other drilling wastes containing hazardous substances
<b>10</b>	<b>Wastes from thermal processes</b>
<b>10 09</b>	<b>wastes from casting of ferrous pieces</b>
10 09 05*	casting cores and moulds which have not undergone pouring containing hazardous substances
10 09 07*	casting cores and moulds which have undergone pouring containing hazardous substances

**Table S2.3 Permitted waste types and quantities for Activities AR2, AR3 and AR4 – screening, washing and storage**

<b>Maximum quantity</b>	<b>Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year</b>
<b>Exclusions</b>	<b>HP1 Explosive Waste HP9 Infectious Waste HP12 Waste which will release acute toxic gas HP15 Waste capable of exhibiting a hazardous property listed above not directly displayed by the original waste.</b>
<b>Waste code</b>	<b>Description</b>
10 09 11*	other particulates containing hazardous substances
10 09 13*	waste binders containing hazardous substances
<b>10 13</b>	<b>wastes from manufacture of cement, lime and plaster and articles and products made from them</b>
10 13 12*	solid wastes from gas treatment containing hazardous substances
<b>13</b>	<b>Oil wastes and wastes of liquid fuels (except edible oils, and those in chapters 05, 12 and 19)</b>
<b>13 05</b>	<b>oil/water separator contents</b>
13 05 01*	solids from grit chambers and oil/water separators
13 05 08*	mixtures of wastes from grit chambers and oil/water separators
<b>17</b>	<b>Construction and demolition wastes (including excavated soil from contaminated sites)</b>
<b>17 01</b>	<b>concrete, bricks, tiles and ceramics</b>
17 01 06*	mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing hazardous substances
<b>17 03</b>	<b>bituminous mixtures, coal tar and tarred products</b>
17 03 01*	bituminous mixtures containing coal tar
17 03 03*	coal tar and tarred products
<b>17 05</b>	<b>soil (including excavated soil from contaminated sites), stones and dredging spoil</b>
17 05 03*	soil and stones containing hazardous substances
17 05 05*	dredging spoil containing hazardous substances
17 05 07*	track ballast containing hazardous substances
<b>17 06</b>	<b>insulation materials and asbestos-containing construction materials</b>
17 06 03*	other insulation materials consisting of or containing hazardous substances
<b>17 08</b>	<b>gypsum-based construction material</b>
17 08 01*	gypsum-based construction materials contaminated with hazardous substances
<b>17 09</b>	<b>other construction and demolition wastes</b>
17 09 03*	other construction and demolition wastes (including mixed wastes) containing hazardous substances
<b>19</b>	<b>Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended for human consumption and water for industrial use</b>
<b>19 12</b>	<b>wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified</b>

<b>Table S2.3 Permitted waste types and quantities for Activities AR2, AR3 and AR4 – screening, washing and storage</b>	
<b>Maximum quantity</b>	Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year
<b>Exclusions</b>	<p>HP1 Explosive Waste</p> <p>HP9 Infectious Waste</p> <p>HP12 Waste which will release acute toxic gas</p> <p>HP15 Waste capable of exhibiting a hazardous property listed above not directly displayed by the original waste.</p>
<b>Waste code</b>	<b>Description</b>
19 12 11*	other wastes (including mixtures of materials) from mechanical treatment of waste containing hazardous substances – wastes from the treatment of construction and demolition waste only
<b>19 13</b>	<b>wastes from soil and groundwater remediation</b>
19 13 01*	solid wastes from soil remediation containing hazardous substances

<b>Table S2.4 Permitted waste types and quantities for Activity AR8</b>	
<b>Maximum quantity</b>	Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year
<b>Exclusions</b>	<p>Wastes having any of the following characteristics shall not be accepted:</p> <ul style="list-style-type: none"> <li>• Hazardous wastes</li> <li>• Wastes in liquid form</li> <li>• Waste sludge</li> <li>• Biodegradable waste</li> </ul>
<b>Waste code</b>	<b>Description</b>
<b>01</b>	<b>WASTES RESULTING FROM EXPLORATION, MINING, DRESSING AND FURTHER TREATMENT OF MINERALS AND QUARRY</b>
<b>01 01</b>	<b>wastes from mineral extraction</b>
01 01 01	wastes from mineral metalliferous excavation
01 01 02	wastes from mineral non-metalliferous excavation
<b>01 04</b>	<b>wastes from physical and chemical processing of non-metalliferous minerals</b>
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clay
<b>10</b>	<b>WASTES FROM THERMAL PROCESSES</b>
<b>10 01</b>	
10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
<b>10 09</b>	<b>Waste from casting of ferrous pieces</b>
10 09 03	furnace slag
10 09 06	casting cores and moulds which have not undergone pouring other than those mentioned in 10 09 05
10 09 08	casting cores and moulds which have not undergone pouring other than those mentioned in 10 09 07
<b>10 12</b>	<b>wastes from manufacture of ceramic goods, bricks, tiles and construction products</b>
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)

<b>Table S2.4 Permitted waste types and quantities for Activity AR8</b>	
<b>Maximum quantity</b>	<b>Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year</b>
<b>Exclusions</b>	<b>Wastes having any of the following characteristics shall not be accepted:</b> <ul style="list-style-type: none"> <li>• Hazardous wastes</li> <li>• Wastes in liquid form</li> <li>• Waste sludge</li> <li>• Biodegradable waste</li> </ul>
<b>Waste code</b>	<b>Description</b>
<b>10 13</b>	<b>wastes from manufacture of cement, lime and plaster and articles and products made from them</b>
10 13 14	Waste concrete and concrete sludge – solid wastes only
<b>15</b>	<b>Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise specified</b>
<b>15 01</b>	<b>packaging (including separately collected municipal packaging waste)</b>
15 01 07	glass packaging
<b>17</b>	<b>CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)</b>
<b>17 01</b>	<b>concrete, bricks, tiles and ceramics</b>
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 05 03
<b>17 02</b>	<b>wood, glass and plastic</b>
17 02 02	glass – clean only
<b>17 03</b>	<b>bituminous mixtures, coal tar and tarred products</b>
17 03 02	bituminous mixtures other than those mentioned in 17 03 01
<b>17 05</b>	<b>soil (including excavated soil from contaminated sites), stones and dredging spoil</b>
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 06	dredging spoil other than those mentioned in 17 05 05
17 05 08	track ballast other than those mentioned in 17 05 07
<b>17 08</b>	<b>gypsum-based construction material</b>
17 08 02	gypsum-based construction materials other than those mentioned in 17 08 01
<b>17 09</b>	<b>other construction and demolition wastes</b>
17 09 04	mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
<b>19</b>	<b>WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION / INDUSTRIAL WASTE</b>
<b>19 08</b>	<b>wastes from waste water treatment plants not otherwise specified</b>
19 08 02	waste from desanding – washed sewage grit free from sewage and contamination only
<b>19 12</b>	<b>Wastes from the mechanical treatment of wastes (for example sorting, crushing, compacting, pelletising) not otherwise specified</b>
19 12 05	glass – clean only
19 12 09	minerals (for example sand, stones)



<b>Table S2.4 Permitted waste types and quantities for Activity AR8</b>	
<b>Maximum quantity</b>	<b>Total quantity of waste accepted under activities AR1 to AR4 and AR8, shall be no more than 300,000 tonnes per year</b>
<b>Exclusions</b>	<b>Wastes having any of the following characteristics shall not be accepted:</b> <ul style="list-style-type: none"> <li>• <b>Hazardous wastes</b></li> <li>• <b>Wastes in liquid form</b></li> <li>• <b>Waste sludge</b></li> <li>• <b>Biodegradable waste</b></li> </ul>
<b>Waste code</b>	<b>Description</b>
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
<b>19 13</b>	<b>wastes from soil and groundwater remediation</b>
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
<b>20</b>	<b>MUNICIPAL WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES INCLUDING SEPERATELY COLLECTED FRACTIONS</b>
<b>20 01</b>	<b>separately collected fractions (except 15 01)</b>
20 01 02	glass – clean only
<b>20 02</b>	<b>garden and park wastes (including cemetery waste)</b>
20 02 02	soil and stones

## Schedule 3 – Emissions and monitoring

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Emission point 1 as shown on indicative Site Layout Plan reference 21/001c 003 V2	Uncontaminated surface water drainage from southern area	-	-	-	-	-

<b>Location or description of point of measurement</b>	<b>Parameter</b>	<b>Limit</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>	<b>Other specifications</b>
Monitoring locations in accordance with PO2 in table S1.4	Asbestos Fibres	0.01 fibres/ml Where total fibre concentration exceeds 0.01 fibres/ml in any sample, that sample must be submitted for electron microscopy to confirm the concentration of asbestos fibres present	Monthly during receipt, handling and movement of asbestos contaminated wastes	In line with M17 monitoring guidance	<ul style="list-style-type: none"> <li>• Pumped sampling</li> <li>• 1m above ground level</li> <li>• Flow rate = 8 litres/ minute</li> <li>• Minimum sample volume = 480 litres</li> <li>• Filter pore size = 0.8-1.2µm</li> </ul> Asbestos fibre limit of detection = 0.001 fibres/ml

<b>Monitoring Point Ref. /Description</b>	<b>Parameter</b>	<b>Limit</b>	<b>Monitoring Frequency</b>	<b>Monitoring Standard or Method</b>	<b>Other Specifications</b>
Testing of treated hazardous wastes	Hazardous parameters	Determination of hazardous or non-hazardous	Following treatment	MCERTS Hand-held detector	Laboratory testing to validate on-site testing

## Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

<b>Table S4.1 Reporting of monitoring data</b>			
<b>Parameter</b>	<b>Emission or monitoring point/reference</b>	<b>Reporting period</b>	<b>Period begins</b>
Point source emissions to water (other than sewer) Parameters as required by condition 3.5.1	Emission point 1	N/A	N/A
Ambient air monitoring Parameters as required by condition 3.5.1	Monitoring points are subject to the Pre-operational condition PO2	Every 3 months	1 January, 1 April, 1 July, 1 October

<b>Table S4.2: Annual production/treatment</b>	
<b>Parameter</b>	<b>Units</b>
Asbestos waste treated	tonnes
Hazardous waste soils treated	tonnes
Non-hazardous waste recovered	tonnes

<b>Table S4.3 Performance parameters</b>		
<b>Parameter</b>	<b>Frequency of assessment</b>	<b>Units</b>
Water usage	Annually	m <sup>3</sup>
Energy usage	Annually	MWh
Total raw material used	Annually	tonnes

<b>Table S4.4 Reporting forms</b>		
<b>Parameter</b>	<b>Reporting form</b>	<b>Form version number and date</b>
Ambient air monitoring	Ambient Air Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Process monitoring	Process Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Water usage	Water Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Energy usage	Energy Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021

# Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

## Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

<b>(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution</b>	
<b>To be notified within 24 hours of detection</b>	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

<b>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection unless otherwise specified below</b>	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

<b>Time periods for notification following detection of a breach of a limit</b>	
<b>Parameter</b>	<b>Notification period</b>

<b>(c) Notification requirements for the breach of permit conditions not related to limits</b>	
To be notified within 24 hours of detection	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

<b>(d) Notification requirements for the detection of any significant adverse environmental effect</b>	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

**Part B – to be submitted as soon as practicable**

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

\* authorised to sign on behalf of the operator

## Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“disposal” means any of the operations provided for in Annex I to the Waste Framework Directive.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“hazardous property” has the meaning in Annex III of the Waste Framework Directive.

“hazardous waste” has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“recovery” means any of the operations provided for in Annex II to the Waste Framework Directive.

“RPS 211” means Environment Agency Regulatory Position Statement Excavated waste from utilities installation and repair: RPS211

“waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“year” means calendar year ending 31 December.

Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels other than gas engines or gas turbines, 6% dry for solid fuels; and/or

- in relation to emissions from gas engines or gas turbines, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 15% dry for liquid and gaseous fuels ; and/or

in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content “year” means calendar year ending 31 December.

When the following terms appear in the waste code list in Schedule 2, tables S2.2 and S2.3, for those tables, they have the meaning given below:

‘hazardous substance’ means a substance classified as hazardous as a consequence of fulfilling the criteria laid down in parts 2 to 5 of Annex I to Regulation (EC) No 1272/2008

‘heavy metal’ means any compound of antimony, arsenic, cadmium, chromium (VI), copper, lead, mercury, nickel, selenium, tellurium, thallium and tin, as well as these materials in metallic form, as far as these are classified as hazardous substances

‘PCBs’ means

- polychlorinated biphenyls
- polychlorinated terphenyls
- monomethyl-tetrachlorodiphenyl methane, Monomethyl-dichloro-diphenyl methane, Monomethyldibromo-diphenyl methane
- any mixture containing any of the above mentioned substances in a total of more than 0,005 %by weight

‘transition metals’ means any of the following metals: any compound of scandium, vanadium, manganese, cobalt, copper, yttrium, niobium, hafnium, tungsten, titanium, chromium, iron, nickel, zinc, zirconium, molybdenum and tantalum, as well as these materials in metallic form, as far as these are classified as hazardous substances

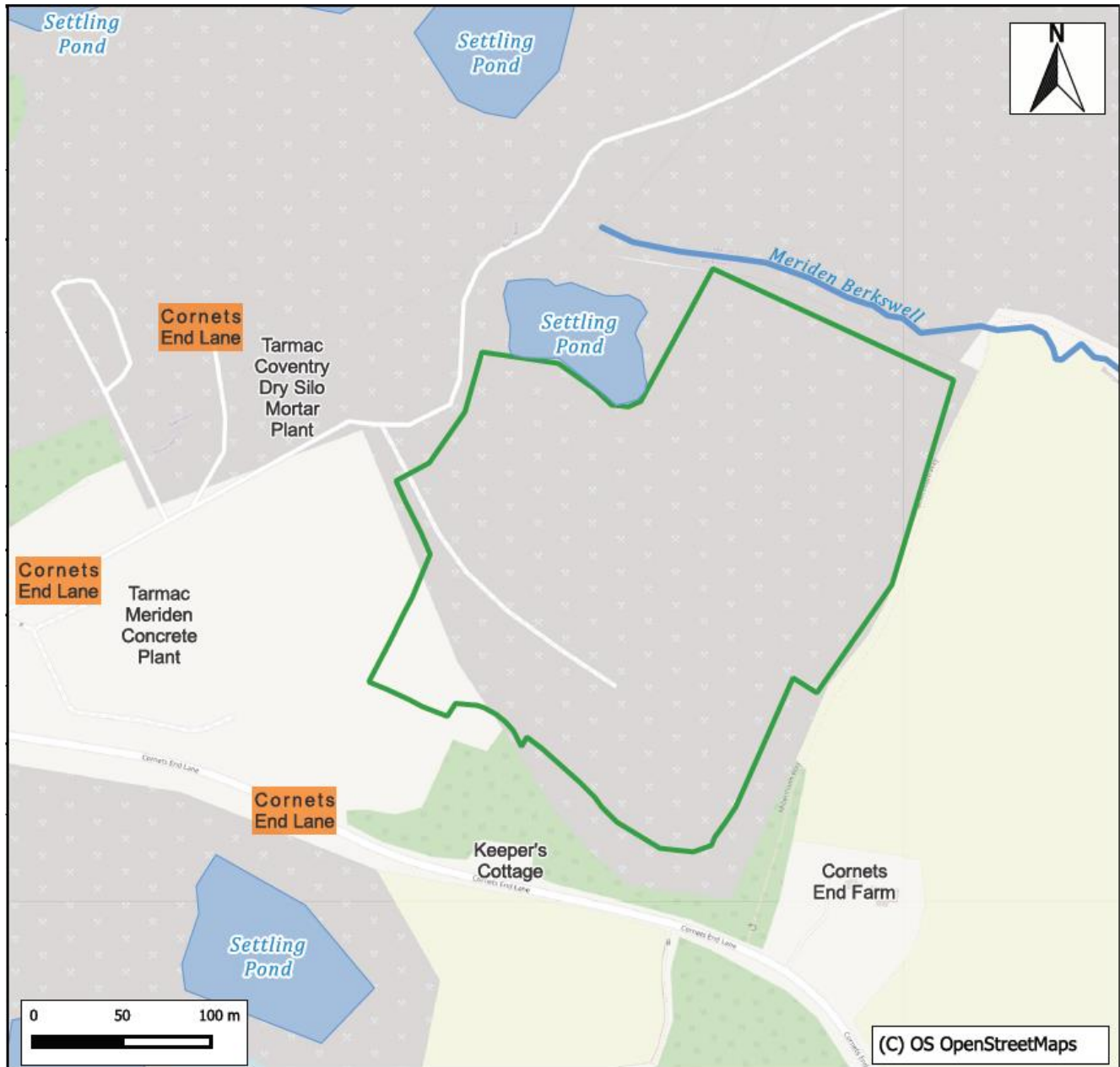
‘stabilisation’ means processes which change the hazardousness of the constituents in the waste and transform hazardous waste into non-hazardous waste

‘solidification’ means processes which only change the physical state of the waste by using additives without changing the chemical properties of the waste

‘partly stabilised wastes’ means wastes containing, after the stabilisation process, hazardous constituents which have not been changed completely into non-hazardous constituents and could be released into the environment in the short, middle or long term



# Schedule 7 – Site plan



©Crown Copyright. All rights reserved. Environment Agency, 100024198, 2023.

END OF PERMIT

<b>Local Member</b>	
Councillors K.M. Perry and B. Williams	Cheslyn Hay, Essington and Great Wyrley

**Planning Committee****6 October 2022****Minerals County Matter****Application No (District):** [SCC/21/0070/FULL-ES](#) (South Staffordshire)**Applicant:** NRS Saredon Aggregates Ltd**Description** The winning and working of sand and gravel within a southern extension to the quarry, with restoration to agriculture, and nature conservation by backfilling with inert waste or other inert material, and the use of the existing access, site offices, processing plant, and silt lagoons.**Location:** Saredon Hill Quarry, Saredon Road, Little Saredon**Background/ Introduction**

1. Saredon Quarry has been operating with the benefit of a several planning permissions since 1962 and the current planning permission for the main part of the site, requires that quarrying of sand and gravel should cease by 31 December 2028.
2. The applicant anticipates that the quarry's permitted reserves will be exhausted by the end of this year and now seeks planning permission to extract sand and gravel reserves within an area allocated in the Minerals Local Plan and adjacent to the southern boundary of the quarry.

**Site and Surroundings**

3. Saredon Quarry is located approximately 2.5 miles south-west of Cannock town centre and adjacent to the M6 motorway, north of junction 11. The quarry is within an agricultural area and the Green Belt.
4. Mineral processing is carried out within the southern part of the quarry and access to the quarry is via the Great Saredon Road which links to Saredon Road and then onto the A4601/ A460 roads.
5. The existing quarry comprises of about 28 hectares (Ha) of land and the southern extension area involves approximately 8Ha. The application site includes existing operational parts of Saredon Quarry that would be used to process and stockpile sand and gravel extracted from the proposed extension

area.

6. By extending the quarry southwards, the proposed boundary of the quarry would be extended to within 110 metres (m) of New Lane. The nearest property to the proposed extension area would be Saredon Hill Farm (approximately 110m to the south). Other properties in the vicinity of the extension area are: Upper Latherford Farm (approximately 510m to the west); and The Nook, off Great Saredon Road (approximately 365m to the east). Residential properties likely to be affected by the proposals are within the Saredon Hill Farm complex located off Saredon Road, which are situated along the specified route for vehicles travelling to and from the quarry (refer to Plan 1 attached to this report).

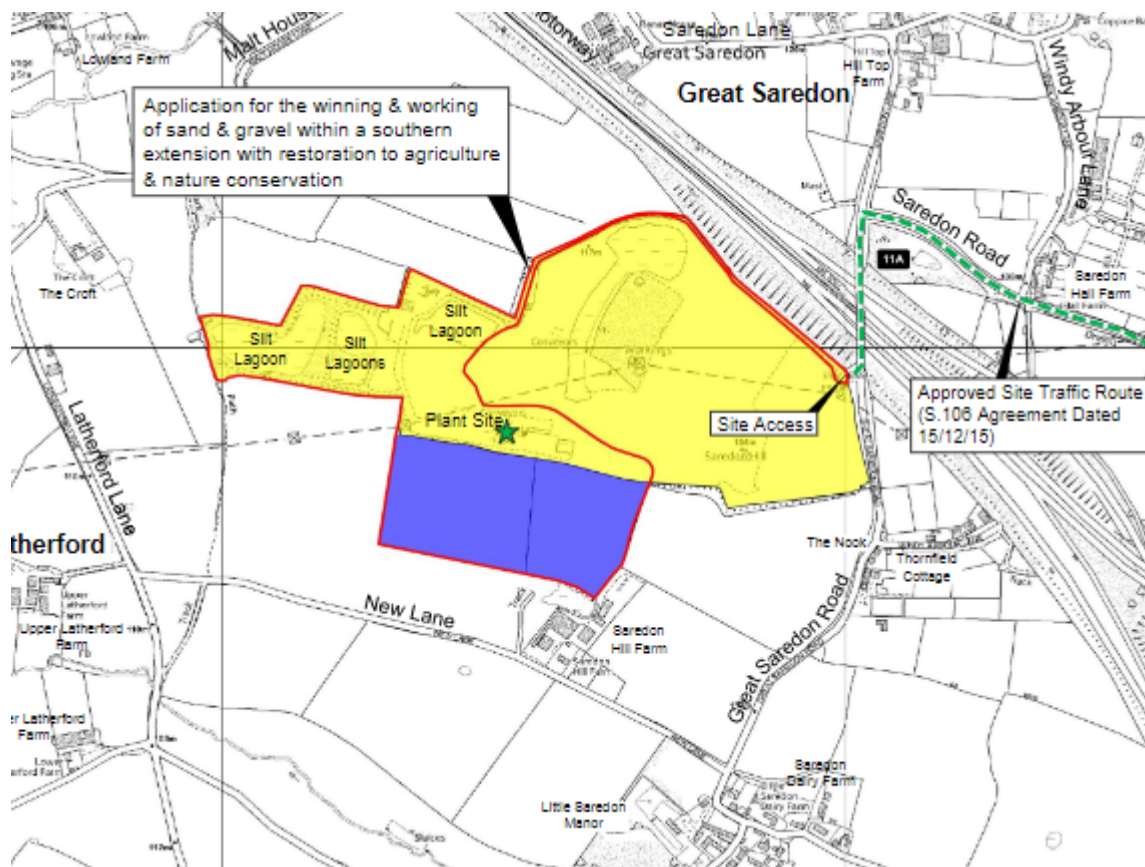


Figure 1: Extract from Plan 1 to this report showing extent of proposed extension area (coloured blue) and application site (edged red).

## Summary of Proposals

7. The development would consist of the following key elements:

### Winning and working of 3 million tonnes of sand and gravel

8. It is proposed to extract 3 million tonnes of sand and gravel from the southern extension following the exhaustion of permitted reserves within the existing quarry.

9. Extraction would take place over a period up to 7 years with rates of output ranging from 400,000 to 500,000 tonnes per annum. This is likely to result in mineral extraction operations extending beyond the current cessation deadline of 31 December 2028 by up to 2 years.
10. It is anticipated that the sand and gravel would be used to supply existing markets which include concrete producers as well as general building merchants. Some of the mineral would also be used to supply the concrete plant at the quarry, operated by Breedon Group.
11. The proposed extension area would be developed in three extraction phases starting in the eastern part of the extension and working progressively to the west (refer to Plan 2 attached to this report). A ramp would be formed in the eastern part of the extension area so that access for vehicles and plant is provided for the haulage of mineral to the mineral processing area to the north of the extension area.

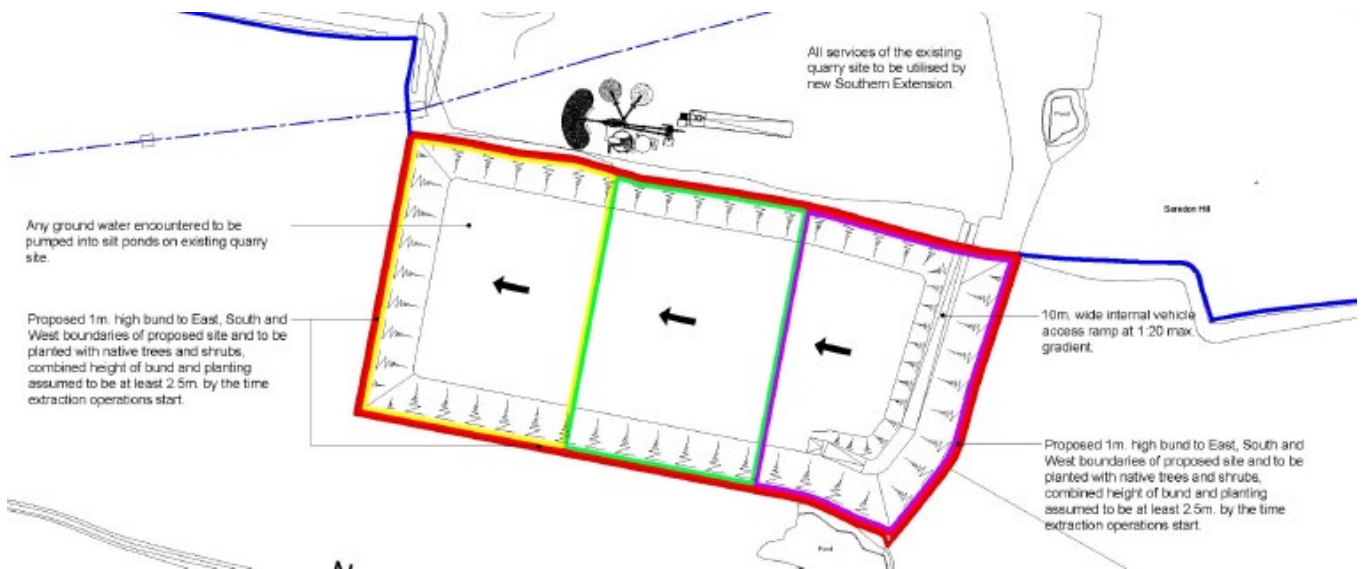


Figure 2: Extract from Plan 2 to this report showing the three extraction phases within the southern extension and access to processing plant.

12. Prior to the commencement of excavations, soils would be removed from the eastern part (or first working phase) of the extension area to form bunds up to 1m high along the western, southern and eastern boundaries of the site which would be then planted with native trees and shrubs. Thereafter, it is intended that soils to be removed from subsequent phases, are stored in the south-eastern corner of the extension area at heights of 4 to 5m.
13. During the first phase of working, it is proposed to excavate an attenuation pond and temporary sumps within the western part of the extension area which would collect surface water. Mineral is proposed to be excavated at varying depths with a maximum depth of excavation estimated to be 50m. The expected groundwater level is 107m Above Ordnance Datum (AOD) and with proposed depths of excavation to 95m AOD, it would be necessary for

some excavations to be dewatered to allow for the mineral to be worked dry. Discharge of groundwater into Saredon Brook would continue or alternatively, water would be pumped into the restored lake within the quarry.

14. The export of sand and gravel would continue to use the access onto Great Saredon Road. No changes are proposed to the existing lorry routing agreement, and it is anticipated that the number of lorry movements associated with the export of sand and gravel would not increase.
15. It is anticipated that 15% of the sands extracted, would be separated as silt and this material would be deposited in existing lagoons to the north-west of the processing plant site. No additional lagoon capacity is required for the disposal of silt.
16. No changes are proposed to the current permitted hours of operation for extractive, processing or restoration operations.

### Restoration of the extension area to agricultural use by backfilling

17. Restoration of the proposed extension area is based on reclaiming land to mainly agricultural use as indicated on Plan 3 to this report and therefore, it would be necessary to backfill the quarry void with construction, demolition and excavation (CD&E) wastes brought onto the site. This would be a continuation of the existing backfill arrangement and it is estimated by the applicant that about 2.86 million tonnes of CD&E waste would be required. Based on an import rate of about 440,000 tonnes per annum, it is anticipated that restoration of the entire site would be achieved by 2031.



Figure 3: Extract from Plan 3 to this report showing proposed restoration of southern extension.

18. HGVs delivering backfill materials for restoration purposes would access the quarry at the existing entrance. To allow for additional flexibility to enable delivery of backfill materials, it is proposed by the applicant that the maximum permitted limits on lorry movements is increased by 100 movements per day on Mondays to Fridays with up to 50 extra movements

on a Saturday. This proposal is based on the fluctuations in traffic movements experienced with the restoration of the current quarry which are anticipated to continue with the restoration of the proposed southern extension.

19. While the aim of the proposed restoration is to reinstate land for agricultural use, it is also intended to provide net gains for biodiversity with an area of mixed scrub (1.5ha), new hedgerow planting and eight new trees scattered across the grassland area.
20. The application is accompanied by several documents and plans including:
  - Minerals Development/ Planning Statement
  - Environmental Statement including Landscape and Visual Assessment and Hydrogeological and Hydrological Assessment
  - Non-Technical Summary of Environmental Statement
  - Preliminary Ecological Appraisal
  - Protected Species Survey Reports
  - Tree Report
  - Heritage Statement
  - Archaeological Desk Based Assessment
  - Geophysical Survey Report
  - Noise and Dust Assessment
  - Dust Management Scheme

### **The Applicant's Case**

21. The applicant extracts sand for making concrete and 10/20 mm gravels. Other operations at the quarry include concrete production using a plant operated by the Breedon Group, recycling of CD&E waste to produce soils and aggregates; and CD&E waste disposal to backfill the excavations. The applicant considers that the proposals will enable all the known mineral deposits at the Saredon Hill site to be extracted and would not result in any significant additional environmental impacts. It is likely to increase the duration of operations at the quarry by around two years.
22. Whilst it is not anticipated that the proposed extension would require the creation of new jobs, it would help to safeguard and prolong existing jobs on this site. The operators have so far invested more than £3.5 million in the site. There are currently a total of 12 members of staff employed at the

quarry, and around 60 lorry drivers a day visit the site.

23. The aggregate levy paid to the Government in the last financial year was £650,000. As of mid-2020, the business rates for the quarry were around £110,000 per annum. If this is multiplied by the remaining seven years of the planning permission for working the existing quarry, extended by another two years (estimate) to allow for the working of the southern extension area, it equates to a contribution of well over £990,000 into the local economy.

### **Relevant Planning History**

24. Since 1962, sand and gravel has been extracted at Saredon Quarry and currently, the quarry operates under planning permission SS.20/03/602 MW that allows extraction of sand and gravel up to 31 December 2028 and permission SS.18/06/602 MW which is being restored. Restoration of the quarry involving the backfilling of the quarry with imported CD&E waste is required to be completed by 31 December 2030. Details of the permissions and other planning decisions relevant to this application can be found listed in [Appendix 1](#).

### **Environmental Impact Assessment (EIA)**

25. The findings of the ES are summarised in [Appendix 2](#).

### **Findings of Consultations**

#### **Internal**

26. **Environmental Advice Team (EAT)** – no objections, subject to conditions to require submission for approval and implementation of:
- A Construction Environmental Management Plan which must include precautionary methods for working to protect species including Great Crested Newts, Bats, Badgers, Breeding Birds, Bat flight routes (site lighting).
  - A detailed Restoration and Aftercare Scheme to include details of planting, seed mixes, bird and bat boxes.
  - Ecology and Landscape Management and Monitoring Plan; and
  - A Written Scheme of Archaeological Investigation.

In addition, updated reports on protected species are required and if necessary, mitigation measures should be submitted for approval every two years. Extended aftercare is also required for those parts of the site to be reclaimed for biodiversity net gains.

27. **Highways Development Control** (on behalf of the Highways Authority)

(HA) – no objection based on previous operations and that vehicular movements are similar.

28. **Flood Risk Management Team** (on behalf of the Lead Local Flood Authority) – no objection subject to a condition requiring the surface water mitigation measures as set out in appendix 6 to the Environmental Statement including measures to attenuate and allow for infiltration of the expected increased surface water runoff from the restored site.

### External

29. **South Staffordshire District Council** - no objections. The District Council consulted with Ward Councillors and the Environmental Health Team and confirm that no comments were made on the proposals.
30. **Saredon Parish Council** - no comments were received.
31. **Environment Agency** (EA) - no objections subject to a condition to require that a revised ground water monitoring scheme is approved prior to commencement of operations and implemented; and that the Hydrogeological Impact Assessment is updated to identify private water supplies within 1.0 km of the boundary of the extension area. In addition, it is recommended that the applicant is informed of the need to apply for an abstraction licence from the Environment Agency prior to the commencement of any dewatering.
32. **Historic England** – confirm no comment to make.
33. **Natural England** – confirm no comment to make.
34. **National Highways** – no objection subject to a condition relating to limits on lorry movements including limits on movements during peak hours (0800 – 0900 and 1700 – 1800) to minimise the impact on the M6 motorway.
35. **National Grid** – provide guidance having identified that the application site is within a high-risk zone for National Grid Electricity Transmission plc’s apparatus.

### Publicity and Representations

36. Site notice: YES, Press notice: YES
37. 41 neighbour notification letters were sent out and no representations have been received.
38. In support of the application, the applicant has supplied minutes of site liaison meetings at which the proposals for the southern extension of the quarry were discussed with representatives of the local community.



## **The development plan policies (and proposals) and the other material planning considerations relevant to this decision**

39. National Planning Practice Guidance – Determining planning application - [How must decisions on applications for planning permission be made?](#) explains that:

‘To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at [paragraph 11 \[not 14 as stated\] of the \[National Planning Policy\] Framework](#). If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed.’

40. [Appendix 3](#) lists the development plan policies (and proposals) and the other material planning considerations, relevant to this decision.

### **Observations**

41. Having given careful consideration to the application, environmental and other information, and the consultee comments, the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:
- Mineral planning policy and other material planning considerations.
  - Mineral Local Plan development considerations.
  - Other matters raised by consultees
  - Need for a Section 106 Legal Agreement

### **Mineral planning policy and other material planning considerations**

42. Both national and local planning policies recognise the importance of minerals for sustainable economic growth. The National Planning Policy Framework (NPPF) contains specific mineral planning policy guidance and provides general planning policy guidance which is underpinned by a presumption in favour of sustainable development (Section 2). Paragraph 211 of the NPPF explains that:

‘When determining planning applications, great weight should be given

to the benefits of mineral extraction, including to the economy.'

43. Policy 1 of the Minerals Local Plan (MLP) for Staffordshire sets out how provision will be made for sand and gravel in the county up to the end of 2030 based on maintaining a landbank of at least 7 years of permitted reserves to support a level of provision of 5 million tonnes per annum (Mtpa); and refers to 11 proposals for the extension of quarries. One of these proposals involves the land subject of this application (refer to Inset Map 8 in appendix 1 to the MLP [appendices](#)).
44. Policy 1.3 of the MLP requires that:

'Planning permission to extend a site will normally be conditioned so that the extension area can only be worked following cessation of mineral working within the existing site unless it has been demonstrated that there are operational reasons why this is not practicable.'
45. Footnote 73 to paragraph 213 (f) of the NPPF which relates to maintaining landbanks of at least 7 years for sand and gravel states that:

'Longer periods may be appropriate for landbanks of aggregate minerals to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites.'
46. Commentary: The sand and gravel landbank in Staffordshire is currently greater than 7 years as required by Policy 1 in the MLP (11.8 years as of 1 January 2021, using data from the West Midlands Aggregate Working Party survey). Therefore, there is no current need for additional reserves to maintain the county's sand and gravel landbank.
47. The quarry's main planning permission allows mineral extraction to continue until 31 December 2028, but the applicant indicates that permitted reserves at the quarry will be exhausted before the end of 2022.
48. The application site is situated within land allocated in the MLP as shown on Plan 1 to this report and sand and gravel to be extracted from this allocated site is expected to contribute to the provision of sand and gravel aggregates over the period up to 2030. The applicant indicates that the recoverable reserve exceeds the amount of resource previously assessed for the allocation by about 1.7 million tonnes. More recent investigations suggests that there is more mineral at depth.
49. Having regard to the guidance of footnote 73 to paragraph 213 (f) of the NPPF, the proposal has merit by maintaining the productive capacity of an established quarry for up to 7 years. The proposals would also accord with

the requirement of Policy 1.3 of the MLP because mineral extraction would only commence within the proposed extension following the exhaustion of remaining permitted reserves within the existing quarry.

50. Conclusion: Having regard to the mineral planning policies and other material planning considerations referred to above, it is reasonable to conclude that the proposal is acceptable in principle given that it would maintain the provision of sand and gravel from a site identified in the MLP.

### **Mineral Local Plan development considerations**

51. Policy 1.2 of the MLP requires that:

'Any proposals to develop the allocated extension sites will only be supported where it has been demonstrated that they accord with the Plan policies, including Policy 4 and address the development considerations listed in appendix 1.'

52. Policy 4.3 of the Minerals Local Plan states that:

'Having assessed the impacts of the proposals for mineral development and the mitigation and/ or compensatory measures, permission will only be granted where it has been demonstrated that there are no unacceptable adverse impacts on human health, general amenity and the natural and historic environment, or the material planning benefits of the proposals outweigh the material planning objections.'

53. Commentary: In accordance with policy 1.2 of the MLP, it is necessary to consider whether the submitted proposals address the development considerations identified for the allocation as set out in Appendix 1 to the MLP. The table below summarises how these considerations have been addressed by the applicant and considered by consultees.

<b>Development considerations for the Saredon South allocation</b>	<b>Addressed in the application/ environmental statement (ES) by:</b>
Proximity to sensitive properties to the south needs to be considered as well as current planning controls imposed to manage traffic associated with the site.	The application is accompanied by assessments of noise and dust. The applicant confirms that mineral extraction will not involve blasting. In addition, a landscape and visual impact assessment, assesses views into the extension area including the effect of proposed mitigation measures. No adverse comments have been received regarding potential

<b>Development considerations for the Saredon South allocation</b>	<b>Addressed in the application/ environmental statement (ES) by:</b>
	<p>impacts on nearby properties by the District Council's Environmental Health Team nor by the County Council's Environment Advice Team (EAT). Regarding traffic impact, the Mineral Development Statement confirms that the same number of lorry movements is anticipated as currently experienced at the quarry albeit that the statement refers to proposals made to allow additional flexibility in terms of maximum daily lorry movements in association with the importation of backfill materials (the proposed effect on current planning controls is considered below).</p>
<p>There are two Grade II heritage assets adjacent to this proposed allocation. Developers will need to ensure that the significance of these heritage assets, and their setting, is protected.</p>	<p>A Heritage Statement accompanies the application and concludes that there would be no significant negative impact on the setting of nearby heritage assets. The Historic England and the County Council's Environment Advice Team (EAT) have raised no objection.</p>
<p>There is a high risk of best &amp; most versatile land being present, so this land should be considered in the restoration of the site.</p>	<p>The Mineral Development Statement confirms that all soil resources within the extension area are to be retained for use in the subsequent site restoration. To ensure that the soil at the restoration stage is returned to its former 'best and most versatile' quality, the land is to be restored in accordance with the best practice advice provided by the <a href="#">Institute of Quarrying's Good Practice Guide for Handling Soils in Mineral Workings</a> (2021).</p>
<p>Restoration should include elements typical of the landscape character.</p>	<p>This consideration is assessed as part of the landscape and visual assessment. Proposals for</p>

<b>Development considerations for the Saredon South allocation</b>	<b>Addressed in the application/ environmental statement (ES) by:</b>
	<p>restoration to agricultural use would mean that there would be no adverse effect on landcover once restoration is completed. By the end of the restoration phase, the advance and enhancement planting would be well established developing into long term landscape elements.</p> <p>No objections have been received in respect of the restoration proposals (refer to further consideration of restoration below).</p>
<p>There is potential to contribute to BAP habitats by establishing new woodland and grassland habitats and improving connectivity.</p>	<p>The extension area falls within the 'Central Farmland' zone for <a href="#">Ecosystem Action Plans</a> where objectives for habitat involve maintaining the net extent of hedgerows and the number of hedgerow trees. The Preliminary Ecological Appraisal accompanying the application recommends measures to enhance biodiversity and the restoration plan confirms proposals for extending/ improving hedgerows as well as creating areas of mixed scrub.</p>
<p>Wildlife and Countryside Act 1981 Schedule 1 species are present at the existing quarry, so this will need to be considered in proposals.</p>	<p>The applicant employs ecological consultants to monitor this matter and monitoring reports are updated and forwarded to the County Council's EAT.</p>
<p>Geo-Conservation Staffordshire should be consulted about recording existing geological interest, and potential for creating a new exposure.</p>	<p>Restoration proposals involve returning the land to agricultural use and therefore, there would be no scope for exposing geological features within the extension area.</p>
<p>There is low to medium level of archaeological potential, but a desk-based assessment would still be required to inform the scope of any further work that may be needed.</p>	<p>A separate archaeological desk-based assessment indicates that the proposed extension has moderate to high potential for prehistoric and Roman remains to be found; and a low to moderate</p>

<b>Development considerations for the Saredon South allocation</b>	<b>Addressed in the application/ environmental statement (ES) by:</b>
	<p>potential for features of a later date to be encountered within the proposed extension.</p> <p>The County Council's EAT has agreed with the applicant's consultant that a programme of archaeological monitoring would be required as a condition of consent, and that this would take the form of an archaeological watching brief during soil stripping works.</p>

Planning controls imposed to manage traffic associated with the site

54. Paragraph 111 of the NPPF advises that:

'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

55. Policy 4.1 (e) of the MLP requires that the effects of traffic on the public highway network should be assessed.
56. Similarly, Policy 4.2 of the Waste Local Plan requires that consideration will be given to the effect of proposals on the highway network.
57. Commentary: As indicated above, the applicant anticipates that the number of lorry movements associated with the export of sand and gravel would not increase but has sought additional flexibility to increase the number of lorry movements associated with the import of CD&E waste brought into the quarry for restoration purposes. A separate application (ref: [SCC/21/0027/VOC](#)) has been submitted which intends to vary condition 23 attached to the permission SS.20/03/602 MW for the existing quarry to allow for an increase of the limits on lorry movements. This application was made in response to complaints that the number of lorry movements during the second quarter of 2021 had exceeded the limits as defined by condition 23.
58. While the application for the variation of condition 23 remains to be formally determined, the applicant has requested that should permission be granted for the proposed additional 100 lorry movements (50 in, 50 out) per day on Mondays to Fridays, with up to 50 extra movements (25 in, 25 out) on Saturdays, that similar flexibility in lorry movements should be allowed in relation to the development of the southern extension. The applicant confirms that since July 2021, the overall number of vehicle movements has

returned to levels within the limits of condition 23. However, seasonal fluctuations in quarry activities and the need to bring in material as and when it becomes available means that such rises and falls in vehicular movements are likely to continue.

59. No objections are raised in relation to the proposed increase of lorry movements by the local highway authority nor by National Highways in relation to the strategic road network. It is considered, however, that the controls on lorry movements in working and restoring the extension should be consistent with the current permissions and therefore, the appropriate way forward would be to restrict lorry movements in accordance with condition 23 or any subsequent variation of that condition. Based on information provided by the applicant, the anticipation is that waste imports would continue for the next 1.5 years in the current quarry prior to commencing within the proposed extension area. There is sufficient time therefore, to resolve the applicant's separate proposals regarding limits on lorry movements.

Restoration should include elements typical of the landscape character

60. Policy 4 of the MLP requires that the impact of mineral development is minimised and includes a requirement for assessing the effect of mineral development on visual amenity, public rights of way, the landscape, countryside and the Green Belt.
61. Similarly, Policy 4.2 of the Waste Local Plan (WLP) requires consideration to be given to the effect of waste development on the landscape, countryside and the Green Belt.
62. Policy 6 of the MLP requires that proposals for restoration of mineral sites are sufficiently comprehensive, detailed, practicable and achievable within the proposed timescales and where relevant, that:
- g) 'The restoration ... is informed by and sympathetic to landscape character.'
63. Paragraph 137 of the NPPF states that:
- 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'
64. Paragraph 150 of the NPPF states that:
- 'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:

- (a) mineral extraction; and,
- (b) engineering operations;'

65. National planning guidance (refer to Paragraph: 001 Reference ID: 64-001-20190722 – 'What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?') advises that:

'Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume.
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.'

66. Commentary: The application site is not affected by any landscape designations but Policy 4 of the MLP requires that restoration be informed by and sympathetic to landscape character. Referring to the landscape and visual impact assessment included in the Environmental Statement, the application site lies within the 'Settled Plateau Farmland Slopes' landscape character type within the Cannock Chase and Cankwood Regional Character Area.
67. The quarry is also situated within the West Midlands Green Belt and although the inclusion of an area of land in the Green Belt is not a formal landscape designation, the openness of the Green Belt is considered to be linked to landscape character.
68. Proposals following mineral extraction involve restoring the existing landform so that the restored land can be mainly returned to agricultural use. As with the current permission, it is recommended, that there should a requirement to review the backfilling operations to secure a timely restoration of the extension area. This would be precautionary measure acknowledging that restoration of the existing quarry is anticipated to be achieved ahead of anticipated timescales.



69. A characteristic of the landscape type are hedgerows, and the proposals include protection, enhancement and replacement of existing hedges as well as the creation of new hedgerows that would be planted prior to the commencement of mineral extraction around the western and southern boundaries of the extension area. While the proposals for hedgerows have merit in terms of mitigating visual effects as well as benefits for the landscape, conditions are recommended to secure the maintenance of the proposed planting. In addition, conditions are also recommended to ensure that temporary soil storage mounds are managed so that incongruous features are not introduced into the landscape.
70. It is considered that the proposals address the development consideration relevant to landscape and that the proposals accord with Policies 4 and 6 of the MLP which include ensuring that the openness of the Green Belt is maintained.
71. Conclusion: Having regard to the policies, other material considerations and the consultee comments, it is reasonable to conclude that the application satisfactorily addresses the development considerations associated with the Saredon South allocation in the MLP.

### **Other matters raised by consultees**

#### Protecting groundwater resources

72. Paragraph 174 of the NPPF advises that:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

(e) preventing new and existing development from contributing to, ..., unacceptable levels of soil, air, water or noise pollution or land instability.

73. Policy 4.1 (n) of the MLP requires assessment of effects of mineral proposals on the 'Water environment, having regard to the flow and quantity of surface and ground water, managing flood risk and water quality; and having regard to the ability of impacted watercourses to meet the required ecological status under the relevant River Basin Management Plan; to ensure that proposals avoid increasing vulnerability to impacts arising from climate change and prevent contributing to unacceptable risks from water pollution.'
74. Similarly, Policy 4.2 of the Waste Local Plan requires that consideration should be given to the effect of proposals on water.
75. Commentary: The proposals include extraction of sand and gravel to a depth of about 12m beneath the water table which has the potential to lower groundwater levels away from the site. As explained in appendix 2 to this

report, a Hydrological and Hydrogeological Impact Assessment (HHIA) has been produced as part of the Environmental Impact Assessment and this has been considered by the Environment Agency.

76. The HHIA indicates that the faulted block within which mineral extraction and dewatering would take place is hydraulically isolated from the wider sandstone outcrop. Therefore, the applicant concludes that no groundwater impact mitigations are required as they have not identified any groundwater dependent receptors within the fault block and any potential losses to the Saredon Brook are compensated by the discharge of 'dewatered' water.
77. The Environment Agency (EA) tentatively agree with the applicant's interpretation, and as a precaution, recommend that the groundwater monitoring infrastructure is extended to ensure that the effects of the quarry extension can be confidently monitored and assessed by the addition of further monitoring boreholes to the south of the extension. Prior to any dewatering taking place, the EA also advise that it would be necessary for the applicant to apply for an appropriate abstraction or transfer licence from them.
78. Conclusion: Having regard to the policies, other material considerations and the comments from the EA, it is reasonable to conclude that there would be no unacceptable adverse effect on water resources subject to imposition of conditions as recommended by the EA.

### **Need for a Section 106 Legal Agreement**

79. Paragraph 55 to the NPPF explains that:

'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.

80. Paragraph 57 to the NPPF explains that:

'Planning obligations must only be sought where they meet all of the following tests:

- (a) necessary to make the development acceptable in planning terms.
- (b) directly related to the development; and,
- (c) fairly and reasonably related in scale and kind to the development.'

81. These are also legal tests by virtue of the [Community Infrastructure Levy Regulations 2010](#) ([regulation 122](#)). The 2010 Regulations also prevent the use of a planning obligation to fund infrastructure if a Community

Infrastructure Levy (CIL) has been adopted in the area ([regulation 123](#)). South Staffordshire District Council have not yet adopted a CIL Community Infrastructure Levy (CIL).

82. Commentary: It is recommended that the following undertakings be secured by a Section 106 Legal Agreement (S106). The reasons why the undertakings meet the tests referred to above are explained below:

a) To continue the HCV routing arrangements.

This existing undertaking should be retained as it would ensure that an appropriate route is used by HGVs to and from the quarry in accordance with the Mineral Local Plan (policy 4), Waste Local Plan (policy 4) the NPPF (sections 9 and 17) and in the interests of highway safety and to safeguard the public highway.

b) To continue the existing arrangements for the site liaison committee.

This undertaking ensures that a forum continues for key stakeholders to be kept informed about the progress of the working and restoration of the site and for concerns about site operations or opportunities to improve the working and restoration of the site to be discussed in accordance with the Minerals Local Plan (Policy 4) and the NPPF (Sections 4 and 17).

c) To provide 10 years extended aftercare in addition to 5 years statutory aftercare required by legislation and planning condition, in accordance with a scheme to be agreed with the Mineral Planning Authority.

This undertaking would support the establishment of the proposed after uses for the benefit of biodiversity net gains in accordance with the MLP (Policy 6) and the NPPF (Sections 15 and 17).

d) To secure a Restoration Guarantee Bond to cover the costs of restoration and aftercare.

This undertaking would ensure that there is a financial provision in place for restoration and aftercare in case the operator goes out of business which is consistent with the provision made for the existing site. This would also be in accordance with the MLP (Policy 6) and the NPPF (Section 17).

e) To continue to secure a contribution towards the maintenance of public highway based on the results of regular condition surveys.

This existing undertaking should be retained as it would ensure that contributions are secured from the operator towards the maintenance of the public highway in the vicinity of the quarry in accordance with the Mineral Local Plan (policy 4), Waste Local Plan (policy 4) the NPPF (sections 9 and

17) and in the interests of highway safety and to safeguard the public highway.

83. Conclusion: Having regard to the policies and guidance referred to above, it is reasonable to conclude that the undertakings within the proposed Section 106 Legal Agreement are necessary; directly relate to the development; and are fairly and reasonably related in scale and kind to the proposed development.

## **Overall Conclusion**

84. Overall, as an exercise of judgement, taking the relevant up-to-date development plan policies as a whole and having given consideration to the application, the supporting and environmental information, including the information subsequently received, the consultee comments, and the other material considerations, all referred to above, it is reasonable to conclude that the proposed development accords with the development plan and as such represents sustainable development, and there are no clear and convincing reasons to indicate that the application for planning permission should not be permitted.

## **Recommendation**

**Permit** the application for the winning and working of sand and gravel within a southern extension to the quarry, with restoration to agriculture, and nature conservation by backfilling with inert waste or other inert material, and the use of the existing access, site offices, processing plant, and silt lagoons subject to:

- a) The applicant and all other persons with a relevant interest in the land (for the purposes of Section 106 of the Town and Country Planning Act 1990) signing a Section 106 Legal Agreement - the heads of terms to include those listed below: and,
- b) Conditions including those listed below

The **Section 106 Legal Agreement** heads of terms to include:

1. To continue the HCV routing arrangements.
2. To continue the existing arrangements for the site liaison committee.
3. To provide 10 years extended aftercare in addition to 5 years statutory aftercare required by legislation and planning condition, in accordance with a scheme to be agreed with the Mineral Planning Authority.
4. To secure a Restoration Guarantee Bond to cover the costs of restoration and aftercare.
5. To continue to secure contributions towards the maintenance of the public highway.

**The conditions** to include the following:

1. To define the permission with reference to documents and plans.

**Commencement**

2. To commence within 3 years of the date of the planning permission.
3. To require notice of commencement of soil stripping, mineral extraction, and backfilling in each extension area phase; and notice of cessation of extraction, completion of restoration and commencement of aftercare works in each extension area phase.

**Dates for Cessation of Mineral Extraction, Restoration Operations and Expiry of the Permission**

4. To require the winning and working of sand and gravel to cease no later than 7 years after the commencement of soil stripping within the first phase of working as notified under 3 above.
5. To require the restoration of the site to be completed no later than 2 years after the cessation of winning and working of sand and gravel which shall include the removal of all mineral stockpiles, processing and ancillary plant, internal roads and hard standings.
6. If winning and working of sand and gravel should cease prematurely, then the Site to be restored and subject to aftercare in accordance with a revised restoration and aftercare scheme previously agreed in writing.
7. To define the expiry of the permission to be when the restoration and aftercare has been completed in accordance with the latest approved Restoration and Aftercare Scheme.

**Phasing and Limit of Extraction,**

8. To require the winning and working of sand and gravel as well as progressive restoration to be carried out in accordance with the approved plans.
9. To require that no mineral extraction is carried out within 3 metres of the bunds formed along the western and southern boundaries of the extraction area as shown on the Proposed Site Plan and that final excavation slopes are not steeper than 1:1.
10. To limit sand and gravel exports from the site during any one calendar year to no more than 500,000 tonnes.
11. Restriction on imports of material for use in the ancillary concrete making plant.
12. To submit a Progress Report 4 years after commencement of development to demonstrate progress in terms of backfilling for restoration purposes. If progress with restoration by the required date is considered unlikely, then a revised scheme should be submitted for the approval of the MPA to ensure that restoration is achieved by the date required by condition 5 above.

## **Management of Site Operations**

### Development Restrictions

13. To restrict permitted development rights.

### Hours of Operation

14. To limit the winning and working of sand and gravel to:

- 07:00 and 18:00 Monday to Fridays (not including Bank or Public holidays); and
- 07:00 and 13:00 Saturdays.

And to restrict the hours of operation as per condition 21 of permission SS.20/03/602 MW relating to HGVs parking on a section of the internal access road; and to the movement of two mixer vehicles.

### Stockpiling

15. To define the area for stockpiling mineral and the height of stockpiles consistent with condition 15 of permission SS.20/03/602 MW.

### Waste Management

16. To restrict the type of waste materials deposited on the site for restoration purposes consistent with condition 18 of permission SS.20/03/602 MW.
17. Non-conforming waste materials brought onto the site to be stored in skips and removed from the site within 7 days.

### Soil Management

18. To require soils to be managed in accordance with Section 10 of the Mineral Development Statement consistent with condition 44 of permission SS.20/03/602 MW; and to require details for the storage of soils following the formation of bunds shown on the Proposed Site Plan (Dwg no 511/221/11).

### Site Access and Lorry Movements

19. To define the access to be used by HGVs.
20. To require a sign requiring vehicles to turn left only out of the site to be maintained.
21. To require wheel cleaning facilities to be operated and maintained so that any vehicle leaving the site will not deposit mud, dirt and other deleterious materials on the public highway.
22. To require the site's access road and internal hard surfaced roads to be

maintained in a good state of repair and kept clean and free of mud, dirt and other deleterious materials.

23. To require loaded HGVs leaving the site to be sheeted or their loads otherwise contained.
24. To limit HGV movements to and from the site in accordance with the requirements of condition 23 of permission SS.20/03/602 MW or any subsequent variation of that condition.

## **Environmental Management**

### Noise

25. To require a review of the approved Noise Monitoring Scheme (ref: [SS.12/15/602 MW D3](#)) prior to the commencement of soil stripping within phase 1 and for noise monitoring to be carried out in accordance with the latest approved scheme.
26. To limit noise at the nearest noise sensitive properties to levels consistent with condition 31 of permission SS.20/03/602 MW.
27. To require best practicable means to minimise noise including non- intrusive reversing alarms to be used on vehicles and plant capable of using such alarms and to avoid the use of vehicle horns in non-emergency circumstances.
28. To require that no blasting is carried out.

### Dust

29. To require a review of the approved Dust Management Plan (ref: [SS.12/15/602 MW D3](#)) prior to the commencement of soil stripping within phase 1 and for dust management to be carried out in accordance with the latest approved plan.

### Flood Risk and Safeguarding the Water Environment

30. To require that development is carried out in accordance with surface water mitigation measures as set out in the 'Hydrogeological, Hydrological and Flood Risk Assessment (June 2021)'.
31. Prior to commencement of excavations within the southern extension area, to require a review of the approved Groundwater Monitoring Scheme (ref: [SS.18/05/602 MW D2](#)) which shall include additional monitoring boreholes to the south and south-east of the extension; definition of action levels within the additional boreholes; and mitigation measures if investigations confirm that quarry dewatering is adversely affecting any hydraulically linked receptor.

32. Prior to commencement of excavations within the southern extension area, to require an update to the Hydrogeological, Hydrological and Flood Risk Assessment (June 2021) so that any private water supplies within one kilometre of the permission are identified.

### **Nature Conservation and Archaeology**

33. Prior to the commencement of development to require a Written Scheme of Archaeological Investigation to be submitted which shall be implemented in accordance with the approved details.
34. Prior to the commencement of development to require a Landscape Environmental Management Plan (LEMP) to be submitted, which shall be implemented in accordance with approved details. The LEMP shall include:
  - a) Precautionary methods for working to protect species including Great Crested Newts, Bats, Badgers, Breeding Birds, Bat flight routes (site lighting).
  - b) To require the enhancement of hedgerows on the northern boundary of the extension area.
  - c) Planting on the bund formed along the western and southern boundaries of the extension area which shall be carried out during the first planting season after commencement of development.
  - d) All new trees and hedges to be managed in accordance with details previously agreed with the MPA.
  - e) Provision to ensure the protection of trees and hedgerows in accordance with the BS5837 Tree Report (May 2021) including tree identified in proximity to western boundary of extension area.
35. To require the results of protected species surveys to be submitted every two years from commencement of soil stripping and if necessary to also submit mitigation measures which shall be implemented in accordance with approved details.

### **Restoration and Aftercare**

36. To require the site to be progressively restored to agriculture in general accordance with the 'Proposed Restoration Plan' (Dwg no 511/221/12), the 'Biodiversity Plan' (Dwg no 511/221/13), section 3 of the Mineral Development Statement (February 2022) including Appendix C to the Mineral Development Statement; and section 5.5 of the Environmental Statement.
37. To require a detailed Restoration and Aftercare Scheme for the site within 24 months of the commencement of soil stripping that is compatible with the approved restoration and aftercare scheme for the existing quarry (ref:



## Record Keeping

38. To require records of HGV movements, the quantities of mineral exported from the site, the operating hours, the noise, dust and groundwater monitoring, and any complaints and remedial actions taken.

Case Officer: Matthew Griffin Tel: (01785) 277275  
email: [mat.griffin@staffordshire.gov.uk](mailto:mat.griffin@staffordshire.gov.uk)

The list of background papers for this report is available on request by email sent to [planning@staffordshire.gov.uk](mailto:planning@staffordshire.gov.uk).

## Appendix 1: Relevant Planning History

Details of relevant planning permissions and other planning decisions are listed as follows:

- [SS.12/15/602 MW](#) dated 16 December 2015 – planning permission to continue the existing mining permission at Saredon Quarry; to extend the quarry and extract sand and gravel; and restore the quarry by infilling with inert waste or inert material.  
  
A [Section 106 Legal Agreement](#) dated 15 December 2015 accompanied this permission and includes obligations on the operator which apply to the land to control lorry routes on the local highway; to improve the public highway near to the site access; to contribute to local highway maintenance; to provide extended aftercare; to support a quarry liaison committee; and to contribute to a restoration guarantee fund.
- [SS.16/10/602 MW](#) dated 11 November 2016 – planning permission to vary condition 3 of planning permission SS.12/15/602 MW to allow the importation of limestone to produce higher strength concrete.
- [SS.16/08/602 MW](#) dated 23 November 2016 – planning permission for the development of an aggregates recycling facility including associated plant and storage areas.
- [SS.17/10/602 MW](#) dated 3 July 2018 – planning permission to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details.
- [SS.17/11/602 MW](#) dated 3 July 2018 - temporary planning permission for variation of condition 23(e) of planning permission SS.16/10/602 MW to

allow two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18.

- [SS.18/05/602 MW](#) dated 7 December 2019 – planning permission for variation of condition 22 of planning permission SS.17/10/602 MW to allow restricted entry into quarry from 06:30 hours Monday to Saturday and to allow parking of HCVs along part of internal access road prior to commencement of working and restoration operations, as well as operation of the ready mixed concrete plant commencing at 0700 hours.
- [SS.18/06/602 MW](#) dated 4 June 2019 – planning permission for extraction of mineral within the woodland area at Saredon Quarry and an additional area outside the woodland that was omitted from the original application and subsequent restoration by infilling with inert waste or inert material.
- [SS.20/03/602 MW](#) dated 23 October 2020 – planning permission to vary (not comply with) condition 22 (e) of planning permission SS.18/05/602 MW to a) allow the use of the lorry holding area on the internal access road between 06:30 and 07:00, Mondays to Saturdays, including retention of the Internal Barrier for the duration of permitted quarrying operations; and b) to allow two concrete mixer lorries to enter or leave the site between 06:00 and 19:00 Mondays to Fridays and 06:00 to 13:00 on Saturdays.
- [SS.20/06/602 MW](#) received 3 February 2021 – Application to relocate the existing Aggregates Recycling Facility. Not yet determined.
- [SCC/21/0027/VOC](#) received 12 October 2021 - Application to vary (not comply with) condition 23 of planning permission SS.20/03/602 MW to allow an increase of the limits on HGV movements. Not yet determined.

[Return to the Relevant Planning History section of the report](#)

## **Appendix 2: Summary of the findings of the Environmental Statement (ES)**

### **Section 1 – Introduction**

This section sets out the requirements for the environmental impact assessment (EIA); the structure of the ES; and those involved with producing the ES.

### **Section 2 – Environmental Setting and Existing Operations**

This section describes the site location and its surroundings; the planning history of the quarry; and explains the land use, geology, topography and hydrology of the site.

### **Section 3 – Proposed Scheme**

The need for the proposals is explained together with a consideration of alternatives. A description is then provided for each phase of development i.e., the preparation (construction), operational, and restoration phases as well as explaining the proposed timescale for works.

### **Section 4 - Environmental Assessment Process**

This section explains the scoping of the EIA to determine those aspects of the environment that should be assessed as part of the EIA. Based on the limited potential for significant environmental effects the following aspects are scoped out: ecology; air quality; noise; heritage and archaeology; traffic; climate change; socioeconomics; and human health. An explanation is also provided of how the assessment was undertaken and the terms used.

### **Section 5 – Landscape and Visual Impact**

The Landscape and Visual Impact Assessment (LVIA) was undertaken by Connected Landscapes.

The LVIA considers the effects on landscape features and elements, local landscape character and local visual amenity as well as the openness of the Green Belt.

Mitigation for visual impact includes:

- A 1m high bund along the southern and western boundaries of the extension upon which trees and shrubs would be planted on the outer facing slope of the bund as well as on top. The bund and tree/ shrub planting on the southern and western boundaries would be retained after the restoration of the site to create a new and locally appropriate landscape and ecologically valuable feature.
- Retention of boundary vegetation with stand-offs of 10m between the extraction area and the trees.
- Enhancement of vegetation along the eastern boundary.
- Soil storage bunds would be located in the south-eastern corner of the proposed extension in order to assist in reducing the visibility of the main extraction and restoration operations from the residential property at Saredon Hill Farm.

The assessment concludes that having regard to the presence of existing minerals operations in the local landscape, as well as major transport infrastructure (the M6 and M6 Toll motorways and their intersection), together with the generally limited inter-visibility within the local landscape, means that significant adverse effects would be limited to:

- Landcover/ land use and topography within the proposed scheme.
- Landscape character within the proposed scheme; and
- Visual amenity as experienced by users of Footpath Saredon 5 to the west of

the proposed scheme, users of New Lane to the south of the proposed scheme, and occupiers of the residential property at Saredon Hill Farm.

It is considered that the proposed scheme could be accommodated on the proposed site without unacceptable effects on the openness of the Green Belt, on local landscape character or landscape features and elements, or on the overall visual amenity experienced within the local area.

## **Section 6 Hydrogeological, Hydrological and Flood Risk Assessment**

A Hydrological and Hydrogeology Impact Assessment (HHIA) and Flood Risk Assessment (FRA) were undertaken by GWP Consultants LLP to assess the potential impacts of the proposed scheme on groundwater and surface water regimes, as well as flood risk.

The site is located within the Coven Groundwater Management Unit (GMU), which supports public water supply boreholes. A tributary to the Saredon Brook is located 500m south of the proposed scheme. A smaller ditch system is located at the western end of the current quarry site and is flowing north-west into the Saredon Brook. Surface water runoff from the proposed scheme is expected to flow into this minor ditch.

Mitigation is proposed for the management of surface water as follows:

- An attenuation pond is proposed in the south-west corner of the proposed scheme to capture any potential turbid runoff from soil stripping activities. Silt treatment would be undertaken before the discharge of site runoff at a rate that does not exceed the pre-development runoff rate. The attenuation pond would also allow for infiltration of increased surface water runoff from the restored site.
- Boundary drains would be left in place after the site is restored to route the runoff generated within the extension area to the infiltration pond.

It is considered that the proposed scheme would have no adverse effect on the hydrogeological and hydrological regimes. It is possible that the surface water management schemes as part of the proposed scheme would provide local flood alleviation benefit.

[\*\*Return to the Environmental Impact Assessment \(EIA\) section of the report\*\*](#)

## **Appendix 3: The development plan policies (and proposals) and the other material planning considerations, relevant to this decision**

### **The development plan policies and proposals**

[The Minerals Local Plan for Staffordshire \(2015 - 2030\)](#)

(adopted 16 February 2017)

- Policy 1: Provision for Sand and Gravel
- Policy 4: Minimising the impact of mineral development
- Policy 6: Restoration of Mineral Sites

A [partial review of the Minerals Local Plan for Staffordshire](#) to check conformity with the revised National Planning Policy Framework took place in February 2019. The review concluded that the policies in the Minerals Local Plan conform with the revised NPPF and therefore they continue to carry weight in the determination of planning applications for mineral development.

#### [Staffordshire and Stoke-on-Trent Joint Waste Local Plan \(2010 – 2026\)](#)

(adopted 22 March 2013):

- Policy 1: Waste as a resource
  - Policy 1.1 General principles
  - Policy 1.3 Construction, demolition and excavation waste
- Policy 4: Sustainable design and protection and improvement of environmental quality
  - Policy 4.1 Sustainable design
  - Policy 4.2 Protection of environmental quality

A [5-year review of the Waste Local Plan](#), completed in December 2018, concluded that there is no need to update the plan policies and therefore they continue to carry weight in the determination of planning applications for waste development.

The [South Staffordshire Core Strategy](#) (adopted 11 December 2012):

- Policy GB1: Development in the Green Belt
- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment
- Policy EQ1: Protecting, Enhancing and Expanding Natural Assets
- Policy EQ3: Conservation, Preservation and Protection of Heritage Assets
- Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
- Core Policy 3: Sustainable Development and Climate Change
- Policy EQ7: Water Quality
- Policy EQ9: Protecting Residential Amenity
- Core Policy 11: Sustainable Transport

The [South Staffordshire Site Allocations document](#) (SAD) (adopted 11 September 2018) confirms that the quarry remains within the Green Belt.

#### **The other material planning considerations**

- [National Planning Policy Framework](#) (updated 20 July 2021):

- [Section 2](#): Achieving sustainable development
- [Section 4](#): Decision-making
- [Section 6](#): Building a strong, competitive economy
- [Section 9](#): Promoting sustainable transport
- [Section 13](#): Protecting Green Belt land
- [Section 14](#): Meeting the challenge of climate change, flooding and coastal change
- [Section 15](#): Conserving and enhancing the natural environment.
- [Section 16](#): Conserving and enhancing the historic environment
- [Section 17](#): Facilitating the sustainable use of minerals
  
- [Planning Practice Guidance](#)
  - [Conserving and enhancing the historic environment](#)
  - [Environmental Impact Assessment](#)
  - [Flood risk and coastal change](#)
  - [Land stability](#)
  - [Minerals](#)
  - [Natural environment](#)
  - [Noise](#)
  - [Open space, sports and recreation facilities, public rights of way and local green space](#)
  - [Planning obligations](#)
  - [Transport evidence bases in plan making and decision taking](#)
  - [Travel Plans, Transport Assessments and Statements](#)
  - [Use of planning conditions](#)
  - [Waste](#)
  
- [National Planning Policy for Waste](#) (published on 16 October 2014)
  - Determining planning applications (paragraph 7)
  - Appendix B – locational criteria:
    - a) protection of water quality and resources and flood risk management
    - b) land instability
    - c) landscape and visual impacts
    - d) nature conservation
    - e) conserving the historic environment
    - f) traffic and access
    - g) air emissions
    - h) odours
    - i) vermin and birds
    - j) noise, light and vibration
    - k) litter
    - l) potential land use conflict

- The emerging [South Staffordshire Local Plan Review 2018 to 2038](#) (currently at preferred options stage – November 2021) does not include allocations that might affect the quarry or the proposed extension.

**[Return to Observation section of the report.](#)**