ES VOLUME 2
Technical Appendices

J - Leisure and Recreation

KEDD Limited

KEDD Limited

Leisure and Recreation Report

In respect of

Proposed Sand and Gravel Quarry, Progressive Restoration Scheme to Agricultural Parkland, Public Access and Nature Enhancement on Land at

Lea Castle Farm, Wolverley Road

Nr Kidderminster, Worcestershire.

For

NRS Aggregates Ltd

September 2019

CONTENTS

Appendix A

1.0 INTRODUCTION

1.1 This report describes the existing leisure and recreational context of land uses within and in proximity to the Proposed Sand and Gravel Extraction and Restoration proposal on land at Lea Castle Farm, Wolverley Road, Nr Kidderminster, Worcestershire (the Site), and assesses the Proposed Developments potential effect on these resources (receptors) and their users.

1.2 The report has been produced by Kedd Limited on behalf of NRS Aggregates Ltd, the operator of the Proposed Development.

1.3 The objectives of the report are:

I. To describe and understand the current leisure and recreational activities which are available within the Site and the local area;
II. To assess the overall sensitivity of the identified leisure and recreational resources (receptors) and associated users to the type of development proposed;
III. To understand the nature of the Proposed Development including both adverse and beneficial changes such as mitigation and enhancement measures;
IV. To assess the magnitude of change that the Proposed Development will have on the specific leisure and recreational resources and users; and
V. To determine the level of significance of effect on leisure and recreational matters.

1.4 The Site is located ~2.3km to the north of the centre of Kidderminster, 0.7km to the east of Wolverley, and 0.37km to the south west of Cookley. The Site is located immediately to the north of the B4189 Wolverley Road and immediately to the west of the A449 Wolverhampton Road. See L&R Figure 1 within Appendix A.

2.0 PROPOSED DEVELOPMENT

2.1 The Planning Application Boundary measures 46 Hectares (Ha). The Proposed Development is for the extraction of sand and gravel and solid sand from ~26 Ha of this land, with the remaining 20 Ha linked to mitigation of the development and the overall enhancement of the Site, o be restored to an agricultural parkland setting with increased amenity uses and opportunities. Land within the Application Boundary forming part of the lost parkland setting of Lea Castle House, which was built around 1762 and demolished in 1945.

2.2 A total of 3 million saleable tonnes will be extracted across an initial works and five phases over the course of ~10 years. The mineral comprises ~ 1.57 million tonnes of sand and gravel and 1.43 million tonnes of solid sand. The mineral will be transported to the plant site for processing utilising both dump trucks and a short conveyor system. The scheme has been designed based on an annual processed tonnage of 300,000 saleable tonnes. To aid in the restoration of the site 0.6million m^3 of inert materials will be imported to provide a fill material to create restoration formation levels onto which the site original soil profile will be replaced. No recycling operations will take place. There will be no blasting. The site would operate between 7am to 7pm on Monday to Friday and from 8am to 1pm on Saturday, with no Sunday or Bank Holiday working. The Planning Application makes

provision for the initial work requirements to establish a new temporary access onto the A4189 Wolverley Road and Plant Site and subsequent phased extraction of sand and gravel and solid sand with concurrent restoration. The overall development proposals for phased mineral extraction are illustrated on L&R Figure 2 and the Concept Restoration Scheme on L&R Figure 3 with Appendix A of this report. The detailed phased Working and Restoration for the scheme is illustrated and described on Planning Application Drawings Numbers 3 to 14. These drawings illustrate and describe that the mineral extraction will be sequential with progressive restoration ensuring that the area of land required for operations/ disturbed land will be minimal. This is illustrated on Planning Application Drawing Number 5 – Disturbed Land. A further 1 year period will be required to complete restoration post the 10 year phased working and progressive restoration of the Site.

2.3 The aim of the progressive restoration scheme is the creation of a "High Quality Agricultural Parkland" reflecting that of the lost/ demolished Lea Castle parkland grounds, contributing to and strengthening the local "Green Infrastructure".

Restoration to comprise the following:

- **32.26 Ha of Productive Agricultural Land** – *a reduction of 11.88 Ha*
- **4.53 Ha of Woodland** – *an increase of 3.42 Ha*
- **1,018 linear metres of Hedgerows** – *increase of 579 linear metres*
- **8.1 Ha of Species Rich Acidic Grassland** – *newly formed habitat*
- **200N° Avenue Trees/ Individual Trees** – *additional new tree planting*
- **5N° (~0.4 Ha) Pocket Parks** – *newly created publicly accessible community spaces*
- **3.78km of Public Rights of Way (Footpath/Bridgeway/Cycleway)** – *an increase of 2.3km*

3.0 METHODOLOGY

3.1 The description and assessment of leisure and recreational resources has been based upon the following methodology.

3.2 An initial desk-based survey established the location and types of leisure and recreational resources within a 3km radius of the site. This review was supplemented by site visits undertaken in March, July, August and September 2019 to visit the identified leisure and recreational resources and observe users of these facilities and to identify any further activities.

3.3 This report does not describe or assess the financial status of the identified leisure and recreational resources.

3.4 The following definitions have been used to describe and understand leisure and recreation, its value and sensitivity to change.

3.5 The leisure resource being the infrastructure/ facility enabling activities to take place.

3.6 The definition taken for Leisure and Recreation use is "the activity done for enjoyment when one is not working". This activity has both a value and a sensitivity to change.

3.7 Value

Recreation and leisure value is defined here as the worth or importance of a recreational or leisure resource. The extent of the value is determined by establishing its statutory status and the number of people involved in the activity.

3.8 Sensitivity to change

The sensitivity of a recreational and leisure resource to change is defined here as its capacity to provide and retain its ability for uses to derive enjoyment from the activity. This considers the aesthetic, historic, scientific, social, enjoyment and spiritual value of the activity that a user may gain.

3.9 Both Direct and Indirect effects are considered within the assessment of the Proposed Development. Direct effects being those which physically impact on the recreational and leisure resource. Indirect effects are those that are non-physical but have an effect on sensitivity of the resource (receptor) and of the users of the resource.

3.10 **Table 1: Criteria used for rating Leisure and Recreational Sensitivity** (combining the value of the resource and sensitivity of the receptor)

Leisure and Recreational Sensitivity	Criteria
VERY HIGH	International and National • Activities which are located within or take place at or promote National Leisure and Recreational Activities e.g. National Sports Stadiums. • Activities which are located within or take place within a designated site e.g. a National Park or AONB
HIGH	Regional • Activities which are located within or take place within a location of regional leisure or recreational status. • A specialist leisure or recreational resource or activity which can only be experienced at a specific location or in a specific area.

MEDIUM	Local • A generic activity which can take place at a number of geographical locations within a local area principally for local users where resources and attractions are available
LOW	Negligible • A common form of Leisure and recreational activity which can be partaken at numerous locations within a local area.

3.11 The magnitude of the physical impact upon a leisure or recreational resource and user caused by a potential development has been rated using the classification outlined in Table 2 below. Magnitude (of effect) being the term that combines judgements about the size and scale of the effect, the extent of the area where it occurs, whether it is reversible or irreversible and whether it is short of long term in duration.

Table 2: Criteria of Physical Direct or Indirect Effect

Physical Direct or Indirect Effect	Criteria
High	Major loss of leisure/ recreational resource and/or major indirect effect on the users/permanent or long term
Medium	Moderate loss of leisure/recreational resource and/or indirect effect on the users, permanent or long-term temporary.
Low	Minor detectable impacts leading to the physical loss of part of the recreational/leisure resource and/or minor indirect effect on the users or temporary.
None	No physical or indirect impact

3.12 The predicted significance or impact on each leisure and recreational resource/user is determined by considering its sensitivity in conjunction with the magnitude of impact predicted upon it. The method for deriving the significance of impact classification is shown in Table 3 below.

Table 3: Level of Predicted Significance of Effect

M a g		Sensitivity

		Very High	High	Medium	Low
	High	Substantial	High	Notable	Moderate
	Medium	High	Notable	Moderate	Slight
	Low	Notable	Moderate	Slight	Very Slight
	None	Neutral	Neutral	Neutral	Neutral

Note a Significant Adverse effect is judged to occur where a High or Very High effect is predicted. Effect can be both Adverse or Beneficial.

3.13 **Table 4: Summary of the Assessment Results**

Ref.	Leisure and recreational resource/receptor	Description of activity	Sensitivity	Magnitude during: Operational Period _____ Post Restoration	Significance of Effect
1	Keepers Cottage/ Strong Farms 1988 Equestrian Centre	Equestrian Centre Camping	Medium	High Medium	Notable Adverse Moderate Beneficial
2	Lea Castle Equestrian Centre	Equestrian Centre	Medium	Medium High	Moderate Adverse Notable Beneficial
3	PROW within and adjacent to the site	Footpaths Bridleways	Medium	Low to Medium High	Slight to Moderate Adverse Notable Beneficial
4	Brown Westhead Park Playing Fields	Sports (including football	Medium	None to Low None	Neutral to Slight Adverse Neutral
5	Wolverley Camping and Caravanning Club site	Camping and Caravanning	Medium	Low Medium	Slight Adverse Moderate Beneficial
6	Lock Inn and Smithy Tea Room	Café	Medium	None to Low None	Neutral to Slight Adverse Neutral
7	Mini Pro Golf	Mini Golf	Medium	None to Low None	Neutral to Slight Adverse Neutral
8	Worcestershire and Staffordshire Canal	Fishing, Walking, Horse riding, Barging Boat Cruising	High	None to Low None to Low	Neutral to Moderate Adverse Neutral to Moderate Beneficial

9	Park Gate Wolverley	Public House	Medium	None to Low / None	Neutral to Slight Adverse / Neutral

4.0 LEISURE AND RECREATIONAL POLICIES

4.1 The Proposed Development is located within the County of Worcestershire and within the Wyre Forest District Council. Worcestershire County Council have the following Leisure and Recreational Orientated Policies

4.2 The Worcestershire Green Infrastructure Strategy 2013-2018 was published following a public consultation in 2013. The Site and the surrounding area is shown to be in a large area of land to the north of Kidderminster identified in the Strategy as 'Good that should be restored and maintained'. In ways of delivering green infrastructure through various mechanisms the following was produced for delivering through mineral extraction and restoration.

Delivering green infrastructure through mineral extraction and restoration:

> *Mineral development can have a long-term impact on the character of an area but is in itself only a temporary operation. Once the minerals have been extracted, the land must be 'restored' to an appropriate after-use. In some cases, this can involve restoring the land to its previous use, but restoration of mineral workings can provide significant opportunities for habitat creation, climate change mitigation and blue infrastructure enhancements and can include elements of public access for recreation. The scale of activity is also such that larger sites or sub-regional assets could be created.*
>
> *The end-use of a restored mineral working would typically be agriculture, recreation or nature conservation, but due to their scale and the significance of landscape and habitat change often involved, there is usually opportunity to integrate the delivery of GI assets into restoration schemes. Many of the principles of multi functionality outlined in part 3 above will also apply to restored sites.*
>
> *The mineral industry has a long history of restoring sites for biodiversity gain. Mineral industry activities across the UK have been responsible for the creation of 700 Sites of Special Scientific Interest, two National Nature Reserves, 22 Local Nature Reserves, 15 field study and education centres and 13 nature trails. The RSPB says the industry is uniquely placed to single-handedly deliver nine out of the Government's eleven biodiversity action plan targets.*
>
> *Quarries and other extraction sites are also important to the UK's uniquely diverse geological heritage, because they afford opportunities to study and enjoy geology that would only otherwise be possible at major outcrops and around our coastline. Since 1949, 500 SSSIs (22% of all geological SSSIs), have been designated as a result of exposure left by quarrying.*

4.3 Wyre Forest District Councils Development Plan includes the Adopted Core Strategy (December 2010) and identifies the broad principles for development in the District. Policy CPO7: Delivering Community Wellbeing covers the health and wellbeing of the community and the delivery of open space provision:

> ***Existing and Improved Community Facilities***

The Council will resist the loss of any community services and facilities including rural public houses unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Any alternative provision should be of equal or better quality and be located in an appropriate and, where feasible, sustainable location.

Opportunities to expand, enhance or maximise existing community uses will be supported (subject to other material considerations) and the shared use of community and educational facilities will generally be promoted.

Open space provision and sport and recreation facilities within the District will be safeguarded and enhanced in accordance with the standards set out in the Open Space, Sport and Recreation Assessment.

Providing Community Infrastructure
New development proposals must contribute towards the retention and formation of sustainable communities within the District. Applicants will be required to provide evidence that the provision of community infrastructure has been fully considered as part of major new development proposals.

Permission for development will only be granted where adequate infrastructure and services exist or can be provided. The preference will be for new facilities to be provided within new developments rather than in lieu of actual provision.

Developer Contributions
As an indicative guide, the Council will require developer contributions with regard to the following areas of social infrastructure:

- *Affordable housing provision*
- *Sustainable transport initiatives*
- *Highways infrastructure and local utility infrastructure Education and learning, including schools and libraries*
- *Sports, recreation, youth facilities, play space and amenity space*
- *Health and community safety (includes emergency services) facilities and services*
- *Community and shared use facilities*
- *Cultural facilities*
- *Public art, public realm, heritage and environmental improvements*
- *Biodiversity, geodiversity and green infrastructure*

4.4 Policy CP13: Providing a Green Infrastructure Network is also relevant

Developing a Green Infrastructure Network
The existing green infrastructure network within the District, as set out within the emerging Green Infrastructure Strategy, will be safeguarded.

New development will be required to contribute positively towards the District's green infrastructure network. The Green Infrastructure Study and Green Infrastructure Strategy will be used to identify where green space contributions are spent and the requirements on individual sites. Open space typologies, identified within the PPG17 audit as being deficient, will be prioritised for further provision.

The following features have been identified as key green infrastructure assets and essential to the District's local distinctiveness:

- *The Rivers Severn and Stour and the associated wetlands;*
- *The Staffordshire and Worcestershire Canal;*
- *The District's heathlands and acid grasslands;*
- *The Wyre Forest and associated areas of high landscape and biodiversity value.*

These features will be safeguarded and new developments must positively contribute towards the enhancement of their green infrastructure value.

Provision of Open Space in New Developments
All new development will be expected to provide open space where technically feasible. Where private garden space is not provided for each dwelling, communal gardens or allotment spaces will be required in order to improve health and wellbeing, support local biodiversity and, where possible, strengthen landscape characteristics. Roof-top gardens and green roofs will be encouraged in order to help address climate change and enhance biodiversity.

4.5 As part of the evidence base for the Development Plan, a number of reports were commissioned including the 'Wyre Forest Green Infrastructure Strategy' (October 2012), mainly aimed at the urban areas and creating opportunities for outdoor recreation. The Site is in a corridor linking the Worcestershire and Staffordshire Canal from the north of the town- the area of the site, through the urban area and down to the River Severn in the south.

5.0 DESCRIPTION OF THE EFFECTS ON RECEPTORS AND USERS

Based upon desk top and site survey works, nine leisure and recreational resources (receptors) and associated users have been identified. The location and nature of resource being described and illustrated on L&R Figure 4 within Appendix A. Each of the identified receptors is described below, followed by an assessment of the resource (receptor) and user's sensitivity to change, the magnitude of effect the Proposed Development will have on it/them, and the predicted overall level of Significance of Effect.

5.1 1. Keepers Cottage Strong Farms 1988

This receptor is a private equestrian centre with stables, associated land with local customers/users, including a polo horse client. The Proposed Development will physically take land (phases 4 and 5) from the current rotational agricultural and equestrian land use. The land will be taken for mineral extraction progressively.

Land from within Phase 4 (~1 Ha) will be taken ~4.5 years into the development period for ~3.5 years. Land from Phase 5 (~1 Ha) will be taken ~7.75yrs into the development period for ~3.25yrs.

Keepers Cottage Strong Farms 1988 are the under the control of the applicant. The applicant has alternative land to rotate the associated agricultural and equestrian uses onto during the operational period. On completion of works the restored land will have the potential to be used again for equestrian and agricultural uses. Strong Farms 1988 also operate a camp site on land located within a valley west of Keepers Cottage. The valley being separated from the wider landscape setting and from the Proposed Development.

It is assessed that the receptor is of Medium Sensitivity and the Proposed Development would result in a High magnitude during the operational period (phases 4 and 5). This would result in a Notable adverse effect that would be Not

Significant. Post Restoration it is assessed that the magnitude would be Medium. This would result in a Moderate effect that would be Not Significant.

5.2 **2. Lea Castle Equestrian Centre**

This receptor is a private equestrian centre with stables and associated land with local customers/users. The Proposed Development will not physically take land from the receptors control. It is understood that the current facility utilises its own land for riding plus the central Bridleway through the site ref 62 6(B) which then connects to the Wolverley Road to the south and Bridleway ref 62 5(B) to the north which joins Castle Road.

The Proposed Development will result in a temporary change in the landscape and visual ambience/setting of the receptor users in relative proximity to both the stables and the two bridleways. This will be principally associated with operations in Phase 1 and the Initial Works phase. A section of Bridleway 62 6(B) will be diverted for approximately one-week pre-Phase 1 and one-week post Phase 3 to allow for the installation of a below ground section of mineral conveyor. Mineral extraction and the plant site will be screened behind a combination of soil bunds which will be seeded, shrub planted and maintained, and agricultural hay bales.

Based upon the Proposed Development with mitigation measures in place we assess that the Lea Castle Equestrian Centre receptor and its users are of Medium Sensitivity and that during the operational period of the Proposed Development will result in a Medium Magnitude. This would result in a Moderate Adverse effect that would be Not Significant.

As part of advanced enhancement measures for an increase in leisure and recreation opportunities through the site, it is proposed to create approximately 1.5 km of new permanent public rights of way including Bridleways. (See Drawing No. KD.L/R .005) The new Bridleway will be accessed off PROW 62 5(B) and progress to land near Castle Barns, then running south around the periphery of the sites eastern boundary and heading west past Broom Cottage and South Lodge where it will connect to PROW 62 6(B).

Based upon the limited opportunity Lea Castle Equestrian Centre currently has for its users riding off road within the local area, we assess that the Proposed Development including the mitigation and enhancement measures will result in a Medium Beneficial Magnitude which combined with the Medium Sensitivity of the receptor/users will result in a Moderate Beneficial effect. This bridleway will be available in advance of mineral operations.

Post restoration of Phases 1, 2 and 3 a further PROW/ Bridleway enhancement is proposed to allow a new section of access from South Lodge either running on or adjacent to PROW 62 2(C) heading north and then west on or adjacent to PROW 62 4(B). This additional 300 linear metres of PROW will allow a looped riding route opportunity back to the Lea Castle Equestrian Centre.

PROW FP 62 3(B) passes over land under the control of the applicant. It is proposed that his section of current footpath is also upgraded to a Bridleway. This would then allow access westwards to Lea Lane and wider access network. At this stage end of Phase 3/Post Restoration we assess that Lea Castle Equestrian Centre and local horse riders will receive a High Beneficial Magnitude from the Proposed Development a Notable Beneficial effect.

5.3 **3. Public Rights of Way within the Site**

This receptor being the physical pathways/bridleways with and adjacent to the site for public use. The Proposed Development will physically result in the temporary diversion of PROW 62 4(B) for ~2 years. Alternative routes will be provided in proximity to the current route. The diversion will allow for working of mineral (non-sterilisation). A section of PROW 62 6(B) will also be temporarily diverted for ~one-week pre-Phase 1 and one-week post Phase 3 to allow for the installation of an underground mineral field conveyor. The below ground conveyor will transfer mineral from Phases 1, 2 and 3 to the plant site for processing. Access will be maintained at all times on the PROW route/ diverted routes

The proposed new public access routes described in relation to receptor 2 above will also be available for walkers and cyclists a total of ~1.5km of new PROW will be available pre-operations on Site and further 0.3km of new PROW will be available post Phase 3, with a total of ~2.3km of new PROW being available Post Restoration.

Users of PROW 62 4(B), 62 5(B) and 62 6(B) will observe temporary visual changes as development progresses. These changes specifically relating to temporary seeded planted and maintained soil screening bunds, screening agricultural hay bales and new avenue tree planting. It is assessed that users of the PROW are of Medium Sensitivity (partly due to their transient nature). Based upon the operational period of the Proposed Development with mitigation measures in place we assess that the PROW resource and receptor users will receive between a low to medium Adverse Magnitude. This would result in a Slight to Moderate Adverse effect that would be Not Significant.

Post Restoration (part post Phase 3 restoration) PROW receptor and their users are assessed to receive a High Beneficial Magnitude resulting in a Notable Beneficial effect which would be Not Significant.

5.4 **4. Brown Westhead Park Playing Fields**

The physical receptor is a series of grass pitches with changing room facilities. Users include football players and other potential field sports players, spectators and local walkers. The Proposed Development will not physically affect the receptor. Existing landform and vegetation structure will prevent views of the Proposed Development. Mitigation including soil storage/screening bunds will

further contain quarry and restoration activities. There will be an increase in vehicle traffic onto the Wolverley Road from the quarry access located ~0.6km to the east of the playing fields with traffic only heading east away from the playing fields.

It is assessed that the receptor and users are of Medium Sensitivity and the Proposed Development would result in None to Low Adverse Magnitude. This would result in a Neutral to Slight Adverse Magnitude. Post restoration the magnitude of the Proposed Development would be None resulting in a Neutral effect that would be Not Significant.

5.5 **5. Wolverley Camping and Caravanning Club Site**

The physical receptor is the infrastructure/ facilities for camping and caravanning. The users are visitors who stay at the club and enjoy its facilities along with those of the local area.

The Proposed Development will not physically affect the receptor. Existing landform and vegetation structure will prevent views of the proposals. Mitigation, including seeded and maintained soil screening bunds, will further contain quarry/restoration activities. There will be an increase in vehicle traffic onto the Wolverley Road from the quarry access located ~0.6km to the east of the playing fields with traffic only heading east away from the receptor.

It is assessed that the receptor is of Medium Sensitivity and that during the Operational Period there may be a Low Adverse Magnitude relating to users of the camp who may travel east on a walk and notice the mitigation measures in place, along with vehicle movement to and from the site. From observations of the camp, most people appear to either stay on site and/or travel west to the canal area. This Low Magnitude combined with Medium Sensitivity resulting in a Slight Adverse effect which is Not Significant.

Post Restoration the additional 2.3km of new PROW and the enhanced parkland landscape, pocket parks, could be accessed by users of the club. This is assessed as resulting in a potential Medium Beneficial Magnitude. When combined with the Medium Sensitivity of the receptor will result in a Moderate Beneficial effect which is Not Significant.

5.6 **6. Lock Inn (Public House) and Smithy Tea Room**

The receptor is located adjacent to a lock on the Worcestershire and Staffordshire Canal. Users include day visitors and locals. The Proposed Development will not physically affect the receptor. The receptor and its users are located ~ 0.5km from the western boundary of the site, set down at a lower elevation with the site

screened by both landform and vegetation structure. There will be an increase in vehicle traffic onto the Wolverley Road from the quarry access located ~0.6km to the east of the playing fields with traffic only heading east away from the receptor

It is assessed that the receptor is of Medium Sensitivity and that the Proposed Development would result in a None to Low Magnitude. This would result in a Neutral to Slight Adverse effect during the operational period. At Post Restoration the Magnitude would be None with a resulting Neutral effect that be Not Significant.

5.7 **7. Mini Pro Golf**

This receptor is located to the west of the Lock Inn and accessed off Wolverley Road. Users can include a mix of locals, day visitors and overnight visitors to the local camp/caravan sits. The Proposed Development will not physically affect the receptor. The activity is located ~ 1km from the site entrance and screened from views of site activities by landform, built structures and vegetation. There will be an increase in vehicular traffic to the east of this receptor with vehicles accessing and leaving the proposed development. This traffic is to be prevented from travelling west along Wolverley Road in the direction of this receptor.

It is assessed that the receptor is of Medium Sensitivity and that the Proposed Development would result in a None to Low Adverse Magnitude during the operational period. This would result in a Neutral to Slight Adverse effect which would be Not Significant. Post Restoration there would be a Neutral effect which would be Not Significant.

5.8 **8. Worcestershire and Staffordshire Canal**

The physical receptor is the canal itself with users including local people for pleasure and recreation along its tow path and visitors passing through either on the tow path or on the Canal by barge/water craft. The canal is located at distances of between ~0.1km and 1km from the site. The canal is within a lower valley feature along with the River Stour. The Canal receptor and its users are not in the visual envelope of the site which is screened by intervening landform, topography, building structures and vegetation. The Canal is located within a Conservation Area. This combined with its links to the wider recreational and leisure network has resulted in its value and susceptibility being considered High Sensitivity.

The receptor will not be physically affected by the Proposed Development. If users access the Canal from the A449 Wolverhampton Road or Park Gate Road they may notice an increase in traffic accessing and leaving the quarry. The overall Magnitude resulting from the proposal is assessed as None to Low. This would result in a Neutral to Moderate effect which would be Not Significant.

Post Restoration and as a result of increased public access routes and enhancement landscape planting and amenity opportunities, it is assessed that a

None to Low Beneficial Magnitude would occur resulting in a Neutral to Moderate Beneficial effect which would be Not Significant.

5.9 **9. Park Gate Wolverley**

This Public House receptor offers food and drink to receptor users. The main dining room and drinking area being located within the building.
This leisure activity is accessed off Park Gate Road. The Proposed Development will result in a small increase in vehicle traffic along this road.

It is assessed that the receptor is of Medium Sensitivity. The Proposed Development will not physically affect the Public House and the additional vehicle traffic passing by will be of a minor increase. This will result in a None to Low Adverse effect during the operational period of the proposed quarry which will be of a Neutral to Slight Adverse effect and not be Significant. Post restoration there will be a Neutral effect which will be Not Significant.

6.0 CONCLUSION

6.1 The proposed scheme has been designed to deliver the extraction of sand and gravel and to restore the Site in a small scale and progressive manor. Integral to the scheme is the delivery of leisure and recreational opportunities provided through green infrastructure and associated wellbeing opportunities and benefits pre development (including ~1.5km of new bridleway, footpath and cycleway, planting of ~200 avenue trees, planting of hedges and woodland blocks). During the Operational Stages (including progressive restoration), delivery a further 0.3km of PROW will allow both a circular walk/ride opportunity within the Site boundary, off road, and provide additional north south connectivity and new connections east west from the Old Lea Castle Hospital Site, through Lea Castle Farm and down to Lea Lane and the Worcestershire and Staffordshire Canal and River Stour corridor. By Post Restoration the scheme will include ~2.3km of new PROW, 8550 new native trees and shrubs with woodland blocks, 5,800 native hedgerow trees and shrubs, 8.1 Ha of species rich acid grassland, ~200 new avenue trees and 5 pocket parks. Pocket Parks to be designed to promote health, wellbeing and educational activities.

6.2 This multifunctional approach to the whole life development will both reinforce and create a new high-quality landscape and leisure and recreational resource for the local communities. It will also allow movement of people between town and country and offer a variety of Health and Wellbeing opportunities.

6.3 The visual quality of the site and local landscape setting will also increase, as well as the scale of new habitat creation, providing a base for sustainable biodiversity. During the operational period of the quarry and progressive restoration, the area of disturbance will be less than half of one of the current field sizes within the site/ land area.

6.4 There is just one receptor ‘Keepers Cottage Strong Farms 1988 Equestrian Centre’ which is assessed as receiving a Notable Adverse effect from the Operational Proposed

Development. This will result principally from the physical loss of land currently used for horse paddocks. This receptor is under the control of the Applicant who has the ability to rotate the location of the paddocks as currently happens with agricultural production. Two other receptors have been identified as receiving a Moderate Adverse effect which is Not Significant during the Operational Period of the proposal. These being Lea Castle Equestrian Centre and users of the immediate PROW network. The equestrian centre will not lose any physical asset controlled by it. The visual nature and ambience currently experienced by users of the immediately located PROW (bridleway/footpath) will temporarily change as a result of the construction of seeded/planted bund and use of agricultural straw bales to screen mineral extraction and the proposed plant site. Users of the equestrian centre/ bridleways and footpath will, however, gain an additional ~1.5km of new bridleway including a circular trail, available prior to extraction commencing. This increases the immediate bridleway access routes by over 100%. Post Phase 3 restoration further PROW/bridleway will be provided to make new connections into the wider PROW network, providing potential access to Lea Road, the River Stour and Worcestershire and Staffordshire Canal tow paths and the wider access network to the west of the site. This is a considerable Notable Benefit. The proposals have also been developed to minimise mineral extraction in relative proximity to the equestrian centre (Phase 1)- originally proposed for 2 years extraction and now 9 months.

6.5 The proposals are supported by the National and Worcestershire Equestrian Society for the local and wider horse-riding community.

6.6 The scheme has been designed to deliver Green Infrastructure, connectivity and activities to promote health and wellbeing/ leisure and recreation opportunities. In these aspects it is considered to be in full accordance with both Worcestershire County Council and Wyre Forest District Councils leisure, recreation and wellbeing policies.

Appendix A

L&R Figure 1	Location Plan
L&R Figure 2	Proposals Plan
L&R Figure 3	Concept Restoration Scheme
L&R Figure 4	Identified Leisure, Recreation and Receptor Users
L&R Figure 5	Current and Proposed Public Rights of Way

Lea Castle Farm

Location Plan

LEGEND

Application Boundary

L&R Figure 1

PROJECT:
Lea Castle Farm

TITLE:
Location Plan

REF NO:
KD.LCF.001

DATE:
September 2019

SCALE:
1:25,000 @ A3

STATUS:
FINAL

Fox Studio, Much Wenlock, Shropshire TF13 6BL

Proposals Plan

Proposals Plan / Block Phasing

This drawings illustrates the overall proposed mineral extraction areas on a sequential phased basis over an approximate 10 year period. Phased areas would be extracted at different points of time over this period.

As a guide the length of extraction within each phase will be:

Phase	Soils & Overburden	Mineral (ST)	Years
Initial Works	45,800	450,000	1.50 years
Phase 1	57,400	225,000	0.75 years
Phase 2	37,000	300,000	1.00 years
Phase 3	54,500	375,000	1.25 years
Phase 4	62,400	975,000	3.25 years
Phase 5	52,700	675,000	2.25 years
	309,800	3,000,000	10.0 years

A further ~ 1 year would be required to complete remaining restoration

Lea Castle Farm
River Stour
Worcestershire & Staffordshire Canal
Wolverley Camp (disused)
Brown Westhead Park & Playing Fields
Heathfield Knoll School & First Steps
Sion Hill
Wolverley Road
Cookley
Strong Farms
Keepers Cottage
Lea Castle Equestrian Centre
Bungalow
North Lodges
Castle Barns
Lea Castle Hospital (disused)
South Lodges
Broom Cottage
Barn
Four Winds
Wolverley Road
Park Gate Road
Wolverhampton Road
Boundary Wall
Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Initial Works

LEGEND

- Application Boundary
- Initial Works
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Final Works

Soils and Overburden to be stripped (based on 1.2m soil profile) to remain on site and placed for restoration.

L&R Figure 2

PROJECT:
Lea Castle Farm

TITLE:
Proposals Plan

REF NO:
KD.LCF.013

DATE:
September 2019

SCALE:
1:5,000 @ A3

STATUS:
FINAL

N

Fox Studio, Much Wenlock, Shropshire TF13 6BL

Concept Restoration

Concept Restoration

The aim of the Restoration Scheme is the creation of a "High Quality Agricultural Parkland".

Re-engaging, adapting and connecting the local landscape for efficient and profitable agricultural land management and for public amenity benefits in respect of enjoyment, access, and wellbeing, along with the creation of habitats to support wildlife Biodiversity.

Summary of Restoration Outcomes:

- Recreation of quality landscape/parkland and agricultural setting
- Additional connections both east - west and north - south to allow access for walkers, cyclists and horse riders, off and away from roads (over 2.3km)
- Establishment of benches along avenue and heritage / educational signage / pocket parks
- Planting of ~ 200 avenue and parkland trees
- Planting of ~ 6,000 native trees and shrubs
- Creation of ~ 8.1 hectares of Acidic Spcies Rich Meadow (a traget Biodiversity Action Plan species)
- Over 1km of managed Native Hedgerows
- Reinstatement of all Best and Most Versatile Agricultural Land
- Permanent Aftercare and Management of All Land within the Site

Lea Castle Farm
Coppice
Worcestershire & Staffordshire Canal
River Stour
Wolverley Camp (disused)
Ecologically Diverse / Rich Acid Grassland
Lea Castle Equestrian Centre
Equestrian Centre
Bungalow
Strong Farms
Keepers Cottage
Cookley
Castle Barns
Native Hedgerow
Lea Castle Hospital (disused) - Proposed Residential Site
Native Woodland
Native Hedgerow Planting & Strengthening
Brown Westhead Park & Playing Fields
Strengthened Agricultural Parkland Setting
Reinstated Broom Covert Parkland Woodland
Additional PROW
Wolverley Road
Barn
South Lodges
Broom Cottage
Native Hedgerow
Reinstated Wall
Heathfield Knoll School & First Steps
Sion Hill
Park Gate Road
Wolverhampton Road
WOLVERLY ROAD B4189
BROWN WESTHEAD PARK
LEA LANE
WESTHEAD ROAD
WOODLANDS ROAD NORTH
Court Farm
Abbots Croft
Four Winds
St Oswald's CE Primary School

LEGEND

- Application Boundary
- Existing Woodland, Trees & Scrub
- Existing Hedgerows/Hedgerow Trees
- Existing Public Rights of Way
- Existing Buildings/Structures/Roads and Tracks
- Existing Contours Meters above Ordnance Datum
- Proposed Contours Meters above Ordnance Datum
- Undisturbed Agricultural Land within the Planning Application Boundary

Restoration Proposals

- Restored Agricultural Grassland
- Proposed Woodland / Tree Planting
- Proposed Acid Grassland
- Proposed Ephemeral Pools
- Proposed Pocket Parks
- Proposed Public Rights of Way (Footpath / Bridleway / Cycleway)

Note: it is suggested that PROW refs. 62 4(B) and 62 2(C) are updated from Footpath to Bridleways as part of the Proposed Development.

L&R Figure 3

NRS

KEDD Limited

PROJECT:
Lea Castle Farm

TITLE:
Concept Restoration

REF NO:
KD.LCF.010

DATE:
September 2019

SCALE:
1:5,000 @ A3

STATUS:
FINAL

N

Fox Studio, Much Wenlock, Shropshire TF13 6BL

Lea Castle Farm

Identified Leisure & Recreational Receptors & Users

LEGEND

- Application Boundary
- Existing Public Footpaths & Bridleways
- 1 — Location of Identified Leisure & Recreation Recpetors & Users

Identified Leisure & Recreation Recpetors & Users:

1. Strong Farms 88
2. Lea Castle Equestrian Centre
3. Public Rights of Way within the Site
4. Brown Westhead Playing Fields
5. Wolverley Camping & Caravanning Club
6. Lock Inn and Smithy Tea Room
7. Mini Pro Golf

L&R Figure 4

KEDD Limited

PROJECT:
Lea Castle Farm

TITLE:
Identified Leisure & Recreational Receptors & Users

REF NO:
KD.LCF.025

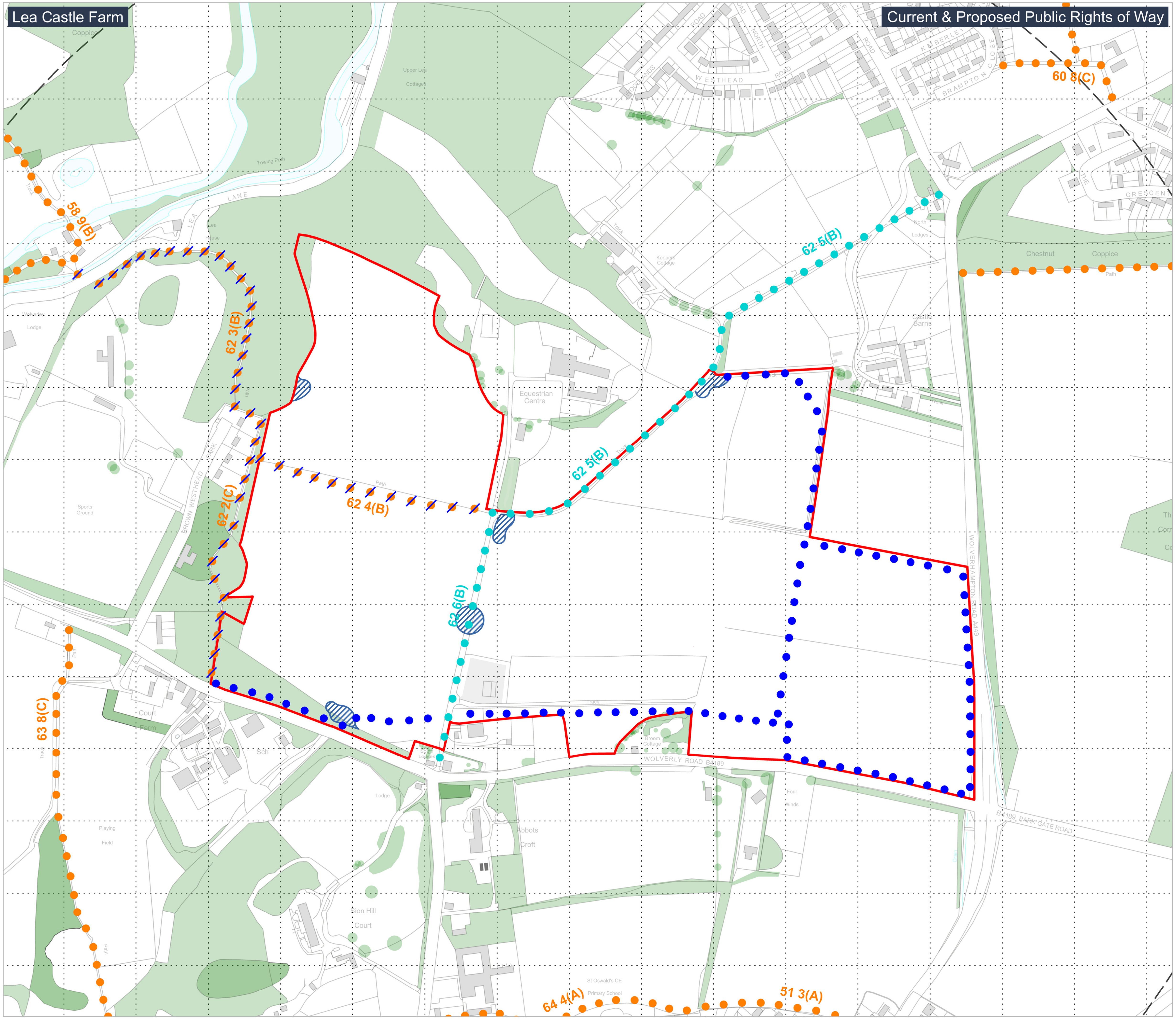
DATE:
September 2019

SCALE:
1:10,000 @ A3

STATUS:
FINAL

N

Fox Studio, Much Wenlock, Shropshire TF13 6BL



LEGEND

- Application Boundary
- Existing Pubic Footpaths
- Existing Pubic Bridleways
- Proposed New Public Rights of Way (Bridleway/Footpath/Cycleway Standard) ~2.3km
- Existing Public Footpaths suggested to be upgraded to Bridleway Standard (on land under the control of the Applicant)
- Proposed Pocket Parks

L&R Figure 5

KEDD Limited

PROJECT:
Lea Castle Farm

TITLE:
Current & Proposed Public Rights of Way

REF NO:
KD.LCF.026

DATE:
September 2019

SCALE:
1:5,000 @ A3

STATUS:
FINAL

N

Fox Studio, Much Wenlock, Shropshire TF13 6BL