Chris Allsop Properties

Planning Application Supporting Statement

Planning application for the change of use of land to allow the importation of suitable materials for land reclamation

The planning application is for land at:
Canalside Industrial Park
Kinoulton Road
Cropwell Bishop
Nottingham
NG12 3BE

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1.0 INTRODUCTION

1.1 Proposal

1.1.1 Chris Allsop Properties owns the land and the majority of buildings at Canalside Industrial Estate, Kinoulton Road, Cropwell Bishop, Nottingham, NG12 3BE. British Gypsum Limited previously owned the development; the land was mined for gypsum and the excavated materials were processed within the outlying buildings. British Gypsum Ltd had stopped all operations by 1994 and the land was sold to Chris Allsop Properties.

1.1.2 In 2011, Chris Allsop Properties extracted mudstone and siltstone materials from the previous British Gypsum workings. The Mercia Mudstone group consists of a red brown mudstone and siltstone material that contains bands and nodules of gypsum throughout the material. British Gypsum had mined the gypsum from this area of land and left behind the mudstone and siltstone material as spoil. This spoil material is commonly referred to as 'clay'.

1.1.3 Chris Allsop Properties was aware of the excellent engineering properties of the clay and discussed this material with the Environment Agency (EA), as the EA was looking to source local clay materials to reduce the carbon footprint associated with the engineering works being undertaken on the Nottingham Left Bank Flood Alleviation Scheme. The EA utilised this clay into the Nottingham Left Bank Flood Alleviation Scheme in 2011 and 2012. Unbeknown to Chris Allsop Properties extraction consent was no longer extant as British Gypsum Ltd had failed to register these particular workings on the mining register and the extraction of this material was therefore not covered by the previous planning permission.

1.1.4 The application site prior to the clay extraction was designated as Cropwell Bishop Gypsum Spoil Local Wildlife Site (LWS) in 2001. The site has a Sites of Importance for Nature Conservation (SINC) status. Chris Allsop Properties were unaware of this status, as the SINC Panel had not informed of them of their decision. SINC information is made available to the County Council, Local Authorities and the owner of the site on request. If the owner has not been made aware of the designation, they are highly unlikely to request information on the SINC status of the land as they are not aware of the designation of their site.

1.1.5 The SINC Panel has designated over 1300 sites in Nottinghamshire; this is approximately around 7% of the county. The applicant was not aware of the SINC status and therefore plans to return the land to a similar habitat, which will require the importation of inert materials to do so. This application considers Policy W3.23 (c) of the Nottinghamshire and Nottingham Waste Local Plan compensation and mitigation works are considered necessary. The applicant would like to restore the land to its SINC status and establish a planting scheme suitable to the site.

1.1.6 Whilst the land could be re-contoured using the existing material on site, the applicant believes that this material would not fill the void space and the area would be constantly at threat of becoming waterlogged during the winter months. The applicant considers it to be more beneficial to fill the void area and re-contour the land to aid land drainage. The infilling of the void should not reduce the SINC status habitat. The applicant will ensure that the void is capped with in-situ material and not imported materials, as advised by Nottinghamshire County Council.

1.1.7 The applicant wishes to import waste materials onto site and dispose of materials which are difficult to recycle; such as mixed inert materials containing clay. The applicant is not proposing to dispose of single loads of aggregates or topsoil, as these materials are more readily able to be recycled. Section 3.1 of Nottinghamshire and Nottingham Waste Local Plan states that:

> *'without proper controls, disposal of non-inert waste could seriously pollute ground waters. Other concerns include noise, dust and odour, visual impact and traffic generation. Despite these problems, waste disposal can have environmental benefits; for example it may represent the only means to reclaim mineral workings back to an acceptable after-use'.*

1.1.9 The applicant will only import suitable waste materials for use within this redevelopment; this will reduce the potential environmental impact on the surrounding environment. Discussions have been held with Mr Nick Fear of the EA regarding the applicant applying to the EA for a bespoke permit based on a standard rules 'SR2010No10_100Kte Use of waste for reclamation, restoration or improvement of land'. The application will consider the EA's Regulatory Guidance Series No EPR13 'Defining Waste Recovery: Permanent Deposit of Waste on Land'.

1.1.10 Pre-application meetings to discuss the Planning Application were undertaken on the 2nd November 2011 and the 17th January 2012 with Mr Jonathan Smith and Mr Tim Turner of Nottinghamshire County Council. Following guidance from the meetings, this supporting planning statement considers the relevant sections of Chapter 10 and Policy W3.1 of Nottinghamshire and Nottingham Waste Local Plan as agreed by the parties. This document aims to provide sufficient planning and environmental information to enable Nottinghamshire County Council to make a balanced assessment of the proposed development.

1.2 Location

1.2.1 The site is situated approximately 200m from Kinoulton Road at grid reference SK68173 34896. The site location plan is presented as document 'CAP04 Site Location Plan'. The site is approximately 600m to the south east of the village of Cropwell Bishop. The site is accessed via Kinoulton Road. Kinoulton Road joins Nottingham Road outside of the village of Cropwell Bishop. Vehicles travelling along Nottingham Road will benefit from the improved access to the A46 due to the completion of the A46 Newark to Widmerpool Improvement scheme.

1.3 Site Description

1.3.1 The site lies within Rushcliffe Borough Council Local Authority Area, within Nottinghamshire County Council boundary. There are no Site of Special Scientific Interest (SSSI) within 2km of the site. The site lies within the Cropwell Bishop Gypsum Spoil Local Wildlife Site.

1.3.2 The Site Plan which outlines the application area is presented within document 'CAP03 Site Plan'.

1.3.2 The topographical survey of the site is presented as document 'CAP05 Topographical Survey'.

1.3.3 The site lies to the east of Canalside Industrial Estate; this estate is a mixed use development of properties which include industrial units, coach parking facilities and B1 offices. The north, east and south borders of the site are adjoined by hedgerows and arable land. There are no residential dwellings adjoining the site.

2.0 CHAPTER 10 OF NOTTINGHAM AND NOTTINGHAMSHIRE WASTE LOCAL PLAN

2.1 The applicant would like to use inert waste from the construction and demolition industry to reclaim the mineral workings back to an acceptable after-use. Chapter 10 defines waste disposal as 'the deposit of waste within a mineral or other void'.

2.2 Paragraph 5.23 of this document states *'most construction and demolition waste can be recycled to form secondary aggregates. Crushed bricks and rubble can be re-used on building sites for leveling purposes, or graded for use in road construction'*. This statement acknowledges that not all construction and demolition waste can be recycled to form secondary aggregates. This application is proposing to deposit these unsuitable materials.

2.2 Although the safe disposal of waste is placed at the bottom of the waste hierarchy, the applicant can demonstrate that there is a need for this type of facility within Nottinghamshire. The type of materials that that applicant proposes to deposit within the void are mixed loads of soils, clays and incidental amounts of aggregates from construction and demolition projects. These materials are known as 'heavy inerts' and are difficult to recycle at the current time. The applicant has outlined the technical difficulties involved in recycling 'heavy inerts' within Section 3.1.

2.3 The applicant is not proposing to dispose of single loads of aggregate materials, such as bricks and concrete, as this type of material is suited to recycling and reuse and should be processed at a environmentally permitted aggregate recycling facility or a suitable waste transfer and treatment facility.

2.4 Section 10.2 of the Waste Local Plan states that *'even if the most optimistic assumptions on recycling and other sustainable waste management options are achieved, large quantities of waste will still need to be disposed of. Adequate and safe disposal facilities must be provided if all of the waste produced by society is to be properly managed. Where disposal involves the reclamation of mineral voids, and if appropriate is combined with energy recovery, it may represent the Best Practicable Environmental Option (BPEA) for dealing with certain waste types'*. The applicant can demonstrate within Section 3.1 that heavy inert soils are required to be transferred from local construction and demolition projects to suitable permitted restoration or disposal facilities.

2.5 The applicant will not be able to combine the disposal site with energy recovery as the inert wastes and specified non-hazardous waste types deposited on site will produce negligible, if indeed any, amount of methane gas. It should be noted that top soil contains over 3% organic material and therefore falls out of the scope of inert material and is classified as a non-hazardous waste. The applicant will only accept specified non-hazardous wastes and not materials such as domestic waste or similar commercial and industrial wastes. All materials must be appropriate for the restoration of the site; it is imperative to stress that this application is for the restoration of land and is not a landfill operation.

2.6 It is extremely optimistic to assume that 'heavy inert' material can be recycled. The 'heavy inert' material has historically been utilised within Nottinghamshire landfill sites as daily cover or restoration material. As can be seen within table 10.1 of the Waste Local Plan and Section 3.18 of this document, the majority of landfill sites within Nottinghamshire (and indeed Leicestershire) are scheduled to be closed by 2013. A high percentage of 'heavy inert' materials are being

exported from the county that increases the carbon footprint associated with their transportation.

2.7 The proposed site will be a disposal site for inert and specified non-hazardous materials; predominantly mixed soils, clays and incidental amounts of aggregates. These types of materials are highly unlikely to produce leachate or landfill gas. The proposed materials are not associated with litter, odour or pests nuisance. The applicant will put in place management systems to control associated nuisance such as mud on the road, dust and noise. These issues and mitigation measures are discussed in detail throughout Section 3.0.

2.8 The geology of the application site is important when considering the location of a disposal site. The bedrock geology of the site consists of thick deposits of Mercia Mudstone, as detailed within Section 3.5. The Mercia Mudstone clays within this area have been used within various landfill projects and within the Nottingham Left Bank Flood Alleviation Scheme. These clays are used because they are highly impermeable; they have been proven to reduce the risk of leachate migrating from the site. It must be stressed, that this application is for the disposal of inert and specified non-hazardous materials only; it is highly improbable that landfill gas or leachate will be generated on site. The geology of the area can be seen to reduce the element of risk as landfill gas or leachate will be naturally contained within the local area.

2.9 The applicant is proposing to fill the void in phases. It will not be necessary to construct cells with clay and/or artificial linings to prevent leachate escaping. The incoming materials will be placed within an specified area of site and will be tracked into the void using a suitable item of plant, such as a backactor or bulldozer. The plant will be capable of suitably compacting the material as required.

2.10 It is detailed within Section 10.8 of the Waste Local Plan that there is likely to be shortfall in inert construction and demolition disposal space by 2020, which is the end of the Plan period. The increase of recycling facilities which are capable of recycling aggregates, such as bricks, concrete and tiles are providing the area with necessary facilities. The decrease in landfill sites capable of utilising 'heavy inerts' such a mixed soils and clays is placing strain on local construction companies, demolition companies and waste transfer station operators.

2.11 Section 10.18 of the Waste Local Plan indicates that there is a need to find suitable disposal sites. There are a number of developments within the local area and waste transfer stations within Nottinghamshire which would be served by this proposed development, this conforms to the Governments' 'proximity principle'. Rushcliffe Borough Council has received outline planning application for Land at RAF Newton for a development consisting of 500 dwellings, up to 50 live/work units, and provision for light industry, storage and distribution. Rushcliffe Borough Council has received an application for Land North of Bingham for up to 1000 houses, 15.6 ha of employment land, 1.6 ha mixed use site, neighborhood center and a lake as part of the flood management scheme. A number of other developments have applied for planning permission within the immediate area. The footings excavated as part of the development, if not suitable for recycling, will be required to exported from site for disposal or use within a restoration project.

2.12 This development is reclaiming a worked out mineral extraction and can be shown to benefit the environment as the land will be reinstated to it's former SINC status.

2.13 Whilst considering Policy W10.1, this Supporting Statement can demonstrate that the following criteria are satisfied:

- the proposed development is reclaiming a mineral void;
- the proposed development will result in the land being reinstated to the former SINC status;
- the proposed development provides additional disposal capacity; and
- the proposed development will not have an unacceptable environmental risk.

3.0 POLICY W3.1 OF NOTTINGHAM AND NOTTINGHAMSHIRE WASTE LOCAL PLAN

3.1 Policy W3.1(a) Need for the Facility

3.1.1 Planning Policy Statement (PPS) 10 outlines Government policy on waste in accordance with the principles of sustainable development. The fundamental aim is to protect human health and the environment by producing less waste and using it as a resource wherever possible. The implementation of sustainable waste management will move waste up the 'waste hierarchy' of reduction, reuse, recycling and only disposing of the waste as a last resort.

3.1.2 This application proposes to permanently deposit inert construction and demolition waste on land. Inert wastes derived from construction and demolition projects are generally not uniform loads; exhumed materials may contain clay, soil, topsoil, grass and aggregates. These materials when mixed together are extremely difficult to separate which limits their use as a recycled product. These wastes are known as 'heavy inerts'. The 'heavy inerts' will be generated from construction and demolition projects with in the local area. The applicant can demonstrate that there is a need for this facility within this area as outlined below.

3.1.3 Inert aggregates such as stones, bricks, tiles and concrete may be recycled under WRAP's 'The Quality Protocol for the Production of Aggregates from Waste'. The aggregates are produced under a Quality Management System and the products are tested to readily available published standards, such as 6F2 or MOT Type 1. There is an established end use and market for recycled aggregates. This application is not seeking to deposit single sourced aggregate loads derived from demolition projects; these wastes are seen as a resource and will be transferred to an appropriate environmental facility, such as the Chris Allsop Waste Management Facility at Colwick, where they will be processed into an aggregate product.

3.1.4 WRAP have published the following document; 'Uncontaminated Topsoil, A technical report on the use of both naturally occurring and manufactured topsoil'. As part of the findings, the document suggests that a Quality Protocol for naturally occurring and manufactured good quality uncontaminated topsoil would likely lead to further growth in the market. At the current time there is no Quality Protocol for topsoil and subsoil that limits their application in the current marketplace. The current regulatory position is that site-specific assessments have to be carried out to determine when topsoil ceases to be waste in line with the Environment Agency's guidance document 'Definition of Waste: Developing Greenfield and Brownfield Sites'. This approach is clearly not applicable to small-scale construction and demolition projects within the local area.

3.1.5 Aggregate Recycling Facilities both nationally and locally experience technical difficulties processing 'heavy inert' materials containing soils and clays; generally speaking, these loads are not accept unless the company has a contract to supply material to a specific project. In the local area Johnsons Aggregates Ltd and AR Aggregates Ltd will not accept mixed inert wastes containing soil and subsoil unless they are specifically from Utility Companies.

3.1.6 The technical difficulties faced by local Aggregate Recycling Facilities are as follows;

- The mixed inert wastes would be processed using a 3 way screen;
- The top deck would be set at 45mm and the second deck at 12mm;
- The 45mm screen would remove the larger fraction of soil, turf, bricks and aggregate. This material would still be considered to be a mixed load and cannot be sold as either as subsoil, topsoil or aggregate;
- The second deck at 12mm is physically unable to separate balled up soil and stone; this material cannot be used to make aggregate or soils;
- The material that passes through the 12mm screen is composed of soil, roots and aggregate. It is very difficult to find a suitable end use for this material as it is highly unlikely to pass a BS test for domestic use and suitable commercial end uses have to be sourced;
- Only dry inert waste material containing soil and clay can be screened. Cold or frozen material will not split and cannot be processed. Wet material will blind over the screen decks and also cannot be processed; and
- Generally speaking, Aggregate Recycling Facilities do not have the space to store this type of material until it has dried or thawed out. The wet material would require constant attention, as the material would need to be frequently turned to expose the center of the waste to the air to dry it. This success of this operation is dependent upon dry weather.

3.1.7 Waste Transfer and Treatment Facilities have historically accepted 'heavy inert' wastes from the construction and demolition industry. The material is often delivered to site in skips. The screening of this material is more rudimentary than by specialised Aggregate Recycling Facilities. Physical sorting may consists of the removal of stones and recyclable materials by hand and screening through a trommel screen. The residual 'heavy inerts' have been historically bulk loaded and taken to a environmentally permitted landfill site for use as restoration material. 'Heavy inert' materials are unlikely to pass BS standard tests for domestic or sensitive end users.

3.1.8 Within Nottinghamshire and Leicestershire a number of significant landfill sites have been restored. Examples of closed landfill sites within the area include Burntstump Landfill Site, Barnstone Landfill Site, Huthwaite Landfill Site, Bradgate Landfill Site, Bescaby Landfill Site, Enderby Landfill Site and Narborough Landfill Site. A number of operational landfill sites will be closing within the near future. The market for 'heavy inerts' is extremely restricted at the current time and often the material is utilised out of the county that increases the carbon footprint associated with the haulage.

3.1.9 Waste Transfer Stations and Aggregate Recycling Facilities have historically supplied inert bulk fill soils and clays to large-scale construction projects; these schemes have significantly reduced in number due to the national economic downturn.

3.1.10 The applicant believes that this application to deposit waste on land is justified within this area. The material is being generated within the local area; the local waste management facilities are unable to fully recycle the material due to technical issues, and are unable to dispose of the material due to the closure of regional landfill sites and the reduction of large scale construction projects.

3.1.11 The key planning objectives of PPS10 are summarised below. The regional planning bodies and planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that:

- Help deliver sustainable development through driving waste management up the waste hierarchy as outlined above.
- Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;
- Help implement the national waste strategy and supporting targets.
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment.
- Reflect the concerns and interests of communities, the needs of waste collection authorities and business, and encourage competitiveness.
- Ensure the design and layout of the new development supports sustainable waste management.

3.1.12 This applicant will apply to the Environment Agency for a bespoke Environmental Permit to allow the importation and use of waste materials for the restoration of land. The site infrastructure and management systems will ensure that human health and the environment are protected. The operator will implement a management system based upon Environment Agency Guidance 'How to Comply with your Environmental Permit, Horizontal Guidance Note H6 – Environmental Management System' and 'Sector Guidance Note S5.06 - Guidance for the Recovery and Disposal of Hazardous and Non Hazardous Wastes'.

3.2 Policy W3.1(b) An Assessment of Landscape and Ecological Importance

3.2.1 A survey was carried out as advised by Nottinghamshire County Council.

3.3 Policy W3.1(c) Present Use of the Site

3.3.1 Whilst the land could be re-contoured using the existing material on site, the applicant believes that this material would not fill the void space and the area would be constantly at threat of becoming waterlogged during the winter months. The applicant considers it to be more beneficial to fill the void area and re-contour the land to aid land drainage. The infilling of the void should not reduce the SINC status habitat. The applicant will ensure that the void is capped with in-situ material and not imported materials, as advised by Nottinghamshire County Council. Analysis of the clay samples within the clay stockpile mounds are presented within documents CAP06 Clay Analysis 1, CAP07 Clay Analysis 2 and CAP08 Clay Analysis 3.

3.3.2 The applicant proposes to infill the excavated hole to restore the area to a high quality habitat. The surrounding mounds will be left to colonise naturally. The proposed mitigation and compensation works are detailed within Section 6.0 of the document 'Ecological Walk-over Survey'. Briefly, with regards to mitigation, the vegetation clearance that would include scrub removal would take place at the appropriate time of year to avoid adverse impacts to the environment. The compensation measures would include sowing the area with a species-rich seed mix that would be monitored over an appropriate length of time.

3.3.3 The applicant will ensure that the method of working will cause the least visual intrusion and that the completed site will be visually improved as a result of the restoration; at the present time, the site has a poor visual impact. The hedgerows and vegetation around the edges of the site will be maintained throughout the development.

3.4 Policy W3.1(d) Surface Drainage and Hydro-Geology

3.4.1 Within the Nottinghamshire and Nottingham Waste Local Plan, Sections 3.23 to 3.25 stipulate that the main aquifers are highly vulnerable and must be protected against the disposal of non-inert waste types. The applicant can demonstrate that the water resources are not at risk as a result of this proposed development.

3.4.2 Surface drainage and discharge

3.4.2.1 The site is in close proximity to a disused section of the Grantham Canal. This section of the canal is dry and has not been used for a considerable number of years. The applicant purchased this land in 1994 and the canal was dry at this time. The applicant will ensure that the development does not create excessive mud and silt, as this material may be carried by runoff and can clog up local ditches.

3.4.3 Hydrogeology

3.4.3.1 In accordance with the Environment Agency's publically available information, the site does not lie within a Groundwater Source Protection Zone or within a Groundwater Vulnerability Zone. Section 3.24 of the Nottinghamshire and Nottingham Waste Local Plan states that 'if uncontrolled, leachate or spillage of waste could pollute an aquifer'. The waste types deposited on site are not associated with leachate generation and will not create an environmental risk if spilled on site. All precautions will be put in place to ensure that oils and diesel associated with the on site operations are bunded and handled in an appropriate manner in accordance with written risk assessments and method statements.

3.4.4 Flood Risk Assessment

3.4.4.1 In accordance with the Environment Agency's publically available information, the site does not lie within a Flood Risk Zone.

3.4.5 Suitability of the applicant to apply for a standard rules permit for the restoration of land due to surface drainage and hydrogeology

3.4.5.1 Section 3.14 of the Nottinghamshire and Nottingham Waste Local Plan states that the facility must be licenced by the Environment Agency.

3.4.5.2 The Environment Agency has stipulated certain criterion that needs to be fulfilled for the applicant to be able to apply for a standard rules 'SR2010No10_100Kte Use of waste for reclamation, restoration or improvement of land' environmental permit. This site fulfils these criteria as the activities will not be; within a groundwater source protection zone 1 or 2; 10 metres of a watercourse; 50 metres from any spring or well not used to supply water for domestic or food production purposes; and 250 metres from any spring or well used to supply water for domestic or food production purposes. The site is not within 500 metres of a European, Ramsar or SSSI site, which is also a requirement for the standard rules permit.

3.4.5.3 Therefore, if the site qualifies for a standard rules permit, where the risks are considered to be minimal, the site should qualify for a bespoke permit based upon the standard rules criterion for the restoration of land.

3.5 Policy W3.1(e) Geology

3.5.1 Superficial Geology

3.5.1.1 There are no recorded superficial sediments for this area of land. It is highly likely that the superficial geology of the site has been removed as a consequence of the historic mining operations on this area of land.

3.5.2 Bedrock Geology

3.5.2.1 The Mercia Mudstone Group is prevalent in the local area. This strata is of Triassic age. At this location the Branscombe Mudstone Formation has been identified. The mudstone and siltstone deposits are red brown in colouration with occasional green reduction areas. Gypsum nodules are common within this formation; British Gypsum Ltd has historically mined these deposits. The local area also contains the Blue Anchor Formation, which is also associated with gypsum deposits; this sediment is pale green in colouration, which differs from the red brown deposits associated with the site.

3.6 Policy W3.1(f) Estimated life of Operations and Rate of Importation

3.6.1 The business development plan considers that planning permission allowing the importation of a maximum of 60,000 tonnes of waste materials would be realistic. The applicant would import the 60,000 tonnes of material over a 3-year period at an approximate rate of 20,000 tonnes per annum.

3.6.2 The levels of importation would be dependent upon suitable developments within the local area, as it is important to consider the carbon footprint associated with haulage of inert materials. If a local construction project was being undertaken, the applicant may wish to import up to 15 loads per day (a total of 30 vehicle movements). If there are no suitable developments being undertaken in the area, the facility would import up to 3 loads per day (around 10 vehicle movements).

3.6.3 It is envisaged that the waste materials will be imported within 8 wheeled vehicles which are capable of carrying around 20 tonnes of inert material per load. Currently there are a number of extant residential planning permissions within the area which will produce surplus subsoil excavation that will be required to be removed from site.

3.6.4 The applicant will ensure that discussions with any suitable projects would be undertaken prior to material being accepted on site. It is of primary importance that the suitability of material from any project is considered; the applicant may require chemical testing to ensure that the material is fit for purpose before any logistical arrangements are made. It may be possible for the project manager to stockpile materials on the development site to spread the intensity of vehicle movement. It is proposed to store the stockpiles within the void that will reduce the visual impact of the stockpile. The location of the stockpile area will be dependent upon the operations at the time; and will be relocated as the void space is filled. The applicant is mindful that the vehicle movements must be within keeping with the sites location.

3.6.5 The applicant will apply to the Environment Agency (EA) for a bespoke environmental permit based upon the standard rules 'SR2010No9_100Kte Use of waste for reclamation, restoration and improvement of land'. This permit will enable the applicant to 'carry out treatment of land that has been previously subject to industrial or man-made development for the purpose of reclamation, restoration or improvement by the spreading of wastes'. The tonnages will not exceed those outlined within the Environmental Permit.

3.6.6 The proposed development will be inspected, audited and monitored by Rushcliffe Borough Council and the Environment Agency. Chris Allsop Properties, or whichever associated group company that holds the Environmental Permit, will have a legal requirement to ensure that the operations do not result in environmental nuisance. The Environment Agency, through the collection of Quarterly Returns, will monitor the tonnages on site to ensure that they remain within the tonnage limits stipulated in their Environmental Permit.

3.6.7 If the applicant was to breach any Permit condition, the Environment Agency and Rushcliffe Borough Council have Statutory Powers to either; revoke the Environmental Permit or the Part B Permit, add additional prescriptive permit conditions, serve enforcement notices or serve works notices. These measures can be taken to ensure that Operators process the volumes of materials in a responsible and legal manner.

3.7 Policy W3.1(g) Types of Waste Material

3.7.1 The applicant would be required to import waste materials which are stipulated within the standard rules 'SR2010No9_100Kte Use of waste for reclamation, restoration and improvement of land' environmental permit. The only additional waste streams which are being applied for are EWC codes '10 09 08 casting cores and molds which have undergone pouring other than those mentioned in 10 09 07' and '10 10 08 casting cores and molds which have undergone pouring other than those mentioned in 10 10 07'.

3.7.2 The applicant does not consider that these waste types provide an unacceptable risk of pollution to groundwater or surface water, as outlined within Policy W3.5 of the Nottinghamshire and Nottingham Waste Local Plan.

EWC Code	Description of waste
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
02 04 01	soil from cleaning and washing beet
10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)
10 01 02	Pulverised fuel ash only
10 09 08	casting cores and molds which have undergone pouring other than those mentioned in 10 09 07
10 10 08	casting cores and molds which have undergone pouring other than those mentioned in 10 10 07
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13 14	waste concrete and concrete sludge
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 01 06
17 05 04	soils 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
19 08 02	waste from desanding
19 12 09	minerals (for example sand, stones)
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
20 02 02	soil and stones

3.8 Policy W3.1(h) Operational Details

3.8.1 The site operations will be undertaken in accordance with the conditions outlined within the planning permission and environmental permit. It is envisaged that the following procedures will be undertaken:

- All incoming waste materials will be inspected within the Waste Reception Area. The Waste Reception Area will be relocated throughout the life of the development as the void is filled. The Waste Reception Area will be clearly demarcated on the site by the use of signage throughout the lifetime of the facility. The Waste Reception Area will not be placed within an area of site that will cause runoff to pollute surface water.
- The Authorised Person will ensure that the incoming waste materials have the correct Waste Transfer Notes and that the person carrying the waste is a Registered Waste Carrier.
- The Authorised Person will inspect the load to ensure that the material corresponds to the description written the Waste Transfer Note. This inspection will take place when the material is being unloaded into the Waste Reception Area.
- Non-conforming or contaminated loads will be refused entry. The material will either be loaded into the waiting vehicle or the material will be quarantined while arrangements are made to remove the material from site.
- The material will be taken to the appropriate area of site where a site operative will blade the material into the relevant area. The applicant will ensure that the relevant items of plant are on site to process the incoming materials.
- The site and waste stockpiles will be bowsed with water during periods of hot, dry weather to reduce aerial emissions, care will be taken to ensure that runoff does not cause environmental harm as outlined within Policy W3.10.
- Where the water dust suppression measures cannot control dust emissions, the operations will be stopped. The site will not operate when fugitive emissions cannot be controlled.
- The facility will employ a Certificate of Technical Competence Holder to oversee the operations, as required by the environmental permit.
- The facility will only be operated within permitted operational hours as outlined within Policy W3.9.

3.9 Policy W3.1(i) Layout and Design of Buildings and Operational Areas, Including Haul Roads

3.9.1 There will be no additional buildings as a result of this planning application. The site haul roads will be temporary structures. All haul roads will comply with current Environmental Legislation. Internal roads will be designed, constructed and maintained to ensure they are adequate for traffic usage.

3.9.2 In compliance with Policy W3.11, good housekeeping practices will be maintained at all times to ensure the operational areas and site roads are kept in a clean and tidy condition and to avoid the transport of mud and other detritus on to the Public Highway. Any mud or detritus on the Public Highway will be removed as soon as practicable and at any event before the end of the working day. All vehicles will be cleaned as necessary and will be checked to ensure that they are clear of loose waste and that any load is secure prior to leaving site.

3.10 Policy W3.1(k) Transport Arrangements; Access, Traffic Generation and Routing

3.10.1 A Highways Impact Statement is presented as document 'CAP06 Highways Impact Statement'.

3.11 Policy W3.1(l) Hours of Operation

3.11.1 The site will operate between the hours designated within the Planning Permission. In order to protect the amenity of the nearby village the applicant is willing to accept a restriction on the operation of plant to between the hours of 0700 to 1800 Monday to Friday and 0730 to 1230 Saturday. The site will not operate on Sundays and Bank Holidays.

3.12 Policy W3.1(m) Employment Implications

3.12.1 The importation of inert materials for the restoration of the land will create a number of employment positions. The projected job creation is based on the working knowledge of processing waste materials. The 3 projected created positions are as follows:

1 Site Manager (Machine Operator)

1 Banksman

1 Environmental Manager (Certificate of Technical Competence Holder as required by the environmental permit)

3.13 Policy W3.1(n) Measures to Minimise Pollution and Environmental Disturbance, Including Dust, Noise and Odour Assessments

3.13.1 The measures to minimise pollution and environmental disturbance will be designed and maintained with respect to the Operator's Planning Permission and the Environmental Permit. The application considers the Nottinghamshire and Nottingham Waste Local Plan, Chapter 3 'Environmental Protection'. Steps have been taken to address the relevant Policy.

3.13.2 The management system will include measure taken from the following guidance documents; 'Technical Guidance to the National Planning Policy Framework, March 2012', 'The Minerals Policy Statement 2 – Planning and Minerals (March 2005)', 'How to Comply', 'Horizontal

Guidance Note H6 – Environmental Management System', 'Sector Guidance Note S5.06 - Guidance for the Recovery and Disposal of Hazardous and Non Hazardous Wastes', 'Horizontal Guidance Note IPPC H3 (Part 2) Noise Assessment and Control' and the 'Secretary of State's Guidance for Crushing and Screening'.

3.14 Dust Assessment

3.14.1 The NFFP Technical Guidance document *'makes it clear that unavoidable dust emissions are controlled, mitigated or removed at source'*. In response to the guidance document this supporting statement establishes baseline conditions around and within the proposed facility; identifies site activities that could lead to dust emissions without mitigation; identifies site and operational parameters which may increase potential impacts from dust; outlines the mitigation measures which will be in place and makes proposals to monitor and report dust emissions to ensure compliance with appropriate environmental standards and to enable and effective response to complaints. Policy W3.10 of Nottingham and Nottinghamshire Waste Local Plan has also been considered; the applicant will undertake a number of measures to suppress dust generation on site.

3.14.2 The application is to import, stockpile (if required), process suitable waste types with a mobile crusher/screener (if required) and compact the residual materials into the void space.

3.14.3 The Applicant has experience in both working within quarries and managing construction and demolition projects. The applicant perceives that the most significant factors contributing to dust emissions are the types of material processed and the ambient weather conditions. For example, dust emissions increase when dry dusty materials, such as soils and sands, are being handled and screened and decrease when larger aggregates are being handles and processed. The weather conditions are also of paramount importance; dust levels increase during periods of hot dry weather and decrease during wet weather. The direction of wind and wind strength is extremely significant; a strong wind blowing in an eastern or southern direction may result in dust emissions travelling beyond the site boundary towards sensitive receptors.

3.14.4 As detailed within Sections 1.2 and 1.3, the site is situated approximately 200m from Kinoulton Road and is approximately 600m to the south east of the village of Cropwell Bishop. The site lies to the east of Canalside Industrial Estate; this estate is a mixed use development of properties which include industrial units, coach parking facilities and B1 offices. The north, east and south borders of the site are adjoined by hedgerows and arable land. There are no residential dwellings adjoining the site.

3.14.5 Dust, fibres and particulates will be generated either through the processing and storage of dusty materials or by vehicle movements on site. The applicant will manage the aerial emissions to ensure that they are kept within the site boundary. On detection or notification of visible aerial emissions that have or are likely to be transported beyond the site boundary, immediate action shall be taken to control the source of the emission.

3.14.6 An Authorised Person will visually monitor for aerial emissions throughout the working day. The frequency of these inspections will be risk based. Inspections will be increased in response to adverse weather conditions, the types of materials processed and the activities undertaken on

site. Inspections will be increased when the following situations are encountered; this list is for guidance only and is not exhaustive:

- Increases in wind speed;
- Increase in wind intensity;
- Changes in wind direction towards sensitive receptors;
- Periods of hot, dry weather;
- Loading and unloading of potentially dusty materials; and
- Screening/crushing of potentially dusty materials.

3.14.7 All incidents and remedial actions will be recorded on the Daily Emissions Monitoring Sheet. The Daily Emissions Monitoring Sheet and the site diary will record the following factors to enable a robust action plan to be put into operation:

- Wind strength and direction;
- Activities being undertaken on site at the time of the emissions (to include types of material processed and equipment used);
- The nature of the aerial emission (fine dust, dust, grit, etc.);
- The extent of the emission (distance travelled, density of dust, etc.);
- The impact on nearby receptors (industrial estate, village of Cropwell Bishop, etc.);
- If dust emissions are being generated from the site road, the road sweeper will be employed and a record will be made within the site diary. The dust suppression system that runs alongside the road will be fully inspected to ensure that the system is fully operational and a report made in the site diary of any repairs;
- Mitigation measures undertaken (ceased operations, relocated wind board, increased water suppression, bowsed or covered stockpiles etc.);
- If dust emissions are the result of equipment failure, the faulty items of plant will be identified and nature of the repair recorded; and
- Operations that were halted as a result of adverse wind conditions will only resume when the wind conditions are deemed suitable. The operator will record the suitable wind strength and direction. This will enable the operator to collate a database of wind directions and strengths where the aerial emissions are at acceptable level.

3.14.8 If unacceptable aerial emissions are observed, appropriate remediation measures will be put in place with immediate effect. The frequency of inspections will only be reduced once the issue has been fully resolved.

3.14.9 All sealed road surfaces outside the site and within the site boundary will be swept by a road sweeper to prevent the build up of materials that may become windborne.

3.14.10 The stockpile areas and site roads will be composed of an engineered hardstanding constructed from compacted, granular, hardcore material. The nature of the hardstanding should ensure that these areas remain free of standing water during normal weather events. The hardstanding areas are maintained to ensure that the working surfaces remain even and are not be subject to settlement or extreme rutting when wet. The area will be bowsed with water during dry conditions. A wheel wash system will be employed on site if required.

3.14.11 All vehicles entering and exiting the site will be sheeted when carrying potentially dusty loads.

3.14.12 Waste materials that are loaded, unloaded and deposited on site are likely to generate dust emissions which when controlled should have little detrimental effect on the surrounding area. If the materials are tipped in dry, dusty conditions, the materials will be sprayed with water during this process until the dust is adequately suppressed. If these measures are not sufficient, then the tipping and processing of this material will be temporarily halted until conditions improve.

3.14.13 All plant operating in these areas will be equipped with upward facing exhausts to reduce the risk of dust becoming airborne. A speed limit of 20 kilometres an hour will be enforced where vehicles are operating on unsealed surfaces. Vehicles will be regularly cleaned during dry months.

3.14.14 The mobile crusher and screener have water based suppression systems that are factory fitted; the spray systems will be deployed as required. The pipework to the plant will be lagged to avoid frost damaging the equipment. In some prolonged frosts, the lagging will not prevent the pipes freezing up and alternate method of water dispersal will be employed.

3.14.15 All items of mobile plant will be operated by an Approved Person. The Approved Person will be directly responsible for monitoring aerial emissions, implementing remediation actions, informing other relevant persons and documenting the incident. The following information will be documented:

- Wind strength and direction;
- Activities being undertaken on site at the time of the emissions (to include types of material processed and equipment used);
- The nature of the aerial emission (fine dust, dust, smoke, etc.);
- The extent of the emission (distance travelled, density of dust, etc.);
- The impact on nearby receptors (industrial estate, etc.);
- Mitigation measures undertaken (ceased operations, relocated wind board, increased water suppression, improved the feed rate, relocated machinery if applicable, processed coarser grained material, reduced drop heights, etc.);
- If dust emissions are the result of equipment failure, the faulty items of plant will be identified and nature of the repair recorded (this may include replacing leaky pipework which feeds the dust suppression system, unblocking spray nozzles, replacing split conveyor belts, replacing wind boards, lagging pipework, replacing or fixing covers on the plant);
- If the operations were stopped as a result of weather conditions, the strength and direction of the wind at the time the operations resumed will be recorded. This will enable the operator to collate a database of wind directions and strengths where the aerial emissions are at acceptable level; and
- Unacceptable noise and vibration levels will also be the reported, as this may signal that the plant is not operating as required which may result in plant breakdown or the production of aerial emissions.

3.14.16 Site staff will undertake a training programme to ensure that they understand how their operations effect aerial emissions. The staff will be trained to not operate during strong winds, or when the wind is blowing towards sensitive receptors, or when emissions are causing nuisance.

The staff will be trained to reduce drop heights and ensure that dusty materials are sprayed with water during unloading, loading and processing procedures. The site staff will be trained to visually inspect for aerial emissions. Staff will be instructed to report fugitive emissions to the Authorised Person or his Authorised Deputy with immediate effect.

3.14.17 The Applicant will encourage any complainant to liaise directly with them, but acknowledges that the complainant may wish to pursue any complaints through Nottinghamshire County Council, the Environment Agency or the Local Authority.

3.14.18 The Applicant will provide a direct dial number to any complainant, to Nottinghamshire County Council, the Environment Agency and the Local Authority. This will ensure that the Authorised Person will be contacted as soon as dust emissions are perceived to be a problem by the complainant. The complainant will be asked to record the time, date, weather conditions, severity of dust and the duration of the dust. This information will enable the incident to be thoroughly investigated. The Applicant will monitor and document all incidents and complaints.

3.15 Noise and Vibration

3.15.1 Policy W3.9 of Nottingham and Nottinghamshire Waste Local Plan has also been considered; the applicant will undertake a number of measures to reduce noise impact of the onsite operations. 'The Minerals Policy Statement 2 – Planning and Minerals (March 2005)' has been considered, although this document was replaced by the NPPF on the 27th March 2012.

3.15.2 The NFFP Technical Guidance document *'makes it clear that minerals planning authorities should ensure that unavoidable noise emissions are controlled, mitigated or removed at source'*. In response to the guidance document this supporting statement discusses baseline conditions around and within the proposed facility; identifies site activities that could lead to noise emissions and mitigation measures taken by the applicant. The applicant makes proposals to monitor and report noise emissions to ensure compliance with appropriate environmental standards and to enable and effective response to complaints.

3.15.3 The Applicant has also considered guidance from the Environment Agency's documents; 'How to Comply with your Environmental Permit' (EPR 1.00), 'H1 Environmental risk assessments for permits' and 'Horizontal Guidance Note IPPC H3 (Part 2) Noise Assessment and Control'.

3.15.4 It is understood that the clay excavation works in 2011 utilised similar items of plant to those which will be used to fill the void; the excavation operations drew no noise complaints from the occupants of the industrial units or from the residents of Cropwell Bishop. Therefore, it is considered likely that the infilling process using similar machinery should not draw noise complaints from the occupants of industrial users or residents of the Cropwell Bishop. Therefore, we do not anticipate the need for a specific noise impact assessment.

3.15.5 The applicant will reduce and prevent certain types of noise by implementing pragmatic working practises. A 'Maintenance Manager' will be based on site and the key role of this position is to assess noise emissions from stationary and moving plant. The maintenance schedule is being compiled and will include the maintenance of moving or rotating parts of plant and vehicle engines that may wear out and increase in noise over time. The maintenance schedule will check as routine; bearings of all machinery, fans, duct attenuators, acoustic doors, seals and any

acoustic enclosures which may have become damaged. Maintenance logs and records will be stored within the site office.

3.15.6 The operational techniques and management practices can influence the noise levels on site. Standard procedures will ensure that engine hatches are kept enclosed, that the plant is switched off when not in use, that site staff avoid dropping materials from height, that site staff assume considerate behaviour by careful driving to and from site and not shouting or whistling near sensitive receptors and that white noise reversing alarms are used on site plant. All Chris Allsop Holdings mobile plant and machinery complies with current legislative requirements and all delivery and collection vehicles are similarly equipped.

3.15.7 The management will ensure that good operation techniques are applied to loading, processing material and removing material away from plant. Site staff will be trained regarding these procedures. The start-up and shut-down operations will be monitored to assess if noise levels can be reduced.

3.15.8 The site will not operate plant or machinery outside the hours permitted within the Planning Permission. The items of plant with the highest noise levels, such as the mechanical loading shovel or compactor will be used as required; they will be shut off when not in operation. Consideration will be given by the operator to bulk up suitable material to campaign process material that can then be processed at the most opportune time. If the mobile screener / crusher is utilised on site, the material will be campaign processed. The use of this equipment will be kept to a minimum and the noise impact will be constantly assessed.

3.15.9 The direction of the wind will be used to assess when to undertake noisy operations. When the wind is blowing away from housing development and towards the operational areas, this would be the optimal time to operate noisy plant. Due consideration will be given when the predominant wind direction blows towards the village of Cropwell Bishop.

3.15.10 Site staff will undertake a training programme to ensure that they understand how their operations effect noise emissions as outlined within Section 3.15.6. Staff will be instructed to report excessive noise to the Authorised Person or his Authorised Deputy with immediate effect.

3.15.11 The Applicant will encourage any complainant to liaise directly with them, but acknowledges that the complainant may wish to pursue any complaints through Nottinghamshire County Council, the Environment Agency or the Local Authority.

3.15.12 The Applicant will provide a direct dial number to any complainant, to Nottinghamshire County Council, the Environment Agency and the Local Authority. This will ensure that the Authorised Person will be contacted as soon as dust emissions are perceived to be a problem by the complainant. The complainant will be asked to record the time, date, weather conditions, severity of dust and the duration of the dust. This information will enable the incident to be thoroughly investigated. The Applicant will monitor and document all incidents and complaints.

3.16 Litter

3.16.1 Policy W3.8 of Nottingham and Nottinghamshire Waste Local Plan has been considered. The types of material accepted on site should not produce litter. If litter is generated on site, the litter will be collected and disposed of at an appropriately permitted facility with the requisite paperwork. The facility will not require litter-catch fencing; the enclosure of waste storage areas; or daily cover to prevent litter generation. The site will be secure when not in operation; these security measures should discourage fly-tipping.

3.17 Odour

3.17.1 Policy W3.7 of Nottingham and Nottinghamshire Waste Local Plan has been considered. The type of materials accepted on the site will reduce the potential for odours. If any odorous material does come on site, its arrival will be regarded as an emergency, the material isolated where possible and removed as soon as practical thereafter. The incident will be recorded on the Site Diary. Operational areas shall be maintained in a clean condition and regularly scraped/swept.

3.17.2 The types of material deposited on site will be predominantly inert in composition. The waste materials will not be required to be covered with daily cover; require restrictions on the amount of tipping area exposed at any one time; require enclosed waste reception and storage areas; or require sheeting of lorries to specifically reduce odour (although they require to be sheeted to reduce dust emissions). The waste types accepted on site will produce should not produce levels of gas and leachate that will require control measures. The waste types will not require contingency measures such as masking agents.

3.17.3 Olfactory monitoring of aerial emissions will be undertaken daily. Complaints received regarding odour shall be noted in the Site Diary together with a record of the prevailing weather conditions (especially wind direction and speed) at the time. The complaint shall be investigated and conclusions acted upon.

3.18 Pests, Scavenging Animals and Birds

3.18.1 In the unlikely event of a problem being encountered the site will be inspected by a person, company or organisation suitably qualified in pest control. Records of the inspection visits will be made in the Site Diary. A separate log will be maintained of action taken during visits.

3.19 Leaks and Spillages

3.19.1 Environmental incidents are often the result of mechanical breakdown of plant and vehicles. The Applicant will operate a proactive maintenance program for items of plant that are integral to the site operations. This does incorporate the manufacturer's recommended maintenance and inspection schedules. Any failures will be recorded in the Site Diary.

3.19.2 Any drums or mobile containers that contain potentially polluting liquids will be loaded and unloaded in accordance with health and safety handling procedures. The containers will be clearly labeled and inspected and maintained according to manufacturer's standards and environmental guidance.

3.19.3 In the event of a potentially polluting leak or spillage remediation procedures will be carried out immediately. Spillages will be cleaned with absorbent materials, which will be disposed of at authorised facility. All details will be recorded within the site diary.

3.20 Fires on the Site

3.20.1 Waste will not be burned on site. All reasonable precautions will be taken to prevent the outbreak of fire leading to the likely release of fugitive emissions. The deposit of hot or burning waste will be treated as an emergency and dealt with immediately. In the first instance the staff on site will extinguish the fire where possible. If the staff cannot deal with the fire then the Fire Brigade will be contacted. All emergency numbers are within the Office. The Environment Agency will be advised and the incident recorded in the Site Diary.

3.21 Policy W3.1(0) Impact on Existing and Adjacent Land Uses

3.14.1 It is not envisaged that the facility will adversely impact the amenity of the adjacent land uses. The site is within a rural location and is surrounded by agricultural land. The applicant is not aware of any complaints made to the Local Authority or the Environment Agency during the recent excavation of the clay materials from the site, the operations will be of a similar scale and nature, and the applicant is not envisaging the there will be any complaints during these proposed operations.

3.15 Policy W3.1(p) An Assessment of Archaeological Remains and Historic Features and Measures for their Preservation and Recording

3.15.1 There are no reasons to suspect that archaeological remains and historic features are present on the site.

3.16 Policy W3.1(q) Impact on Public Rights of Way

3.16.1 There are no public rights of way within the proposed planning application site area.

3.17 Policy W3.1(r) Proposed Landscaping Measures and Boundary Treatment of the Site and Long Term Management

3.17.1 The proposed landscaping measures and boundary treatment of the site will be in accordance with the proposals already submitted to Nottinghamshire County Council. Whilst considering Section 3.15 and 3.16 of the Waste Local Plan, the operational areas of site will be located in a position to minimise impact on adjacent land. These operational infilling will be centred in a position to prevent the creation of an unsightly sprawl; this will also aid their screening. The location of the Canalside buildings will screen the view from Kinoulton Road.

3.17.2 There is a single 'semi-mature ash tree present within the hedgerow habitat bordering the arable field'. This tree will not be affected by this application.

3.18 Policy W3.1(t) Aftercare

3.18.1 The aftercare measures will be in accordance with the proposals already submitted to Nottinghamshire County Council.

3.19 Policy W3.1(u) Afteruse

3.19.1 The site will be reinstated to its former condition and will revert back to the SINC designation.

3.20 Policy W3.1(v) Long-term Management Provisions

3.20.1 The proposed long-term management provisions of the site will be in accordance with the proposals already submitted to Nottinghamshire County Council.

3.21 Policy W3.5 of Nottingham and Nottinghamshire Waste Local Plan

Planning Permission will not be granted for a waste management facility where there is an unacceptable risk of pollution to groundwater or surface water or where it affects the integrity or function of floodplains, unless the harm can be mitigated by engineering measures and/or operational management systems.

3.21.1 As outlined within Sections 3.4 above, the site is located within an area where there is no unacceptable risk of pollution to groundwater, surface water or where it affects the integrity or function of floodplains. The types of waste imported on site will be suitable inert wastes and non-hazardous wastes that should not cause pollution. There is no requirement for engineered measures due to the level of risk involved with this application. There is no reason to suspect that this application will result in the formation of landfill gas or leachate.

3.22 Policy W3.22 of Nottingham and Nottinghamshire Waste Local Plan

Planning permission for a waste management facility which would harm or destroy a species or habitat of county importance will only be granted where the need for the development outweighs the local conservation interest of the site. Where planning permission is granted for such development, conditions will be imposed, or planning obligations sought, to secure accomodation on-site or the provision of suitable alternative habitates.

3.22.1 The planning application is to restore the area back to its former state following the extraction of clay materials. The proposal will, if planning permission is granted, revert the land back to its SINC status as designated by Nottinghamshire County Council.

3.23 Policy W3.23 of Nottingham and Nottinghamshire Waste Local Plan

Waste management proposals which, either individually or in combination with other proposals, are likely to affect sites or candidate sites of nature conservation or geological interest will be assessed as follows:
(c) Proposals which are likely to significantly adversely affect sites of regional or local importance will only be permitted where the importance of the development outweighs the local value of the site.
The assessment of any adverse impact will take account of the scope for mitiagation and/or compensatory measures to replace the loss.

3.23.1 The proposals will not detrimentally affect the site or have any adverse impact. Conversely, the site will be restored to its former SINC status.

3.24 Policy W4.6 of Nottingham and Nottinghamshire Waste Local Plan

Where planning permission involves the reclaimation of a waste disposal site, landscape proposals should include:
(a) and overall landscape concept or master plan;
(b) details of the final landform which should harmonise with the existing landscape character;
(c) the location, form, number, species, size, method of planting, site preperation and any necessary measures for replacing plant material which fails following initiall planting.

3.24.1 The proposed restoration plan of the site will be in accordance with the proposals already submitted to Nottinghamshire County Council.

3.25 Policy W10.1 of Nottingham and Nottinghamshire Waste Local Plan

Proposals for the reclamation of mineral or other voids and/or incomplete colliery spoile heaps through waste disposal will be permitted provided they:
(a) achieve environmental benefit and,
(b) meet a recognised need for additional disposal capacity and,
(c) do not have unacceptable environmental impact.

3.25.1 This proposed planning application achieves an environmental benefit and will not have and unacceptable environmental impact. It widely recognised that mixed soils and subsoil's will be generated within the immediate area as a result of extant development consents, therefore there is a beneficial need within the area to find suitable locations where the materials may be deposited on land.

Soils and subsoil's currently fall out of the remit of WRAP, as only aggregates at the current time have a waste quality protocol, therefore, it is very difficult to recycle these materials. The reuse of these materials within this application has a beneficial use, as the void will be filled and returned to it's former SINC status.

It is considered that the planning application is justifiable and compliant with Nottinghamshire Council Councils Planning Policies.

4.0 CONCLUSION

4.1 As outlined above it is considered that the proposal will not have a detrimental effect on the area and the restoration and reinstatement could be seen as a positive contribution. In light of this, we are of the opinion that the proposal should be given favorable consideration through this application.