



Woodhouse Quarry Restoration

PLANNING STATEMENT



New Tech Environmental Ltd

Woodhouse Lane, Holmbridge, HD9 2SB

ECL Ref: CWSL.01.01/PSS

**Final
May 2023**



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ACRONYMS/TERMS USED IN THE TEXT

Development	All activities within the red line planning boundary
Site	The physical site as defined by the red line planning boundary
ECL	Environmental Compliance Ltd
HGC	Heavy Goods Vehicles
NPPF	National Planning Policy Framework
NTE	New Tech Environmental
OMH	Open Mosaic Habitat
SAC	Special Areas of Conservation
SPA	Special Protection Areas
SSSI	Site of Special Scientific Interest



1. INTRODUCTION

1.1. Project Description

- 1.1.1. Environmental Compliance Limited (“ECL”) has been commissioned by New Tech Environmental Limited (“NTE”) to prepare a Planning Application for the restoration of Woodhouse Quarry, Woodhouse Lane, Holmfirth, HD9 2SB.
- 1.1.2. The site's position and local context is highlighted on the attached site location plan (drawing reference CWSL.01.01-001). The extent of the land that is subject to this planning application is defined on the site boundary plan (drawing reference CWSL.01.01-002). Copies of these plans are included in Appendix 1 of this submission. The site covers an area of 3.5ha.
- 1.1.3. The overall objective of this planning submission is to address a long standing need to complete the restoration of the existing mineral workings at the quarry. As part of that process there have been areas that have being subject to disturbance from the previous mineral workings that fall outside the previous site boundary for the quarry that need to be addressed.
- 1.1.4. It should be noted at this point that the works that have been undertaken beyond the existing approved redline site boundary were not undertaken by the current site owner and applicant of this application.
- 1.1.5. This submission follows on from a pre application request (Kirklees Council reference 2021/20656) which was made in 2022 to Kirklees Council (hereafter referred to as the “Council”). The details of that pre-application process and the role that feedback has played in the formulation of this planning submission are discussed further below.
- 1.1.6. This application has been compiled with input from the following technical specialists:
- Environmental Compliance Limited – Planning, noise and air quality advice
 - BSG Ecology – Ecological assessment and biodiversity net gain calculation;
 - Intermodal Transportation – Highways impacts; and
 - Rick Bright Associates – Restoration and landscape design

1.2. Need for the application

- 1.2.1. The applicant has owned the site since 2019 following the cessation of mineral extraction by the previous landowner. Since that point the applicant has been in regular dialogue with the Council regarding the future of the site and it's potential after uses.
- 1.2.2. The pre-application request referred to above was submitted to the Council in early 2022. That pre application request sought the Council’s views on the restoration of the application site to a potential leisure use which comprised 18 to 20 luxury log cabins spread across the site, alongside associated reception and support buildings including a café and shop. There was also associated car parking proposed.
- 1.2.3. The Council’s feedback to that pre-application process outlined the need in the first instance to rectify a number of breaches primarily relating to the sites working and



- restoration that were outlined within the previously approved planning consent. That previous planning consent was issued in January 2003 (Council Planning reference 2001/62/92414/W0) and a copy of this existing planning consent is included in Appendix 2 of this submission.
- 1.2.4. This previous approval allowed the extraction of sandstone, stating through Condition 2 of that consent, that the site must be restored by 31 December 2017. The details of the site restoration were also subject to further submissions under Condition 36 of that previous consent. Condition 36 required the submission of a detailed restoration scheme before 31 December 2007.
- 1.2.5. There is an approved restoration plan for the site (drawing reference WD.007, titled "Restoration Scheme" dated 18/04/01) which was submitted with the original application and is listed as an approved drawing under Condition 3 of planning consent 2001/62/92414/W0.
- 1.2.6. It is common practice for high level restoration plans to be included within planning applications for mineral sites. There is a subsequent acceptance that these restoration plans will be refined and altered over the life of a mineral scheme.
- 1.2.7. This approach is generally needed because the working excavations will inevitably change and be tweaked as a result of the ground conditions once the mineral resource has been exposed, e.g. the planned for tonnage of material to be extracted can often be increased or reduced depending upon the actual conditions on site.
- 1.2.8. In addition working practices, market demands for minerals and restoration techniques evolve over time and there needs to be the ability for those changes to be reflected in the restoration scheme at the point at which it is due to be implemented. This ensures that as far as possible the restoration of a mineral site reflects the latest best practice.
- 1.2.9. This was the point acknowledged by the Council when they granted the original planning consent for mineral extraction at Woodhouse Quarry. Condition 36 provides the mechanism for the detailed submission of the restoration scheme once the excavations on site had started and some certainty could be applied to the final restoration design.
- 1.2.10. It is understood through dialogue with Council officers and through a separate review of the Council's online planning website that no details were ever submitted to discharge Condition 36. The lack of a detailed restoration scheme submitted under Condition 36 was acknowledged by the planning officers in the 2022 pre-application response.
- 1.2.11. The pre-application response also noted that there were several instances where it appeared that the previous operators of the quarry had undertaken works beyond the approved red line site boundary. The Council stressed the need to rectify these breaches however, as they would require works to be undertaken beyond the approved red line site boundary, these operations could not be covered by a Section 73 condition variation application.



- 1.2.12. A new planning application and accompanying redline site boundary are therefore needed to address the limited areas where disturbance as a result of the minerals operation, have taken place beyond the previously approved site boundary.
- 1.2.13. The pre-application proposals also refer to the need to import material to create a successful restoration landform. The Council did not provide any comments to suggest that that process would not be supported by them. This proposal seeks to import approximately 40,500m³ of infill material to complete the site's restoration.
- 1.2.14. Mineral extraction has taken place on site with stone being removed and sold under the approved scheme. This has resulted in the creation of a void on site that needs to be brought back up to the surrounding ground level. This process is discussed further below but this does form part of this planning application.
- 1.2.15. In relation to the proposed built development, the Council's advice stated that the scheme was located within the Green Belt and therefore the built development elements of the proposals would not be supported by the planning officers at this stage.
- 1.2.16. This application does not include any proposals for built development however it is still the applicant's intention to explore this opportunity further via future separate planning submissions. The applicant recognises the Council's desire to see this site restored as soon as practically possible and that is what is clearly outlined within this submission.



2. Description of The Proposals

2.1. Overview

- 2.1.1. This application seeks to address the Council's concerns regarding the restoration of the Woodhouse Quarry site alongside rectifying areas where the previous operator of the site had gone beyond the approved site boundary limits.
- 2.1.2. The existing situation on site is shown on enclosed drawing WH1224-D4 (sheet 1 of 5) in Appendix 3 of this report. A number of key existing features are marked on the site including the existing access from Woodhouse Lane, which will be retained for use during the proposed restoration, the location of the former extraction area and areas where previously extracted stone not suitable for removal from the site have been stored.
- 2.1.3. The existing situation plan also highlights areas of differing vegetation types that have developed on the site since workings ceased. Other surrounding features are also highlighted including a public footpath to the south and two sections of overhead power cables and boundary stone walls.
- 2.1.4. The existing site contours also marked on the existing features plan. These levels have been gained following detailed site survey and they show the landform as it currently stands. This clearly shows that there remains a significant void within the centre of the site where the previous mineral extraction took place.

2.2. Phase 1 Restoration

- 2.2.1. The restoration of the site will be split in four phases, the first phase of which is shown on drawing WH1224-D4 (Sheet 2 of 5) in Appendix 3 of this report. The proposed restoration activities will involve both the movement of material currently in place on site alongside the importation of additional material to supplement any shortfall needed to bring the site up to existing surrounding ground levels.
- 2.2.2. The Phase 1 operations comprised work within the central area of the quarry. Existing areas of open mosaic habitat ("OMH") will be removed to an approximate depth of 0.1 metres with the soil arising from these areas being placed within a two metre high temporary bund. The location of this temporary storage bond for OMH soil is shown on the enclosed Phase 1 restoration plan on the northern edge of the site.
- 2.2.3. It is anticipated that there may be some stone that will be suitable for sale from the site. This material may be used as an aggregate but also potentially for limited use as dimension or building stone. Any stone identified for potential resale will be placed away from the other site works and the landform adjusted to achieve the final contour level in light of this.
- 2.2.4. Infilling of the existing quarry void will also commence during this phase depending upon market conditions. This infilling may be undertaken using imported infill material or any other source of material found within the site.
- 2.2.5. The Phase 1 restoration works are anticipated to last between 4-5 months.



2.3. Phase 2 Restoration

- 2.3.1. The second phase of restoration is shown on drawing WH1224-D4 (sheet 3 of 5) in Appendix 3 of this report. Works within Phase 2 will largely occur in the north western area of the quarry. Existing areas of lowland heath habitat will be removed down to a depth of approximately 0.1 metres. As was the case with the OMH this heathland soil will be placed into temporary storage bunds for use at the restoration phase. The storage bund will be a maximum of two metres in height to ensure the quality of the soil is maintained whilst it's being temporarily stored. The location of the storage bund for heathland soil is shown on the Phase 2 plan and is broadly located in the northern part of the site.
- 2.3.2. As was the case for the previous phase, any stone that may be potentially resold will be removed and placed on the other side of the site away from the restoration works. Stabilisation works will be undertaken within this phase to secure the slopes fronting onto the site boundary. These are the locations where some works had extended beyond the previously approved site boundary. The infilling of the existing quarry void will continue using a mixture of material sourced from both on and off site.
- 2.3.3. The areas of OMH previously removed from within Phase 1 and temporarily stored within that phase will be re placed within this phase on the north eastern boundary of the site. It is anticipated that approximately 3800m² of OMH will be restored during this second phase.
- 2.3.4. The Phase 2 restoration works are anticipated to last 4-5 months.

2.4. Phase 3 Restoration

- 2.4.1. The third phase of restoration is shown on drawing WH1224-D4 (Sheet 4 of 5)) in Appendix 3 of this report. Restoration work within Phase 3 continues within the western sector of the site with lowland heath restored by spreading the stripped soils over a suitable sub base layer. It is anticipated that the infilling of the existing quarry void will be completed within this phase.
- 2.4.2. Further areas of OMH will be restored through replacement a suitable soils sourced from within the site. This stage of OMH recreation achieves a total area of half a hectare of OMH.
- 2.4.3. Other soils will continue to be imported into the site that are suitable for the restoration of the remaining areas to a modified and or amenity grassland habitat. These soils be placed in storage mounds within the centre of the site prior to them being applied to the final restoration contours.
- 2.4.4. The Phase 3 restoration works are anticipated to last 4-5 months.

2.5. Phase 4 Restoration

- 2.5.1. The final phase of restoration is shown on drawing WH1224-D4 (sheet 5 of 5)) in Appendix 3 of this report. The final phase of restoration will see the completion of the importation and soil replacement activities. Once the restoration is complete the site will comprise a mixture of lowland heath communities, OMH habitat, native broadleaf woodland, scrub



vegetation and acid grassland.

- 2.5.2. Existing stone walls around the site's perimeter will be repaired using the stone from the restored quarry.
- 2.5.3. The central portion of the site will be restored to a modified and lowland dry acid grassland. The final restoration plan highlights two separate areas where potential future camping or caravanning uses could take place.
- 2.5.4. These uses would be subjected to a separate planning application process however the applicant wishes to be clear regarding its intentions to potentially pursue this option for the site following the determination of this application.
- 2.5.5. At this stage, the two areas earmarked for potential future leisure use are split broadly into two separate areas. The larger area could potentially accommodate future caravan and camping uses accessed through the existing site roadway from Woodhouse Lane. The smaller southernmost area highlighted on the plan will be restored to a modified grassland to enable potential areas for seasonal glamping or camping use.
- 2.5.6. The overall restoration of the site to the position shown in Phase 3 is anticipated to take up to 18 months.

2.6. Aftercare

- 2.6.1. Following the completion of the restoration works the entire site will be entered into a formal aftercare period of five years. During that period the Council will undertake regular inspection visits to assess the progression of the sites rehabilitation.
- 2.6.2. Over that five year period the applicant will produce annual monitoring reports to outline the aftercare management steps undertaken in the previous year as well provide a programme and description of the actions to be undertaken over the following 12 months.

2.7. Plant and Machinery

- 2.7.1. Due to the size and scale of the quarry area there will be a limited compliment of plant and machinery on site on a daily basis. The plant complement will most likely consist of a single 360 degree excavator and supporting articulated dump truck, however this may be subject to change due to vehicle availability from the sites operator. This scale of plant complement is the same as that permitted under the previous mineral extraction consent (Condition 18 of Appendix 2).
- 2.7.2. As some of the stone that is currently found on site has the potential to be reused off site as a construction material there will need to be a screen present on site to process and reduce the stone blocks down to allow it to be used as a construction aggregate. It is anticipated that this crusher and screening process will be used on an ad hoc campaign basis meeting the supply demands as and when needed.
- 2.7.3. A site welfare cabin will need to be installed on site for the duration of the works to support the staff operating on site.



2.8. Working Hours

- 2.8.1. The restoration proposals will be undertaken in during the same approved working hours that were allowed for the previous approved mineral extraction scheme, which were:
- 0800 to 1800 Monday to Friday
 - 0800 to 1200 Saturday
 - No operations on a Sunday or Bank Holidays

2.9. Noise Control

- 2.9.1. The noise limits which were applied to the previous minerals consent will be complied with for the duration of the restoration works. These noise limits are outlined in Condition 20 of planning consent in Appendix 2 and state that noise levels will not exceed 70dB and 45dB.
- 2.9.2. The 70dB limit applies to any noise sensitive property during exceptionally noisy operations such as the construction and removal of soil and baffle mounds and soil stripping and replacement in accordance with the approved restoration plan. The 45dB will apply to any noise sensitive premises for any other operation on site.
- 2.9.3. No amplified sound shall be generated within the Site. This shall not apply in the event of an emergency or emergency drills required to meet health and safety requirements. This shall also not apply to the amplified noise generated by construction plant reversing alarms which are necessary to ensure the safe movement of Site vehicles.
- 2.9.4. Where possible all mobile plant will be fitted with low noise or “white spectrum” reversing alarms to minimise the annoyance to local residents due to noise generated from construction plant.
- 2.9.5. White noise reversing alarms emit bursts of noise consisting of randomly generated frequencies reproduced equally across the audible frequency range. This reduces the tonality and coherent nature of traditional ‘beep’ style alarms, therefore reducing the nuisance factor.
- 2.9.6. All works will be required to conform to the following measures:
- electrical items of plant will be used instead of diesel plant where possible particularly in sensitive locations;
 - plant will be started up sequentially;
 - drop heights of materials will be minimised;
 - effective exhaust silencing and plant muffling equipment will be fitted where required and maintained in good working order;
 - equipment will be well maintained and where possible will be used in the mode of operation that minimises noise;
 - plant and equipment will be shut down when not in use;
 - semi-static equipment will be sited and orientated as far as is reasonably practicable away from occupied buildings;
 - vehicles will not wait or queue on the public highway with engines idling;



- reversing alarms will incorporate one of the following features where practicable: directional sounders, broadband signals, self-adjusting sounders or flashing warning lights. Alternative comparable systems may be used to minimise noise and nuisance from reversing alarms;
- noisy activities will be staggered in time and space where feasible;
- loading and unloading of vehicles, moving equipment or materials around the Site and other potentially noisy activities will be conducted in such a manner as to limit noise generation and where possible will be conducted away from noise sensitive areas;
- the Site layout shall be designed to minimise the need for reversing;
- only designated haul routes will be used;
- a complaint procedure will be in place which will require action in the event of any noise or vibration complaints on the Site;
- all deliveries will be as per working hours.

2.10. Dust Management

2.10.1. In relation to air quality controls and the management of dust, the proposed restoration works will seek to comply with the previously outlined measures in Condition 18 of the existing planning consent. Those measures included:

- All mobile plant and road vehicles entering on or used on the site will be fitted with upward pointing exhaust;
- Heavy mobile quarry plant used on the site shall be fitted with radiator fan deflector plates;
- Haul roads shall be watered to suppress dust as usage and weather conditions dictate;
- The surface of haul roads and the site access shall be maintained and swept to suppress dust as usage and weather conditions dictate.
- Soil stripping shall be carried out in dry weather conditions but only when local wind speed would not give rise to dust emissions from the site.
- No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent material being deposited on the highway.

2.10.2. In addition to the existing measures, works will be managed so as prevent the deposition of mud and debris on public roads and dust nuisance across the Site and wider local area.

2.10.3. Dust, mud, and debris control procedures will be implemented to avoid as far as is reasonably practicable, the emission of dust and other particulate that would adversely affect the air quality to ensure there is no significant deterioration of air quality as a result of construction works. Such procedures shall also be implemented to control the deposit of mud and debris on adjoining public roads and ensure that other road users are not impacted by the works.

2.10.4. Further measures to limit emissions from plant and vehicles including:

- all Site traffic shall follow specially designated routes;
- movement of traffic around the Site shall be controlled and kept to the minimum reasonable for the effective and efficient operation of the Site;
- vehicles and plant shall be switched off and secured when not in use. No vehicles



or plant shall be left idling;

- low emission vehicles and plant shall be fitted with catalysts, diesel particulate filters or similar devices and ultra-low sulphur diesel shall be used where reasonably practicable;
- vehicles, plant, and equipment maintenance records shall be kept on the Site and shall be reviewed regularly;
- the use of diesel or petrol powered generators shall be reduced by using mains electricity or battery powered equipment where reasonably practicable;
- material will be unloaded so as to minimise drop heights;
- Site vehicles will be speed restricted to a maximum of 10 mph;
- a wheel wash facility will be available and mandated during adverse traffic conditions on site i.e. muddy roads. Alternative means will be provided for vehicles that cannot use the wheel wash;
- a road sweeper will be used if required to ensure that all public roads are clear of mud and debris that may be tracked out of site, or cause issues during dry periods;
- vehicles transporting materials within or outside the Site will not be overloaded.

2.10.5. Mitigation measures for stockpiles of aggregate, soils etc., shall be as follows:

- stockpiles and mounds will be kept away from sensitive receptors where reasonably practicable and sited to take into account the predominant wind direction relative to sensitive receptors;
- stockpiles are to be located away from open water and drainage systems, and surface water will be directed away from stockpiles;
- materials stockpiles likely to generate dust will be enclosed or securely sheeted, kept watered or stabilised as appropriate;
- aggregates shall be stored in bunded areas and will not be allowed to dry out, unless this is required for a particular construction process;
- steep side stockpiles will be avoided where practicable
- height of stockpiles will be managed and kept as low as reasonably practicable;
- material drop heights will be minimised;
- the number of handling operations for materials will be kept to the minimum reasonably practicable.

2.11. Access and Highways

2.11.1. The proposed restoration works will be accessed using the existing junction onto Woodhouse Lane which was installed to originally access the approved quarry operations. The importation of infill material will comprise primarily recycled soils and aggregate. It is anticipated that approximately 40,500m³ will be needed to complete the restoration proposals attached to this application.

2.11.2. A Transport Statement has been undertaken by Intermodal Transportation (see Appendix 5 of this report) and it concludes that in order to undertake the infill operations over an 18 month period there will be an average total of 25 HGV trips (two way daily HGV movements) per day. This equates to an average of one arrival and one departure every hour.

2.11.3. Due to the location of the site it is considered that alternative modes of transport are unlikely to play a key role in travel to and from the proposed Development.



2.11.4. Infill material would be transported to the site via the A628 / A616 roundabout located towards Penistone. It is proposed that HGV arrivals and departures to the site would be from the south via the White Gate Road / Woodhouse Lane priority junction.

2.12. Ecology and Biodiversity Net Gain

2.12.1. A calculation of the biodiversity net gain that will be achieved as a result of the proposed restoration design has been undertaken by BSG Ecology, a copy of their report is included in Appendix 4 of this submission.

2.12.2. The assessment has considered the ecological value of the current site in its existing state and compared that with the proposed restoration details which are included in Appendix 3 of this submission. The conclusions of the report are summarised below.

- Existing area habitat score: 28.74 units
- Proposed habitat score following Restoration: 31.86 units
- Biodiversity gain for area habitats: 3.13 units
- Difference (i.e., biodiversity gain or loss) for area habitats: **10.88%** gain.

2.12.3. The restoration proposals will result in an above 10% net gain for biodiversity. This will be achieved through the delivery of a number of separate habitats on site including OMH, mixed scrub, broadleaf woodland, lowland heathland, lowland dry acid grassland, modified grassland and ponds. Collectively these are considered to achieve a far greater benefit for ecology than the currently approved restoration plan for the site (drawing WD.007 of the previously issued planning consent).



3. Planning policy

3.1. Relevant Policy

- 3.1.1. The National Planning Policy Framework (“NPPF”) sits above the local plan and provides broad policy guidance for decision makers and applicants.
- 3.1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise. The Kirklees Local Plan Strategy and Policies (Adopted February 2019) is the key part of the development plan that is relevant to the application proposals.

3.2. National Planning Policy Framework

- 3.2.1. The most recent July 2021 version of the NPPF provides broad planning policy direction on a number of matters that are relevant to the application proposals. These matters relate to the delivery of sustainable development, improvements to landscape quality and delivering improvements for biodiversity.
- 3.2.2. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 then explains that there are three separate objectives to delivering sustainable development, an economic objective, a social objective, and an environmental objective. The application proposals will make a significant contribution to delivering the environmental objective.
- 3.2.3. The application proposals will seek to enhance the natural environment through the restoration of an existing unrestored quarry, removing existing elements of the site which have become a potential eyesore, whilst delivering a significant improvements for local biodiversity.
- 3.2.4. The application site lies within the green belt, as such paragraph 145 of the NPPF is relevant. This states that opportunities that seek to enhance landscapes and improve the biodiversity that lie within the green belt should be assessed positively.
- 3.2.5. Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, minimising the impact on and providing net gains for biodiversity. The application proposals will deliver an above 10% net gain for biodiversity above the current level that the site is delivering and a such the proposals are consistent with this requirement.

3.3. Kirklees Local Plan – Adopted February 2019

- 3.3.1. Policy LP1 of the Local Plan is consistent with the opening paragraphs of the NPPF, stating that the overall objective of the Kirklees development plan is to achieve sustainable development.



- 3.3.2. Policy LP30 states that Council will seek to protect and enhance the biodiversity and geodiversity of Kirklees. The policy refers to multiple local and national statutory designated sites that fall within the council's boundary and how these will be protected and enhanced by applications that come forward. At the end of the policy it states that all proposals will be required to minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist.
- 3.3.3. The application proposals are wholly consistent with policy LP30 as a result of the levels of biodiversity improvement and new habitat creation which will be delivered on site as part of the restoration.
- 3.3.4. Policy LP32 states the proposals should be designed to take into account and a seek to enhance the landscape character of an area. As a result of the previous landowners operations on site there are areas of disturbance which may have a negative impact on the landscape quality beyond the site boundary.
- 3.3.5. The application proposals seek to address these visible areas of disturbance and as a result the scheme will have a positive impact upon the immediate surrounding landscape. The wider restoration proposals on site will seek to remove large areas of existing stone stockpiles, regrading and replacing them with improved habitats. The application proposals comply with the objectives of Policy LP32.
- 3.3.6. Policy LP37 provides specific advice in relation to the restoration and aftercare of mineral sites within Kirklees. This policy is aimed at providing guidance to applicants who first will be undertaking extraction then restoring the site afterwards. This application does not neatly fall into that policy however the principles outlined within it, in terms of the overall objectives for restoration quality on newly permitted sites, can be applied to this application.
- 3.3.7. Part two of the policy outlines the benefits that can be delivered by the restoration of mineral sites. Objective a) on that list states that restoration proposals should include measures to assist or achieve priority habitat or species targets and or biodiversity action plan targets. The application proposals will comply with this requirement through the delivery of multiple new habitats on site and the creation of a biodiversity net gain in excess of 10%.
- 3.3.8. Overall the application proposals comply with the relevant sections of the Kirklees Local Plan and as such it is consistent with the development plan for the site.



4. Conclusions

- 4.1.1. This application seeks to address longstanding issues with the application site which the applicant inherited from the previous owner and operator of the quarry. The application seeks to rectify a number of areas including the removal of material which has moved beyond the site boundary as well as infilling the remaining void on site and creating a series of new habitats.
- 4.1.2. The application will remove a number of features which currently have a negative impact upon the surrounding landscape. The existing stockpiles of material on site will be removed and the landform graded. Areas of OMH and lowland heath habitat which have developed since the site ceased working will be moved to allow the sites restoration to take place but will then reused on the final landform.
- 4.1.3. The application will involve HGV movements to and from the site during the temporary 18 month long infill period. This impact has been assessed by technical specialists who conclude that surrounding road network can accommodate these temporary short term limited vehicle movement without resulting in any unacceptable impacts.
- 4.1.4. The infilling of the existing void and the reprofiling of the site will allow a 10% net gain for biodiversity to be delivered. This approach is supported by both national and local planning policy.
- 4.1.5. Overall the scheme complies with the relevant sections of the Kirklees local plan as well as the NPPF. The applicant is made a significant investment to bring forward this application and to commit to the restoration of a longstanding unrestored site.
- 4.1.6. On the basis of the above the application proposal should be supported by the local planning authority and the restoration commenced in line with the attached plans at the earliest possible opportunity.



Appendix 1 Drawings



Appendix 2
Existing planning Consent
2001/62/92414/W0



Appendix 3 Restoration Plans



Appendix 4 Biodiversity Net Gain Assessment Ecological Appraisal



Appendix 5 Transport Statement