MWP PLANNING

Minerals and Waste Planning
Environmental Permitting
Quarry Consultant

A FULL PLANNING APPLICATION FOR THE CONSTRUCTION AND USE OF A WASHING PLANT AND THE INSTALLATION OF A CONCRETE PAD AT TEMPLE QUARRY, LILLEY LANE, GRANGE MOOR, HUDDERSFIELD

SUBMITTED ON BEHALF OF
MONE BROTHERS EXCAVATIONS LTD
ALBERT ROAD, MORLEY, LEEDS LS27 8RU

SUPPORTING STATEMENT

JUNE 2024

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1. INTRODUCTION

1.1 We are instructed by Mone Brothers Excavations Ltd ("the Applicant") to produce a planning statement in support of a full planning application for the construction and use of a washing plant, and the installation of a concrete pad ("the Application") at Temple Quarry, Lilley Lane, Grange Moor, Huddersfield ("the Site"). The Site which covers an area of 0.46 ha, is located within Temple Quarry. The Quarry produces aggregate, and processes construction, demolition and excavation waste to manufacture aggregates and soils.

1.2 The wash plant will enable the Applicant to manufacture clean aggregate and soils from imported waste materials and to recover stone and soils from historic opencast and quarry discards.

1.3 The Site and its locality are shown on Drawing 10244/01 and in Figure 1 following.

Figure 1

Google Earth Image showing the Site in its setting

The Temple Monument B6116 Lilley Lane Access

Quarry Planning Permission Boundary Planning Application Boundary

1.4 The Quarry operates under planning permission reference 2019/70/93371/E0 dated 31 May 2023 with an additional planning permission for the importation and recycling of non-hazardous waste granted dated 15 May 2012.

1.5 The wash plant access is not shown as it is situated entirely within the site planning permission boundary. It is also sited within the area owned by the Applicant and uses the same access as the Quarry itself.

1.6 Mone Brothers Excavations Ltd is an independent family run business that has been providing landscaping products, building materials, natural stone and garden materials for over 55 years. The company owns Blackhill Quarry in north Leeds where it recycles construction waste using a similar wash plant to that proposed for Temple Quarry.

2 SITE DESCRIPTION

2.1 Temple Quarry is situated on the south west side of the B6116, Liley Lane between Grange Moor and Kirkheaton. It is located on the crest of a ridge which extends in a north westerly direction from the village of Grange Moor. The site is surrounded by trees and as a result, the quarry operations are completely shielded from external views. The site location is shown on drawing 10244/01.

2.2 Access is via a purpose built roadway onto the B6116 Lilly Lane approximately 1.2km to the north west of Grange Moor. The B6116 connects the locality to Cooper Bridge on the A62 east of Huddersfield and to Grange Moor roundabout at the junction with the A642. All of the roads off the B6116 between the A62 and the A642 carry traffic restrictions preventing their use by HGVs.

2.3 There are a small number of isolated dwellings within 500m of the Quarry boundary. The closest include Windy Bank Farm and Cottage which front onto Liley Lane 134m north of the Quarry access, and Ninevah which is located 560m to the south of the Quarry access on Lily Lane. Whitley Hall Farm lies 320m to the west. None of the surrounding dwellings have a direct line of sight into the Quarry, which is shielded by local topography and woodland.

2.4 There has been a long history of mineral working on the site with the Green Lane coal seam being worked by opencast methods between 1954 and 1958. As a result of the 1950s opencasting, the central portion of the site has been filled with a jumble of stone and shales where the overburden from above the coal seam has been put back into the excavation. Reserves of virgin rock remain to the north and south of this central area, but it is possible to work through the opencast overburden to recover stone for aggregate uses.

2.5 In May 2012, planning permission was granted to import and recycle non-hazardous wastes. This recycle and waste transfer station is located in the central southern part of the site as shown on Drawing 10244/02.

3 THE APPLICATION

3.1 The Application seeks permission to erect a new wash plant within the site. The new plant, which will be electrically powered and with a closed water cycle, will enable the applicant to recover a much higher proportion of aggregate and soils from site discard and imported construction, demolition and excavation wastes.

3.2 The reject materials would be in the form of filter cake, which will be deposited in the quarry for restoration purposes. The deposit of imported waste is included within the site planning permission as a means of restoring the Quarry.

3.3 The new batching plant is shown in plan view and elevations on drawing SP1352 LAYOUT 01A, with its location within the Quarry shown on Drawing 10244/02. The product will be conveyed from the washer to a number of bays containing different sized aggregates and soils. Filter cake will be discharged from the filter press.

3.4 The plant will be located on a new concrete pad set at approximately 215m aod. There will be no need for any off-site drainage as the site drains to existing settlement lagoons in the SE corner of the quarry. Water will be drawn from the lagoons to feed the wash plant and for general dust control activities within the Quarry. No surface water drainage would leave the Quarry.

3.5 The tallest part of the batching plant will be part of the conveyor discharge head at 10.397m. The plant itself will occupy an area 28.556 by 74.094m amounting to 2,119m^2. A 10m wide access area will surround the plant making a total area of 4,573m^2. The plant will sit on a concrete pad which will also form the perimeter access area.

3.6 The objective would be to import around 190,000 tonnes per annum of mainly highways arisings from which 150,000 tonnes (80%) would be recovered as washed aggregate and soils. The majority of the waste would come under contract from Kirklees Council highways depots at Honley and Headlands Road, Liversedge.

3.7 The 40,000 tonnes of filter cake would be deposited in the quarry as part of the restoration process. The cake would be covered on a daily basis to ensure that fines from the filter cake were not liberated into the Quarry drainage system.

3.8 The Quarry also has large quantities of discarded material which could be washed to recover usable aggregate, including the backfill from previous opencast coal working. The intention will be to service the local construction market with clean washed aggregate, which would be a mix of recycled and primary aggregate. This would prolong the life of the primary aggregate derived from the Quarry.

3.9 Operations could be conducted within the traffic limit set by condition 8 of planning permission 2019/70/93371/E0, which states that "*The total number of heavy good vehicles (HGV's) to and from the site shall not exceed 30 in and 30 out per day*."

4 DESIGN AND ACCESS STATEMENT

4.1 The criteria for design and access statements is set out in The Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013. Such statements are not required for waste developments.

5 FLOOD RISK ASSESSMENT

5.1 The Site is within Flood Zone 1 on the Environment Agency flood map for planning, as shown in Appendix 1 attached. The wash plant would be sited on a concrete pad within an existing quarry, draining to the Quarry settlement lagoons. It would therefore not be deemed to have any significant impact on surface water run-off. There have been no historic issues with flooding on the site and the wash plant would not be susceptible to weather or water from flooding. There would be no detrimental consequences should the Site flood.

5.2 The Quarry is located on a high point within the landscape and is therefore not vulnerable from flooding from off-site. As all surface run-off will be retained within the site, there would be no increase in flood risk elsewhere as a result of the development.

5.3 As defined in the NPPF, mineral working and waste treatment are in any case, treated as a Less Vulnerable Use. The proposed development is not considered to be vulnerable to the effects of local flooding.

5.4 The new plant is intended as a replacement for the waste recycling operation already permitted and will be co-located with a site for the deposit of unrecyclable materials. As such, there is no choice about its location.

5.5 As the area covered by the planning permission is less than 1 hectare in extent, a formal Flood Risk Assessment is not required.

6 COAL MINING REPORT

6.1 The Quarry is located within a Coal Authority "Development High Risk Area". However, the site has previously been open casted for coal between 1954 and 1958. There will therefore be no mine entries remaining within the Quarry.

6.2 Any risks associated with past coal mining development are likely to be minimal and no mitigation would be required.

7 PLANNING HISTORY

7.1 There have been a number of planning permissions granted including the following:

- Reference 98/62/93299/EO dated 20/01/2000 Mineral Extraction and Restoration by Landfill
- Reference 2011/62/92313/E dated 15/05/2012 Formation of Recycle and Waste Transfer Station
- Reference 2019/70/93371/E0 dated 31/05/2023 Variation of Condition 3 and 13 and Removal of Condition 18 on Previous Permission 98/93299 for Mineral Extraction and Restoration by Landfill

7.2 The 2023 permission carries with it a Section 106 Agreement requiring an index linked annual highway works contribution, subject to a maximum of £65,000 plus index linking, and setting out a vehicle routing scheme. The Agreement also commits Kirklees Council to use the Highway Works Contribution solely for the maintenance, repair or improvement of the B6118 between its junctions with the A642 and the A62.

8 PLANNING POLICY

<u>National and Local Planning Policy</u>

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the statutory development plan consists of The Kirklees Local Plan (2019).

8.2 In addition, National policy as set out in the National Planning Policy Framework 2023 (Framework); the National Planning Policy for Waste (2014) and The Waste Management Plan for England (2021) are also important material considerations.

The National Planning Policy Framework (2023)

8.3 The NPPF sets out the purpose of the planning system as contributing to the achievement of sustainable development.

Sustainable Development

8.4 A definition of sustainable development is set out in the Framework's introduction, and is taken from the World Commission on Environment and Development in 1987: *Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*

The Framework describes the three dimensions to sustainable development as economic, social and environmental, and seeks positive improvements in the quality of the built, natural and historic environment.

8.5 Paragraph 8 defines the three roles of the planning system as an economic role:

"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"

a social role:

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"

and an environmental role:

"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy"

8.6 Paragraph 11 sets out the presumption in favour of sustainable development, which for decision-taking means:

"c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"

8.7 Section 6 of the Framework deals with building a strong, competitive economy. Paragraph 85 notes that "*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into* *account both local business needs and wider opportunities for development*." Paragraph 87 goes on to state that "Planning policies and decisions should enable...a) the sustainable growth and expansion of all types of business in rural areas.

8.8 Mone Brothers Excavations Ltd is a well established business in West Yorkshire, and provides employment opportunities for local people. The proposed new wash plant would support existing levels of employment and assist Kirklees to increase waste recycling rates.

8.9 The new wash plant would qualify as a sustainable development for the following reasons:

- It would utilise land within an active Quarry/Landfill and would be co-located with a site for disposal of the unrecyclable element of the particular waste stream; and
- It would enable the Applicant to increase the rate of recovery of waste materials.

As a sustainable development, the Framework presumption in favour should apply.

Climate Change and Flooding

8.10 All surface water run-off would be retained within the Quarry boundary. As a result, the site would therefore be resilient to climate change, meeting the requirements of Paragraphs 159 to 175.

The Natural Environment

8.11 Paragraph 180 states that

"The planning system should contribute to and enhance the natural and local environment by:

- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability."*

8.12 The proposed development has no impact on any designated ecological sites and can be operated without any unacceptable noise or other environmental impacts on the locality.

The Green Belt

8.13 The Site is located in the Green Belt. The Framework in paragraph 155, notes that "*Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it*." These include mineral extraction and engineering operations. The use of land for the disposal of waste is not included as a not inappropriate use, but in this case is a means of restoring a mineral working to a beneficial use. The site also already has the benefit of a planning permission for waste recycling.

8.14 Paragraph 143 of the Framework sets out the five purposes of including land in the Green Belt. These are:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed development does not conflict with any of these purposes.

8.15 In dealing with openness, spatial as well as visual impacts are essential considerations. Spatial impacts relate to the absence of development, and the site will remain undeveloped after restoration has taken place. There will therefore be no spatial impact arising from the proposed scheme.

8.16 The conclusion can be drawn that the proposed development does not adversely affect the openness of the Green Belt or any of the purposes of including land within it. Overall therefore, the proposed development is appropriate for its location.

The National Planning Policy for Waste

8.17 The National Planning Policy for Waste (NPPW) requires planning authorities to drive waste up the Waste Hierarchy, recognising the need for a mix of types and scale of facilities. In this case, the recycling of waste materials would be classed as recovery. The beneficial use of waste materials that would otherwise be disposed of moves the treatment of this type of waste up the Hierarchy to the highest position possible.

8.18 Many construction wastes are treated at the originating sites, for reuse as part of the site's redevelopment. However, many redevelopment sites are either unsuitable locations for treatment or are too small to reuse the waste. There is therefore a requirement for a network of treatment/disposal sites to manage these types of waste. Temple Quarry is well located with good access to the regional road network and is close to the main urban areas within West Yorkshire.

8.19 Local authorities are also expected to enable waste to be recovered in line with the proximity principle. This principle is that localities should take care of their own wastes in one of the nearest appropriate installations, by means of the most appropriate technologies whilst ensuring a high level of protection for human health and the environment.

8.20 It is also important that a range of such facilities are maintained to ensure that a proximate location is available to serve local areas.

8.21 The development is well designed to minimise impacts on the environment with minimal abatement measures necessary. It also provides a form of waste management which is higher in the Waste Hierarchy than disposal and provides a proximate solution to the management of the types of wastes to be utilised. The plant to be used is of the latest design and will improve recycling efficiency. For these reasons it can therefore be classed as a sustainable development.

8.22 The NPPW also advises in paragraph 7 that local planning authorities should "*concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced*."

8.23 The Waste Management Plan for England accentuates the policies set out in the NPPW as applied specifically to England.

The Kirklees Local Plan 2019

8.24 The Site is an active Quarry and Landfill, allocated for minerals extraction in the Local Plan. It is also shown as a waste safeguarded area.

8.25 Paragraph 16.19 notes that there is a requirement for recycling facilities for CD&E (construction, demolition and excavation) waste. As a modern and efficient recovery plant, the proposed development will make a significant contribution to the recovery of CD&E waste, and at the same time provide a substitute for primary aggregates.

8.26 Policy LP43 encourages the re-use and recovery of waste materials. It states that:

"The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery.

Proposals for facilities to manage waste within the district will be considered based upon the following principles:

a. seeking to move the management of all waste streams up the waste hierarchy of prevention, re-use, recycling, recovery, disposal;

b. promoting the opportunities for on-site management of waste where it arises;

c. *promoting the use of waste as a resource, particularly encouraging co-location of developments that can use each other's waste materials;*
d. *working towards achieving the objectives and targets for recycling/recovery for waste as set out in the Waste Framework Directive;*
e. *supporting opportunities to locate complementary facilities, such as waste disposal points and treatment facilities, in close proximity to each other"*

8.27 Paragraph 16.27 expands on this Policy by committing the Council to "*encourage the provision of facilities to enable the maximum re-use, recycling and composting of waste with the aim of minimising the amount of waste going to energy recovery and landfill*". The Council will also seek to "*locate facilities close to the source of waste and the co-location of complementary processing activities"* which in this case co-locates a recycling facility with a landfill where the unrecyclable elements of the waste stream can be deposited, also achieving the restoration of the Quarry. Finally, the Council will "*seek to reduce the need for landfill capacity whilst recognising a continuing diminishing need."* The new wash plant will maximise recovery and therefore minimise the need for landfill.

8.28 New waste management facilities are addressed in Policy LP44. It states that:

"Proposals for waste management facilities should be located in sustainable locations, appropriate to the proposed waste management use and its operational characteristics, where potentially adverse impacts on people, biodiversity and the environment can be avoided or adequately mitigated. Proposals should have regard to the following sequential priorities, unless the use of an appropriate alternative site can be justified:"

The highest priority is given as "*sites specifically allocated for waste management purposes"* and secondly as *"employment sites where co-location with existing waste management processes is possible without detriment to residential amenity".* This Site is allocated and has planning permission for waste management. The new waste facility would also be co-located with an existing landfill.

8.29 Proposals for waste management facilities should also demonstrate that the following potential impacts have been fully considered and satisfactorily addressed so as to make them acceptable to the council:

"a. duration of the development;
b. the layout and design of the site and any associated buildings;
c. influence on visual amenity;
d. the treatment of boundary features and new screening as appropriate;

e. *environment and amenity issues such as noise, dust, litter, odour, vermin and gas emissions;*
f. *protection of controlled waters;*
g. *drainage and use of sustainable drainage;*
h. *effects on the natural and historic environment;*
i. *restoration and aftercare where appropriate;*
j. *measures to prevent dirt and debris being carried onto the public highway;*
k. *the adequacy of the highway network and the safety of access and egress arrangements;*
l. *routing and the frequency of vehicle movements;*
m. *hours of operation;*
n. *the protection of public rights of way;*
o. *fairly and reasonably related community benefits."*

All of these impacts have been considered and satisfactorily addressed as set out in section 9 following.

8.30 Chapter 19 covers Green Belt and Open Space and the area around and including the Quarry lies within the Green Belt as shown on the Plan Policies Map.

8.31 As noted in Paragraph 146 of the Framework, mineral working is not an inappropriate development in the Green Belt, providing that openness is preserved and there is no conflict with the purposes of including land within it. These principles are set out in paragraphs 19.6 to 19.8 of the Local Plan. Recycling and the use of waste to fill the Quarry workings are an integral part of this mineral working, and the existence of planning permission for both activities reflects this.

8.32 Paragraph 134 of the Framework sets out the five purposes of including land in the Green Belt. These are:

a) *to check the unrestricted sprawl of large built-up areas;*
b) *to prevent neighbouring towns merging into one another;*
c) *to assist in safeguarding the countryside from encroachment;*
d) *to preserve the setting and special character of historic towns; and*
e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

The proposed development does not conflict with the purposes identified in a) and b), and neither does it conflict with d) and e).

8.33 With regard to c) safeguarding from encroachment, provision has been made for the restoration of the quarry when any plant and equipment would have to be removed from the Site. The development is therefore not permanent and as a temporary use of land, it would be restored in accordance with an agreed detailed restoration scheme with aftercare management.

8.34 In terms of the openness of the Green Belt, the Quarry lies on the top of a ridgeline extending northward from Grange Moor. The floor of Temple Quarry lies below ground level and the Quarry is surrounded by largely mature woodland rendering it virtually invisible from the area beyond the Quarry boundary. The only aspect of the quarry operations that are visible is the access where it opens on to the B6116. These factors all form the openness context to the Quarry.

8.35 In dealing with openness, spatial as well as visual impacts are essential considerations. Spatial impacts relate to the absence of development, and the site will remain undeveloped after restoration has taken place. There will therefore be no spatial impact arising from the proposed scheme.

8.36 The conclusion can be drawn that the proposed development does not adversely affect the openness of the Green Belt nor any of the purposes of including land within it.

8.37 However, without prejudice to the above position, even if this was considered inappropriate development in the Green Belt, there are very special circumstances which, on balance, would justify the granting of this permission. This includes that the existing Quarry has been allocated for mineral extraction and safeguarded for landfill in the Local Plan. Planning permission for the recycling of imported waste has already been granted and the new wash plant will greatly increase the efficiency of both waste recycling and recovery from quarry discards

8.38 Any harm to the openness of the Green Belt resulting from the proposal, would be clearly outweighed by other considerations including increasing recycling efficiency and the recovery of primary aggregate from previous quarry discards, such that very special circumstances arise.

Policy Conclusions

8.39 Overall therefore, the Local Plan is fully supportive of the proposed development which helps build a strong, responsive and competitive economy. The activity can be operated without causing unacceptable harm to amenity. This can be classed as sustainable development and a presumption in favour should apply.

9 ENVIRONMENTAL IMPACT

9.1 The environmental impact of operating the wash plant at Temple Quarry, has to be assessed against the background of it being located within an active active and landfill where the recycling of construction waste already takes place. The existing activities generate environmental impacts on general amenity, primarily noise and dust, in addition to HGV traffic movements. The primary impacts to be considered relate to landscape and visual amenity, ecology, flood risk and ground/surface water, transport, noise and air quality.

Landscape and Visual Amenity

9.2 The Quarry is located at the high point on a ridgeline which extends northward from Grange Moor. It is completely surrounded by woodland such that it is not possible to see any site activity from the surrounding area. The only aspect of activity within the Quarry that is open to view is where the access road opens onto the B6116. Given that the wash plant will not generate any additional traffic movements, visual impacts arising from the site access would not change.

9.3 The plant will be sat at around 215m aod within the quarry excavation and at its highest would be 10.4m above the floor at 225.4m aod. The Quarry perimeter varies in height from 223m aod in the north west corner to 220m aod in the north east corner. The perimeter rises to 228m aod in the south west corner and 223m aod in the south east corner. The highest part of the plant would therefore protrude above the perimeter levels by between 2m and 5m on the northern boundary, and would be below perimeter levels in the south west corner.

9.4 Land levels fall from the quarry perimeter on all sides except to the south east. However, a minimum 73m wide mature woodland belt provides an effective screen on this side.

9.5 Overall, the wash plant would have a neutral impact on the local landscape and on visual amenity. It would be removed when the Quarry is restored and so there would be no impact on the local landscape or on visual amenity in the long term.

Ecology

9.6 The plant will be located on land which is subject to continual disturbance due to it being in an active quarry and landfill. There would therefore be no impact on any ecological assets within the Quarry. Noise levels would remain compliant with the limit of 45 db(A) L_{aeq} set by condition 34 of permission reference 2019/70/93371/E0. The upper limit of 65 db(A) set in condition 35 would not apply.

9.7 The wash plant operates as a wet process such that there would be minimal liberation of dust. The dust suppression method statement approved under condition 36 of permission reference 2019/70/93371/E0 would continue in operation.

9.8 There would therefore not be any off-site impacts on ecological assets including the perimeter woodland.

Surface Water, Groundwater and Flood Risk

9.9 All surface water run-off is retained within the Quarry, draining to the lagoon located in the south east corner without any surface discharge off-site. The wash plant will not lead to any increase in surface flows within the Quarry and there would be no increase in flood risk elsewhere as a result of the development.

9.10 The wash plant would operate on a closed water system, recirculating water through a filter press to remove fine materials. The resultant filter cake would be placed within the Quarry as part of the landfill and covered on a daily basis to prevent water ingress that could liberate fines.

9.11 Overall, the wash plant would have a neutral impact on surface water and groundwater, and there would be no increase in flood risk off-site.

Traffic

9.12 Condition 8 of the Quarry planning permission limits the total number of heavy goods vehicles to and from the site to not exceeding 30 in and 30 out per day. The wash plant would not generate any additional lorry movements as it would treat materials already on site and the existing waste stream already coming to the site.

9.13 The wash plant would therefore have a neutral impact on traffic movements.

Noise

9.14 The wash plant would be electrically powered from the grid, without the need for diesel generators which are usually the noisiest elements of waste recycling plant. The crusher and screen attached to the plant would replace existing plant and so noise generated by these items of plant would not give rise to additional noise levels.

9.15 The noisiest elements of the plant, namely the crusher and screen would be located at most around 8m above floor levels, below the perimeter levels of the Quarry. A solid physical barrier would therefore be provided to screen the nearest noise sensitive properties.

9.16 Noise control measures would be put in place, including the following:

- The fitting and maintenance of effective silencers on all plant and equipment;

- All plant will be maintained in accordance with manufacturers schedules; and
- When complaints are received, the complaint will be investigated and remedial measures undertaken where necessary.

9.17 The wash plant would therefore have a neutral impact on noise generated by Quarry activities.

Dust

9.18 The wash plant will use a wet process and the various products deposited off the plant conveyors will have a significant moisture content. It is unlikely that the operation of the plant will give rise to dust emissions, other that arising from the feed hopper and loading out of product from the stockpile bays.

9.19 Mitigation will be put in place consisting of the following measures:

- Drop Heights from machine buckets will be minimised;
- Spray bars will be fitted to the feed hopper and its conveyor.
- All conveyors should be fitted with belt scrapers and dust catch plates; and
- All vehicle speeds will be restricted but the main mitigation measure would be the use of a water bowser on running areas in dry windy conditions.

9.20 The Site Manager will carry out daily inspections of the site to qualitatively identify any noise or dust issues. A diary record will be kept of the inspections, any issues identified, and action taken to resolve the issues. Complaints received will also be recorded in the diary, together with the results of investigations and actions taken including reporting back to the complainant.

9.21 There should be no significant environmental impacts arising from the operation of the proposed new wash plant.

10 CONCLUSION

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Government's National Planning Policy Framework also sets a presumption in favour of sustainable development at the heart of the planning system whilst maintaining the need to accord with the Development Plan.

10.2 The operation of a wash plant has been shown to achieve an acceptable level of impacts on the environment. It complies with the requirements for sustainable development by increasing the efficiency of waste recycling and substituting for primary mineral products. Employment levels are maintained as is the contribution of the operation to local economic activity.

10.3 The Development Plan contains a number of policies against which a subjective professional judgement on compliance has to be made. This appraisal has demonstrated that the proposed development is fully in compliance with key Development Plan policies, is classed as a sustainable development and that the benefits outweigh any harm caused.

10.4 It is therefore respectfully requested that planning permission be granted to enable the development to proceed as set out in this application.

Appendix 1

Environment Agency's Flood Map for Planning

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Flood Map	**420966/416635**	**10 Jun 2024 14:57**

Your selected location is in flood zone 1, an area with a low probability of flooding.

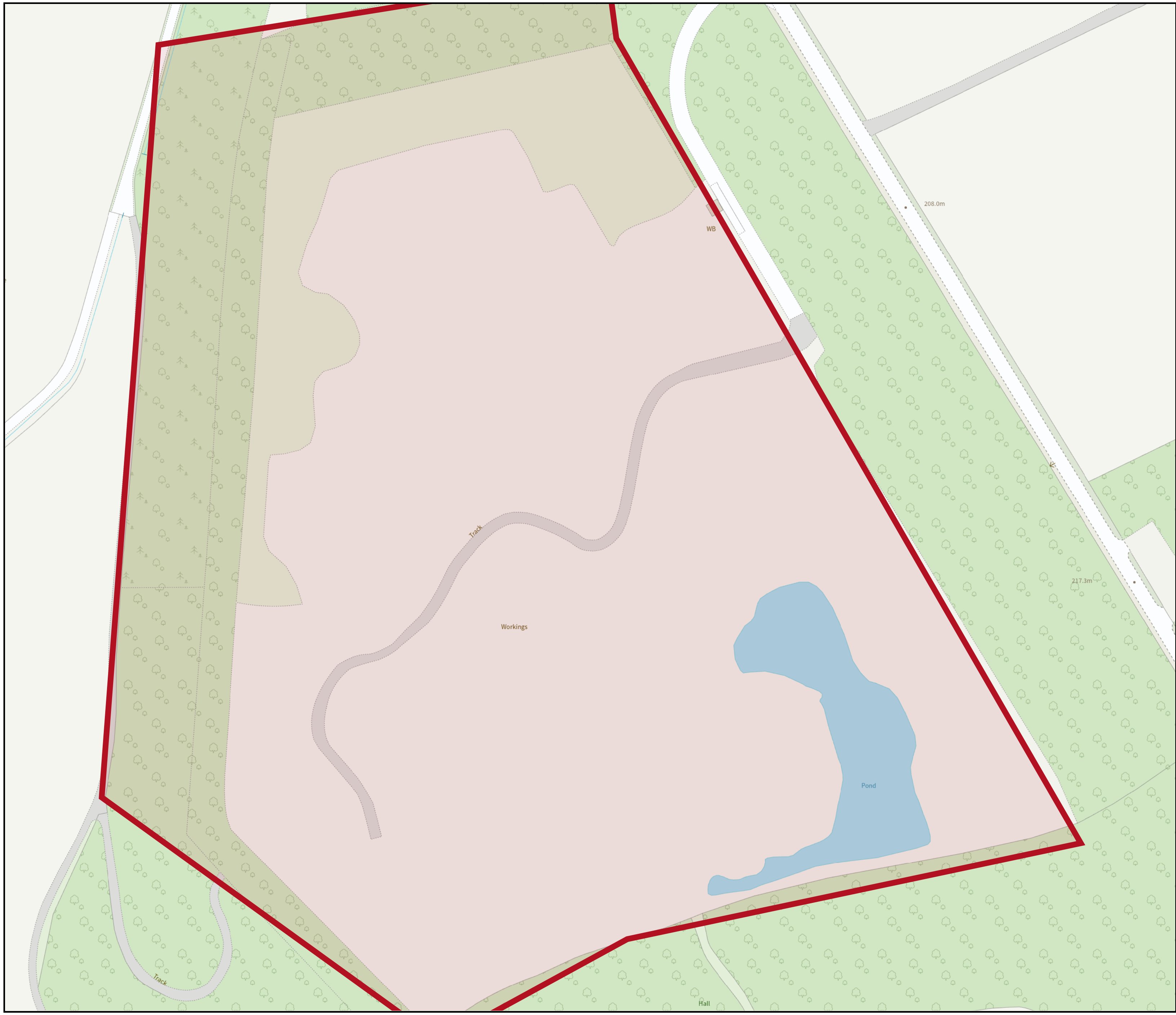
You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.



Environment Agency

Flood map for planning

Your reference
Flood Map

Location (easting/northing)
420966/416635

Scale
1:2500

Created
10 Jun 2024 14:57

Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area

0 20 40 60m