

Consultation Response KC Landscape

Planning Number:	2025/93532		
Proposal:	Discharge of details reserved by conditions 6 (site preparation and clearance), 8 (BEMP), 9 (landscaping), 11 (fencing), 12 (WSI), 14 (shared access), 16 (access road), 19 (wheel bath), 22 (Access Management Plan), 23 (parking), 49 (surface water discharge), 59 (delivery HGV route) on previous permission 2023/91280 for quarrying operations for the extraction of clay, shale and incidental coal and subsequent restoration by means of importation of inert wastes		
Location:	Bromley Farm Quarry, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8PD		
DEVELOPER/APPLICANT/AGENT:	Silkstone Environmental Ltd		
Planning Officer:	Farzana Tabasum		
Date Responded:	24/04/26	Responding Officer:	AR
Site Area (Hectares)	8.4 Hec	Responding Ref:	PP71

NOTES/COMMENTS: COND 9 – Landscaping

9. Prior to the exportation of minerals from the site and notwithstanding the submitted restoration plan, a detailed restoration landscaping scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall detail the progressive restoration of the site to an agricultural use, achieving the approved levels and contouring as shown on drawing 22007/510, dated Jan 2023, titled 'Restoration Planting Scheme. Furthermore, the scheme shall include:

- A) soft landscaping details for all of areas within the application red line,
- B) spreading and depths of subsoil and topsoil over the areas to be restored to agricultural use;
- C) materials and depth to be placed on the surface of the final waste deposit;
- D) ripping of any compacted layers of subsoil to ensure adequate drainage and aeration prior to spreading topsoil;
- E) details of cultivation techniques and equipment to be used;
- F) grass seeding of areas to be returned to agriculture including details of proposed seed mixture, including species and seed rate, and
- G) reconstruction of drystone walls, provision of gates and fences in the local style;
- H) new hedgerow and tree planting (including along northern and south western boundaries) with details of species, numbers etc
- I) a land drainage scheme for the restored land to be implemented after the completion of settlement
- J) the removal of all plant, machinery, structures, all storage/screen mounds; and
- K) A programme of works/phases and timescales for all of the above.

Thereafter the restoration works shall be fully implemented in accordance with the approved details / timescales, with the Mineral Planning Authority being notified in writing seven days prior to the spreading of subsoil or topsoil of each phase. For a period of five years after planting, any tree or shrub which fails or dies shall be replaced in the next available planting season until established.

Reason: To allow the Mineral Planning Authority to record the progress and enable monitoring so as to ensure that the restoration of the site results in a beneficial after use and to accord with Kirklees Local Plan Policies LP30, LP36 and LP37 and the National Planning Policy Framework. (see footnote below)

10. No mineral extraction / excavations shall take place beyond the areas, levels and depth shown on drawings:

- Cross-Sections drawing ref: 22007/509
- Cuts Sequence drawing ref: 22007/502
- Cut 1 Extraction drawing ref: 22007/503
- Cut 2 Extraction drawing ref: 22007/504
- Cut 3 Extraction drawing ref: 22007/505a
- Cut 4 Extraction drawing ref: 22007/506; and
- Cut 5 Extraction drawing ref: 22007/507a

Reason: To minimise the risk of pollution of watercourses and aquifers, restrict disturbed areas to not extend beyond those identified on the approved plan and to accord with Kirklees Local Plan Policy LP37 and Sections 15 and 17 of the National Planning Policy Framework

We have reviewed the following information submitted in relation to application ref. 2023/91280 and the above condition : 9.

- A Restoration and Landscaping Report produced by Silkstone Environmental Limited, dated Nov 2025, submitted to satisfy Condition 9. This report is accompanied by a Restoration Planting Scheme, dated Jan 2023, produced by Silkstone Environmental Limited (drawing ref. 22007/510 Rev A).
- Surface Water Management Scheme – dated November 2025
- Fencing Detail dated 24th December 2026 and plan 22007/200.

See below our response to each of the points A-K set out in Condition 9: and where each point has been met within the information provided.

A) soft landscaping details for all of areas within the application red line.

The submitted Restoration & Landscaping Report provides comprehensive soft landscaping proposals covering the entirety of the application site. This includes pasture grassland, species-rich grassland, woodland, scrub planting and hedgerows. Establishment methods, species composition, planting densities, protection and aftercare arrangements are clearly set out and are spatially defined by Drawing 22007/510 Rev A.

B) spreading and depths of subsoil and topsoil over the areas to be restored to agricultural use;

Detailed soil handling and soil replacement methodologies are provided. The report identifies specific topsoil and subsoil depths for each restoration habitat type, including agricultural grassland, and sets out procedures to ensure correct placement, handling during suitable weather conditions, and avoidance of compaction. Soil testing, amelioration and reinstatement practices are adequately described.

See Restoration & Landscaping Report Items 3 - 5.9.

C) materials and depth to be placed on the surface of the final waste deposit;

The report confirms that quarry wastes and imported inert materials will be used to restore the site to approved restoration levels prior to soil placement. Measures to rip the upper layer of restored fill to alleviate compaction are described - *See Restoration & Landscaping Report Items 4 – 5.9* However, while the soil profile above the restored landform is clearly specified, the submission does not expressly quantify the nature and thickness of the final waste layer itself prior to subsoil placement. This matter is addressed in principle but not explicitly detailed. Item 1.4 states '*The site is to be restored using both overburdens and quarry wastes with the shortfall being from imported inert waste back to original ground levels*'.

- D) ripping of any compacted layers of subsoil to ensure adequate drainage and aeration prior to spreading topsoil;

The scheme includes explicit commitments to rip compacted layers using suitable wing-type subsoilers both prior to and following soil replacement to ensure drainage, aeration and root penetration. The avoidance of subsoil and topsoil intermixing is clearly stated.
See Restoration & Landscaping Report Item 5.5

- E) details of cultivation techniques and equipment to be used;

Cultivation techniques are specified for each restoration habitat, including discing, harrowing, rolling, stone picking and subsoiling. The use of low-ground-pressure machinery and handling of soils only under appropriate conditions is clearly set out and accords with best practice guidance.
See Restoration & Landscaping Report Items 4.3 and 5 -5.9.

- F) grass seeding of areas to be returned to agriculture including details of proposed seed mixture, including species and seed rate, and

Fully specified seed mixtures are provided for agricultural grassland and other grassland types. Species composition, sowing rates and sowing methodology are clearly identified, alongside fertiliser application and establishment management measures.
See Restoration and Landscapeing Report – Section 6.

- G) reconstruction of drystone walls, provision of gates and fences in the local style;

The scheme includes full details for fencing and access gates, including location, specification, height and management. These are appropriate to the local agricultural context. However, the documentation does not include specific details regarding the reconstruction of drystone walls.

There are small sections of derelict drystone wall within the site however it has not been stated that these would be replaced.
See Restoration and Landscapeing Report – Item 11

- H) new hedgerow and tree planting (including along northern and south western boundaries) with details of species, numbers etc

The report sets out detailed hedgerow, tree and shrub planting proposals, including species lists, planting densities, spatial distribution, protection and five-year replacement and aftercare measures. Planting locations correspond with those shown on Drawing 22007/510 Rev A, including boundary enhancements.
See Restoration and Landscapeing Report – Items. 8.5 – 8.15 and Management of habitats Item 9

- I) a land drainage scheme for the restored land to be implemented after the completion of settlement

Post restoration drainage has been considered and included into the annual aftercare period once the ground has settled and been assessed. Drainage measures described include incorporating surface water filtration, interception ditches and attenuation through the existing pond. Ongoing monitoring and adaptive management during the aftercare period are also addressed.

*See Restoration and Landscapeing Report – Item10 and Management of habitats Item 9
And See Drawing 261/01/02 – surface water Management Scheme.*

J) the removal of all plant, machinery, structures, all storage/screen mounds; and

The report confirms that all plant, machinery, temporary structures and soil storage mounds will be removed following the completion of restoration works and prior to final aftercare.

K) A programme of works/phases and timescales for all of the above.

A phased restoration approach aligned with the approved extraction phasing is described. A detailed five-year aftercare programme, including monitoring, annual reviews and reporting, is provided and considered acceptable.

See Restoration and Landscaping Report – Items 12 and 13.

The submitted *Restoration & Landscaping Report* (November 2025), supported by Drawing 22007/510 Rev A (January 2023), substantially satisfies the requirements of Condition 9. All elements of the condition have been addressed either fully or in principle.

Two minor points of clarification have been identified:

- **Part C:** Further detail is required regarding the specification of materials and the depth of the final waste layer prior to soil placement. This may include confirmation of the maximum depth to be applied.
- **Part G:** Clarification is needed on whether any drystone walls are to be removed as part of the works, and if so, the proposed arrangements for their reconstruction, including location and construction details.

While these matters are relatively minor, I consider it preferable for the above clarifications to be provided before Condition 9 is formally discharged.