

NEWHURST LIAISON MEETING 4TH APRIL 2022

PLANNING REPORT

Site Visit:

Craig Burdis and Mary Tappenden hosted a site visit by Becky Knighton (LCC) on 23rd February. David Best was also in attendance.

Heat Offtake Condition:

A submission was made to LCC on 16th March 2022 to address Condition 29 of the planning permission. Condition 29 states:

29. The development shall not begin operating unless and until a route to the boundary of the site capable of accommodating pipework for heat off-take purposes has been identified and has been approved in writing by the Waste Planning Authority. The route shall thereafter be reserved for this purpose.

The route identified is from the plant to the site entrance. The submission can be viewed at the following link:

[Planning application 2020/0072/02/CS/29 | Leicestershire County Council \(planning-register.co.uk\)](https://planning-register.co.uk/Planning_application_2020/0072/02/CS/29_|_Leicestershire_County_Council_(planning-register.co.uk))

Landscaping Conditions:

Due to an identified change in site conditions, a further submission of details is required to address Conditions 2 and 3 of the permission re on site landscaping around the plant. The conditions state:

- 2 The Ecological and Landscape Management and Mitigation Plan strategy for the application site shall be undertaken in accordance with the details approved by the Waste Planning Authority on 2nd June 2015. The Management Plan and strategy shall be implemented in full in accordance with the agreed program.
- 3 A detailed landscape scheme shall be submitted to the Waste Planning Authority by 31st December 2020 in respect of the area of the former car park to the west of the ERF Building and the new car park area to the north of the ERF Building. The scheme should provide a schedule of species, nursery stock specification, plant distribution and grass seed mix/specification and include native species, a net gain for biodiversity, species rich grassland, and plant protection and aftercare. The scheme should have regard to and complement the approved Ecological and Landscape Management and Mitigation Plan for the site.

The approved landscaping scheme for the site (Condition 2) was based on a concept of creating a mosaic of acid grassland and heath. This type of landscaping requires acid soils as a substrate (pH lower than 7). The Newhurst site was all hard surfaced before construction began and it was not possible to sample soils. It was assumed (not unreasonably) that the soils would be acidic, based on the location in the Charnwood Forest and the fact that the adjacent quarry is dug into acidic igneous rock.

Now that the development is at an advanced stage, HZI has commissioned a soils survey on site to confirm the soil types in preparation for delivery of the scheme. The survey demonstrated that the soils are alkaline with a pH ranging between 8-9. This is because there

was a thick layer of clays underlying the hard surface of the site and the material which is to form the substrate for landscaping is clay rich (i.e. alkaline). Creation of an acid-based restoration scheme will not be possible or appropriate.

HZI's landscape architect has produced a revised draft for the site landscaping scheme which takes account of the alkaline soil type. The scheme is currently with the ecologists at SLR Consulting for their review and comment. Once the scheme is ready, it will be discussed with LCC's Landscape Architect and Ecologist before submission for approval.

The scheme required by Planning Condition 3 (is the landscaping of the former car park area) will be incorporated into the same submission.

Aftercare Condition:

Condition 31 states:

31. Following the reclamation of any part of the site in accordance with the approved reclamation scheme the reclaimed land shall be treated and managed over a period of five years in accordance with an aftercare scheme which shall be submitted to the Waste Planning Authority by 31st December 2024. The scheme shall provide a strategy for the five-year aftercare period and shall specify the steps that are to be taken to bring the newly restored land to the required standard for the approved biodiversity-led after-use.

This scheme refers to the land within the Newhurst Quarry boundary but outside of the red line ERF planning permission boundary. The scheme is the sole responsibility of Biffa and will be prepared in good time to meet the deadline set by the condition (31/12/2024).

Mary Tappenden
29th March 2022