

## **Minerals and Waste Planning Applications Guidance Notes**

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***For further advice please contact the Minerals and Waste Team on 01274 433770***

***Please return completed applications to:  
Minerals and Waste Team  
Planning Service  
3<sup>rd</sup> Floor, Jacobs Well  
Bradford  
BD1 5RW***

## Supplementary Notes for Quarrying and Associated Developments

### Introduction

Planning applications for quarrying and associated development must include detailed proposals for the items listed below where relevant. Information for items marked with a \* may best be supplied using annotated plans at a scale appropriate to the size of the site and the item to be illustrated. These notes are supplementary to the General Guidance Notes.

### The Supporting Statement

#### \*1. Land and Minerals Interests

- The applicant's interest in the site.
- The applicant's interest in adjoining land.
- The particulars of the interests in the application site of other parties (in the land and minerals).

#### 2. Nature of development (a full description should be given)

- Whether the application is for the development of a new site, extension of existing working, reopening of a disused working, the removal of material from a mineral working deposit or variation of conditions.

#### 3. Nature of Deposit

- The mineral to be extracted.
- \*The results of any exploration/prospecting work carried out, eg boreholes, trailpits, etc.
- \*The nature, thickness and quantities of topsoil, subsoil and overburden (including reference to soil making materials, as appropriate) mineral to be extracted, waste or non-saleable material.
- The results of tests undertaken to indicate quality of deposit, eg special physical or chemical properties.
- \*The geology and topography of the site identifying where relevant, eg land stability, water table, ground conditions including surface water drainage.

#### 4. Proposed Method of Extraction

- Total quantity of material to be extracted (tonnes). Saleable mineral, waste and overburden stated separately.
- Rate of production in tonnes/annum (mineral and extracted waste to be separately identified).
- Proposed depth of working and measures to maintain the stability of land surrounding the site.

- Statement of method of working including details of direction of work, phasing, duration of each of: site development works, tipping and extractive operations and restoration.
- Details of plant and machinery for mineral extraction (not processing).
- The method of transporting material from face to processing or disposal point (eg roadway, conveyor, aerial ropeway, tramway etc).

## 5. Processing of the Materials

- \*Dimensions and type of the plant and machinery (including capacity) to be used in processing.
- The tonnage of the material to be processed per annum.
- Details including quantities of any other material(s) brought onto the site for processing or storage (including hazardous materials).
- \*A description of the nature and quantities of processed waste and the proposed method of disposal.
- Details of the processes or operations registerable under the Alkali etc Works Regulation Act 1906, as specified in Schedule 1 of the Health and Safety (Emissions into the Atmosphere) Regulations 1983.

## 6. Ancillary Operations and Development

- \*Details of any other buildings, plant and structures to be erected.

## 7. Transport

- \*Details of the transport related to removing the mineral from the site, ie train/vehicles and routes.
- Details of the anticipated daily number of vehicle movements generated by the operations at the site, including weight and type of vehicle.

## 8. Environmental Effects of the Proposals

- \*Details of blasting, including times and predicted air and ground vibrational effects and noise to be recorded at site boundaries and the nearest properties.
- \*An indication of the proposed method of treatment and disposal of any water encountered during the works (including ground and surface water) both on and off site. If the working is to take place below the natural water table state whether the working is to be wet or pumped dry.
- Details of existing and anticipated noise levels and any measures proposed for the suppression of noise and dust from the mining and quarrying operations and from the processing operation, including the treatment of any topsoil and subsoil heaps.
- Indications of the hours of mineral working, processing and vehicular movements, expressed separately.
- Details of the measures proposed to clean vehicle wheels and prevent the deposit of mud on the public highway network.
- \*Details of the measures and phasing of landscaping works proposed for screening the site.

- Details of existing site services, public rights of way and conservation interests with measures for protection, diversion and reinstatement.
9. Need for the Mineral
- Detail the need for the mineral except for hydrocarbons.
10. Restoration, Aftercare and After-Use
- Intended after-use or uses (eg agriculture, forestry, amenity) with appropriate detail on nature and types.
  - Contours and intended final levels of the site.
  - Use of soil materials in restoration, together with intended phasing and timescale.
  - Amounts, types and sources of filling materials if reclamation envisages partial or complete filling with on-site or imported wastes, and the need for any licence under the Environmental Protection Act 1990.
  - Details of proposed drainage of the restored land; creation of any permanent water areas.
  - Details of an aftercare and management scheme.

## Drawings

In addition to the location plan and the plan of the application site, drawings should show the following:

- The existing surface levels over the area of extraction and land in the immediate vicinity.
- The general method of working, including details of direction and phasing.
- The proposed levels of the worked out areas.
- The proposed surface area, height and location of mineral stockpiles, topsoil, subsoil and overburden mounds.
- Details of the access to the site, parking, loading, unloading areas, etc.
- Details of landscaping and restoration including the final levels of the restored site.
- Details of services crossing or adjacent to the site, eg drainage, gas or electricity supplies.
- Details of any public footpaths and bridleways affected by the operations and of any proposed diversions and closures.
- Details of land to remain unworked within the area of the application.

## **Supplementary Guidance For All Minerals and Waste Planning Applications**

### **Flood Risk Assessments**

A flood risk assessment report should address, as a minimum, the following requirements:

- A location plan at an appropriate scale that includes geographical features, street names and identifies all watercourses or other bodies of water in the vicinity. This should include drainage outfalls and, if necessary, cross-refer to their operational arrangements in the body of the report.
- A plan of the site showing levels related to Ordnance Datum, both current and following development.
- A more detailed indication, if appropriate, of flood alleviation measures already in place, of their state of maintenance and their performance.
- An assessment of the source of potential flooding – rivers, tidal, coastal, ground water, surface flow or any combination of these.
- A plan of the site showing any existing information on extent and depth of flood events or on floor predictions. Information may be anecdotal, photographic, survey results or model estimates. The events should be identified with date/time, source of the data and supporting information provided on rainfall and/or return period, or probability of occurrence of the flood or storm surge event, or combination. Recorded data are particularly valuable and, if available, should be highlighted along with evidence of any observed trends in flood occurrence. Any changes that have taken place since the last event should be identified.
- A plan and description of any structures which may influence local hydraulics. This will include bridges, pipes/ducts crossing the watercourse, culverts, screens, embankments or walls, overgrown or collapsing channels and their likelihood to choke with debris.
- An assessment of the probabilities and any observed trends and the extent and depth of floods for the location and in the catchment context and, if appropriate, routes and speed of water flow. At this stage best estimates, based on the most up-to-date findings, should also be made of climate change impacts on probabilities. The assessment should ensure that the development meets an acceptable standard of flood defence for the design life of the development.
- A cross-section of the site showing finished floor levels or road levels, or other relevant levels relative to the source of flooding, and to anticipated water levels and associated probabilities.

- An assessment of the likely rate or speed with which flooding might occur, the order in which various parts of the location or site might flood, the likely duration of flood events and the economic, social and environmental consequences/impacts of flooding.
- An assessment of the hydraulics of any drains or sewers, existing or proposed, on the site during flood events. The methodology for assessment must be clearly stated.
- An estimate of the volume of water which would be displaced from the site for various flood levels following development of the site and of the run-off likely to be generated from the development proposed.
- An assessment of the likely impact of any displaced water on neighbouring or other locations which might be affected subsequent to development. This should address the potential for change of the flooding regime both upstream and downstream of the site due to ground raising or flood embankments.
- An assessment of the potential impact of any development on fluvial or coastal morphology and the likely longer-term stability and sustainability.
- Because of the uncertainties in flood estimation and expected climate change impacts, hydrological analysis of flood flows and definition of defence standards should include the allowances for increased flows and sea-level rise in MAFF's project appraisal guidance for flood defence cited in

An assessment of the residual risks after the construction of any necessary defences. Where new or modified flood defence arrangements are provided, consideration should always be given to their behaviour in extreme events greater than those for which they are designed and information should be provided on the consideration given to minimising risks to life in such circumstances.

## Supplementary Guidance on questions

### Question 7: Trees and Hedgerows

Any tree over 7.5 cm in diameter at 1.5 m above ground level, within the site or within 12 m of any proposed work (this includes any excavation and changes in ground level) must be shown on the plans. The species, position, condition, height and crown spread of trees, and all hedges must be shown. This survey information should be provided using BS5837 : 1991 A guide for trees in relation to Construction. Please indicate whether you feel it will be necessary to prune or fell any trees or remove any hedgerows. Failure to declare details of existing trees and hedgerows may delay your application.

### Certification

### Questions 18/19 : Ownership Details

If the application site forms an agricultural holding or part of an agricultural holding as defined by the Agricultural Holdings Act 1986 and comprise of land subject to an Agricultural Tenancy please answer yes and complete Question 24. All agricultural tenants must be notified prior to the submission of the application.

## **Questions 20/21 : Land Ownership**

Complete Certificate A or B. Cross out the Certificate which does not apply.

If the applicant is the only owner of all the land within the application site Certificate A will apply. (Owner means a person who has a freehold interest in the land or who has a leasehold interest with at least seven years to run).

If the whole or part of the application site is not in the applicant's ownership Certificate B will apply. All other landowners must be notified prior to the submission of the application.

(Please note that it is an offence to knowingly complete a false or misleading certificate).

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