

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	28 September 2011
<b>Title:</b>	Variation of conditions attached to Planning Permission BDB53439 to allow for the construction of additional silt disposal facilities (part retrospective) at Mortimer Quarry, Welshman's Road, Mortimer West End, RG7 4QD. Application No. BDB74592. Site Reference: BA060.
<b>Reference:</b>	3282
<b>Report From:</b>	Head of County Planning

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## 1. Executive Summary

- 1.1. This report considers a part retrospective application (with regards a sand martin nesting face) for minor variations to the restoration across that part of Mortimer Quarry known as Burnt Common, north of Welshmans Road at Mortimer West End and to extend the end date for restoration until 30 November 2015.
- 1.2. Extraction at Burnt Common was granted originally in 1995 and in March 2003 planning permission BDB53439 varied the quarry development to incorporate additional silt ponds.
- 1.3. This application seeks to regularise a sand martin nesting face which has been constructed on the site as part of enhancing its biodiversity value and to make slight changes to the restoration contours. The site is being restored to nature conservation and extraction is completed. The minor variations requested do not alter the proportions of wet heath land or grassland currently approved.
- 1.4. The main issues raised by the application are whether there are any significant amenity, nature conservation, highway, hydrology or landscape impacts generated by the proposal that would warrant refusal of the application.
- 1.5. No statutory objection has been received to the application. Four public objections have been received to the application concerned about the time

extension. A request has been received from the local member that this application be determined at this committee. This is related to the fact that this committee is also determining the new quarry extension application to the south of this site known as Benyons Inclosure. and representations have been received to this new quarry application that restoration should be completed at Burnt Common before any work commences at Benyons Inclosure should permission for the new quarry be granted. It is considered the new quarry application has heightened concerns about this current application for an extension of time for restoration at Burnt Common.

1.6. On balance, it is considered no environmental harm would be caused by the proposed variation, indeed biodiversity would be enhanced, and accordingly it is recommended that permission be granted subject to conditions.

1.7. Reasons for decision:

It is considered that this restoration of time proposal would be in accordance with the development plan (summary attached), and that this sustainable mineral development would be acceptable in terms of highway safety and convenience (Policy DC6); would not materially harm the character of the area (DC3- Impact on Landscape and Townscape) nor the amenity of local residents (DC8) or biodiversity (DC7) and would be restored to a beneficial after use (DC7, DC12) without any significant adverse hydrological impacts.

## **2. Site and proposal**

- 2.1 Mortimer Quarry, as shown on the attached plan, comprises three key parts – Area A (Burnt Common), which is the area subject of this application. Area B (Budds Firs), which was the original plant site for Burnt Common and is now processing mineral extracted from Area C (eastern extension area).
- 2.2 The existing Burnt Common Quarry, shown on the attached plan as Area A, extends across approximately 40 hectares and is currently being restored to wet and dry heath in accordance with its existing permission and is being managed by the Hampshire Wildlife Trust. This restoration to nature conservation includes infilling and drying out of silt lagoons. The current permission requires restoration be completed by March 2012.
- 2.3 Mortimer Quarry, as shown on the attached plan, comprises three key parts – Area A (Burnt Common) which has been worked for mineral and is currently being restored to nature conservation. This is the area subject of this application. Area B (Budds Firs) which was the original plant site for Burnt Common is now processing mineral extracted from Area C (eastern extension area). Areas B and C have to be extracted and restored in line with current permissions by 2012.
- 2.4 The site is on common land. The Burnt Common SINC and the Padworth Common Local Nature Reserve abuts the northern part of the site. The Atomic Weapons Establishment (AWE) Aldermaston lies approximately 500m west of the Site and so falls within the Health and Safety Executive Detailed Emergency Planning Zone Inner Zone (up to 3km).

- 2.5 The applicant states that all wet heathland restoration across the Burnt Common site, apart from the silt ponds, is expected to be completed by Autumn 2012 but an extension of time will be needed for the silt pond area because it has to wait until the silt has dried out enough so it can become stable before soils can be placed across the 'dried out' lagoons. The applicant therefore seeks an end date for completion of all restoration works at Burnt Common by November 2015.
- 2.6 The applicant states that the proportions of wet heath and damp grassland would remain the same as currently permitted. The applicant states that part of the western nature conservation area has already been restored to acid grassland.
- 2.7 It is proposed that changes need to be made to the level of the water body comprising the new wet heath land area from the consented level of 94.5m AOD to 95.5 AOD. This is primarily because of the higher than anticipated base level of mineral deposit contours following extraction.
- 2.8 The applicant also states that it has erected a sand martin nesting face in liaison with the Hampshire Wildlife Trust on the north eastern edge of the site lake but needs to secure retrospective planning permission for the structure by way of this application.
- 2.9 The applicant highlights that this application is independent of the recent extension of time granted for Area B and Area C until 2012. It also needs to be considered independently from the major quarry extension application (BDB/73759) to the south of Welshmans Road, being considered simultaneously.

### **3. Development plan**

- 3.1 DC1(Sustainable Minerals and Waste Development); DC3(Impact on Landscape and Townscape); DC6(Highways); DC7 (biodiversity), DC8(Pollution, health, quality of life and amenity), DC12 (Restoration and Aftercare); DC15(Sand and Gravel).

### **4. Consultations**

- 4.1 Councillor Chapman has requested that this application be determined at committee as local Parishioners have raised concerns about the extension of time for restoration especially in the knowledge that the committee are also considering the new quarry application at Benyons Inclosure to the south of Welshmans Road which will be processed at the existing Budds Firs plant site. There is a fear that work could commence on the new quarry if permission is granted and that Burnt Common will remain unrestored for a long period causing blight to local amenity.
- 4.2 Councillor Tucker shares the views of Councillor Chapman outlined above.
- 4.3 Basingstoke and Deane Borough Council - raises no objection to the application.

- 4.4 Environmental Health Basingstoke – has been consulted on the application.
- 4.5 West Berkshire District Council - raises no objection to the application.
- 4.6 Mortimer West End Parish Council- has been consulted on the application.
- 4.7 Newbury Town Council- has been consulted on the application.
- 4.8 Highway Authority - has been consulted on the application.
- 4.9 Rights of Way Manager - has been consulted on the application.
- 4.10 Environment Agency - has been consulted on the application.
- 4.11 Hampshire Wildlife Trust - has been consulted on the application.
- 4.12 The British Horse Society states that the complete restoration of the common should be undertaken as soon as possible with no added facilitation of the land for mineral workings or associated activities. The society adds that Burnt Common is a fuel allotment allotted to the church wardens and overseers of the poor and as such has a peculiar status on which it has asked the advice of DEFRA as to how fuel allotments are to be treated under the new legislation that is the Commons Act 2006.

## **5 Representations**

- 5.1 Four letters of objection have been received on the following grounds:
  - (i) Silt lagoons will take much longer than three years to settle and applicant left 'door open' for further extensions by acknowledging this is not an exact science.
  - (ii) Applicant has poor record of complying with end dates on planning permissions - a number of extensions of time and variations have been granted.
- 5.2 Objectors add that it is assumed that, as the site is on common land, the use of land by horse riders as well as walkers will be explored further and that permission was gained from Secretary of State for extraction to take place on common land.

## **6 Commentary**

- 6.1 The main issues raised by the proposal relate to potential impacts on nature conservation, landscape, hydrology, highways and amenity.
- 6.2 There is a need to restore this site as quickly as possible. Because of the very slight change in the base ground levels post extraction from what was originally proposed, the approved plans have to be varied.. It is noted that the amendments do not really alter the proportions of the heath land and

grassland already approved. Consequently, it is not considered there would be any adverse impact on biodiversity and there would still be the significant nature conservation enhancement as currently approved with the addition of the sand martin nesting face.

- 6.3 Similarly because of only minor nature of the changes, it is not considered there is any significant adverse hydrological, landscape or amenity impacts..
- 6.4 The applicant has constructed a sand martin nesting face on the site as it had discussed with the Hampshire Wildlife Trust but as this needs planning permission this is addressed retrospectively by way of this proposal. It is considered this would enhance biodiversity further on the site and that it does not have any significant landscape impact.
- 6.5 With regards highways, because mineral extraction at Burnt Common is completed the proposal is unlikely to cause any significant highway safety issues.
- 6.6 Objections have been raised about past extensions of time and compliance with past permissions. However the past variations have been considered by the County Council to be justified in planning terms and were considered unlikely to cause any significant adverse environmental impacts.
- 6.7 The assumptions made by public representation and the comments of the British Horse Society relating to common land are noted but the issue of common land is a land ownership issue and are matters for the beneficiary of planning permission to resolve directly with any relevant organisations if applicable. The applicant understands it complied at the time with all relevant legislation.
- 6.8 Taking into account all issues raised by the application it is considered on balance that permission for the development be granted subject to the existing site conditions being brought forward, and amended as appropriate.

## **7 Recommendation**

- 7.1 That permission be granted for Variation of conditions attached to Planning Permission BDB53439 to allow for the construction of additional silt disposal facilities (part retrospective) at Mortimer Quarry, Welshman's Road, Mortimer West End, RG7 4QD subject to the conditions listed in Integral Appendix B.

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<a href="http://www3.hants.gov.uk/mineralsandwaste/application-search-results.htm?search=yes&amp;appno=&amp;siteref=&amp;loc=mortimer&amp;prop=">http://www3.hants.gov.uk/mineralsandwaste/application-search-results.htm?search=yes&amp;appno=&amp;siteref=&amp;loc=mortimer&amp;prop=</a>	<u>Reference</u>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u>	<u>Date</u>	

**Section 100 D - Local Government Act 1972 - background documents**

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

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| <ul style="list-style-type: none"> <li>• BDB32190 ( granted 05.10.1995) sand and gravel extraction and processing. Burnt Common and Budds Firs, Welshmans Road, Mortimer West End, Basingstoke</li> <li>• BDB52346 ( granted 23.05.2003) Construction of additional silt pond, Budds Fir, Mortimer Quarry, Welshmans Road, Reading</li> <li>• BDB53439 ( granted 18.03.2003) Variation of existing quarry development to incorporate additional silt ponds Mortimer Quarry, Welshmans Road, Mortimer, West End, Reading</li> <li>• BDB/58692 19/04/2005 Sand &amp; gravel extraction from land east of Mortimer Quarry and Ramptons Lane, with lower level restoration to commercial and forestry &amp; heathland, Mortimer Quarry, Welshmans Road, Mortimer, West End</li> <li>• BDB/70626 03/08/2009 Variation of condition 8 of PP BDB/58692 to allow excavated material to be conveyed over Ramptons Lane, by dumper truck, Mortimer Quarry, Welshmans Road, Mortimer West End</li> <li>• BDB/73552 Variation of condition 2 of planning permission BDB/70626 to extend the time period for a further 2 years to 30 November 2012 at Budds Firs plant site and eastern extension area, Mortimer Quarry, Welshmans Road, Mortimer West End</li> <li>• BDB/73759 ( also being determined at this committee) – southerly extension to sand and gravel workings at Mortimer Quarry into land know as Benyon's Inclosure, with restoration to commercial forestry and biodiversity, a temporary conveyor gantry crossing of Welshman's road, retention of existing quarry plant site and associated development including construction of additional silt lagoons with restoration to commercial forestry and biodiversity, Mortimer Quarry, to the West of the Village of Mortimer West End, Adjacent to the C90 Welshman's Road, Mortimer West End, Basingstoke</li> </ul> | <p>Economy, Transport and Environment<br/>County Planning<br/>Elizabeth II Court West 1<br/>Winchester, SO23 8UD</p> |
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## CONDITIONS

### Time

1. The winning and working of minerals permitted by planning permission BDB32190 shall cease on or before eight years from the date of commencement (5 January 1998) and the area known as Burnt Common (land west of the existing hedge marked in dark green on approved plans B156r/89 and B156r/90 separating the site from Budds Firs plant area to the east) shall be finally restored by 30 November 2015 or such longer period as the Mineral Planning Authority may agree in writing. The land to the east of this hedgerow known as Budds Firs shall be restored by 30 November 2012 and in accordance with planning permission no. BDB/73552 granted 14 June 2011.

Reason: To comply with Schedule 5 of the Town and Country Planning Act 1990 and to minimise the duration of disturbance from the approved operations.

### Restriction of Permitted Development Rights

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no vehicular access other than that shown on the approved plans shall be formed to the site, without the prior approval of the Mineral Planning Authority.

Reason: In the interests of highway safety.

### Access

3. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent material being deposited on the highway.

Reason: In the interests of highway safety.

### Hours of Working

4. Except with the prior approval of the Mineral Planning Authority in writing, no operation authorised by this permission shall be carried out and plant shall not be operated other than during the following hours: between 0700 and 1900 Monday to Friday; 0800 and 1300 on Saturday. No such operations shall take place on Sunday or recognised public holidays.

Reason: In the interests of the amenity of the area.

### **Noise**

5. Noise from all operations on the site, including extracting, processing and haulage shall not exceed 52dB LAeq (one hour) (free field) at any noise sensitive premises.

Reason: To minimise the noise disturbance experienced by local residents.

### **Dust**

6. A scheme for the suppression of dust shall be submitted to the Mineral Planning Authority within one month of this permission. The measures shall be implemented upon approval of the scheme.

Reason: To safeguard the local environment.

### **Water Protection and Pollution**

7. The approved hydrological monitoring scheme shall be implemented for the duration of the development. Should monitoring reveal an adverse impact on local ground water levels then mitigating measures should be immediately submitted to the Mineral Planning Authority for approval and implemented immediately on receipt of the approval of the Mineral Planning Authority in writing.

Reason: To safeguard environmentally sensitive areas.

8. All tanks containing fuel shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110 percent of the tank's volume and any spillages from fill or draw pipes. The bund walls shall be built and subsequently maintained in a condition such as to satisfy this condition in respect of the reason stated.

Reason: To prevent pollution of water courses and ground water.

9. No water carrying any form of pollution shall at any time be allowed to flow or permeate into any adjacent land, watercourse, ground water resource; nor shall any solid material or litter at any time be allowed to overspill or be blown over any adjacent land.

Reason: In the interests or general amenity and to avoid environmental pollution to adjacent land.

10. In backfilling the settlement ponds the integrity of the aquitard separating the ground water associated with the Bagshot Beds from the ground water associated with the overlying plateau gravels shall be maintained. There shall be no direct tipping into the water.

Reason: To prevent pollution of water courses and ground water.

11. No refuse shall be burnt on site or deposited in any watercourse.

Reason: In the interests of the amenities of the area.

### **Importation of Material**

12. No materials from sources outside the site shall be introduced to the site for backfilling or for processing, or for use in the plant hereby approved, without the prior agreement of the Mineral Planning Authority in writing.

Reason: To minimise lorry traffic generation and the duration of disturbance from mineral extraction and processing.

### **Depth of Working**

13. No excavation shall take place to levels below the final working depth indicated on the approved drawing no. B156m/24c, and the Bagshot Beds shall not be disturbed except from obtaining silts and clays from the Upper Bagshot Beds, except for the purposes of obtaining sealing media for the protection of the ecologically sensitive areas and where required to form clean water and silting facilities (at locations to be agreed beforehand by the Mineral Planning Authority in writing).

Reason: To ensure that the final landform is in keeping with the locality and capable of a beneficial after-use.

14. The extraction and restoration of the site shall proceed in accordance with details shown on varied plans B156r/89 and B156r/90 dated May 2011, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To ensure that the site is satisfactorily restored.

### **Soil Stripping and Storage**

15. All topsoil, subsoil and overburden stripped prior to mineral extraction shall be stored separately and retained on site for use in site restoration.

Reason: To ensure that the site is satisfactorily restored.

### **Restoration, After-care and After-use**

16. No further restoration shall take place until a detailed methodology for the restoration of the site has been submitted to and approved by the Mineral Planning Authority.

Reason: To ensure satisfactory restoration of the site.

17. A detailed methodology for the restoration of the site shall be submitted to the Mineral Planning Authority within three months of the date of this permission. This methodology shall be additional to the approved restoration plan (drawing no. B156r/89 and B156r/90) and together they shall comprise the restoration scheme.

Reason: To ensure satisfactory restoration of the site.

18. The fencing around the areas of ecological importance to the south (Welshman's Pond) and the north of the site, as indicated on drawing no. B156r/89, shall be maintained for the duration of the operations around these areas.

Reason: To safeguard environmentally sensitive areas.

19. Planting indicated on the restoration scheme (B156r/89) shall be implemented within the first planting season following the restoration of the site.

Reason: In the interests of the amenity of the area.

20. The subsoil and topsoil shall be respread over the western part of the site to be restored to grassland (as indicated on drawing no. B156r/89) to an even depth as to follow the final contour of the land indicated on approved drawing no. B156r/89 and to permit natural surface drainage.

Reason: To ensure that the site is satisfactorily restored to pasture.

21. Following the resspreading, tining and scarifying of soils, the western area of land to be turned to grassland (as indicated on drawing no. B156r/89) shall be prepared to a state suitable for seeding by grading using a light bulldozer or tracked loader and by cultivation.

Reason: To facilitate proper restoration of the land.

22. An after-care scheme, requiring that such steps as may be necessary to bring those parts of the site to be restored for agriculture and nature conservation (indicated on drawing no. B156r/89) to the required standard for agriculture and nature conservation shall be submitted for the approval of the Mineral Planning Authority not later than six months from the date of this permission and before the final grading of the areas put aside for nature conservation, whichever is sooner. After-care shall commence as soon as each phase is restored to the satisfaction of the Mineral Planning Authority.

Reason: To ensure land restored to agriculture and nature conservation is correctly husbanded.

23. The submitted after-care scheme shall specify in outline the programme of after-care. The programme shall include provision for an annual site meeting to discuss the detailed steps necessary on the restored land.

Reason: To ensure land restored to agriculture is correctly husbanded.

24. Subject to Condition (22), after-care of the site shall be carried out in accordance with the after-care scheme as approved by the Mineral Planning Authority in writing.

Reason: To ensure land restored to agriculture is correctly husbanded.

25. No later than four weeks before each annual meeting referred to in Condition (23) above, a detailed scheme for the after-care of the restored land shall be submitted to the Mineral Planning Authority. No later than two weeks following the annual meeting a detailed scheme (revised as necessary following the annual meeting) shall be submitted for the approval of the Mineral Planning Authority.

Reason: To bring land to the standard required for agricultural use.

26. The overflow pipe linking the site with Benyon's Enclosure, south of Welshman's Road, shall be of sufficient size to accommodate gravity discharge after site restoration.

Reason: To avoid prolonged water logging of the site during the winter.

27. The central drainage ditch for the land restored to pasture shall be of adequate capacity for its catchment area. The ditch shall be carefully dug to an even gradient with sides gently sloping to avoid bank slippage. Where slippage occurs the section of the drainage ditch shall be re-excavated.

Reason: To ensure the satisfactory drainage and restoration of the site.

28. No later than 12 months from the cessation of all extraction or such other date as the Mineral Planning Authority may agree in writing that they are no longer required, whichever is the sooner, all plant and machinery, buildings, foundations, hardstandings and access roads no longer required in connection with the workings, restoration or future use of the site shall be removed from the site.

Reason: In the interests of the amenities of the area.

29. Prior to commencing restoration on the silt lagoon system, a scheme for the safeguarding of protected species, including reptiles, shall be submitted to the Mineral Planning Authority within three months of the date of this permission. On approval by the Mineral Planning Authority the scheme shall be implemented.

Reason: To protect the nature conservation value of the site.

### **Landscaping**

30. The trees and hedges on site which are to be retained shall be protected during the extraction and restoration by strict compliance with the requirements of the Mineral Planning Authority relating to their protection.

Reason: To ensure the enhancement of the development by the retention of natural features.

31. Planting indicated on the restoration scheme (B156r/89) shall be implemented within the first planting season following the restoration of the site.

Reason: In the interests of the amenity of the area.

32. No work shall take place within the crown spread of existing trees either underground or on the surface, including the storage of materials, excavating soil and fixed plant.

Reason: To protect the health and stability of the trees to be retained on site.

### **Footpaths**

33. Measures should be taken to ensure that Footpaths No. 1 and 2 are not in any way obstructed during operations.

Reason: In the interest of local amenity and public safety.

*Annexe to Reasons for Conditions  
(as required by Article 22 of the Town and Country Planning  
(General Procedure) Order 1995 – as amended)*

**Hampshire Minerals and Waste Core Strategy (Adopted 2007)**

**Policy DC3 – Impact on Landscape and Townscape**

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

**Policy DC6 – Highways**

Major mineral extractions, landfills and ‘strategic’ recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or route to the minerals and waste lorry route as illustrated on the Key Diagram.

In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether these could be carried out satisfactorily without causing unacceptable environmental impact.

**DC7 – Biodiversity**

Minerals and waste developments will only be permitted if due regard is given to the likely effects of the proposed development on biodiversity and, where possible, proposals should conserve and enhance biodiversity. Development likely to adversely impact upon ‘regionally or locally designated sites or protected species’ – designated in adopted Local Plans or Local Development Frameworks – (including Sites of Importance for Nature Conservation (SINCs), Species of Principal Importance for Biodiversity, Regionally Important Geological Sites and Local Nature Reserves) shall only be permitted if the merits of development outweigh the likely impact.

**Policy DC8 – Pollution, health, quality of life and amenity**

Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

### **Policy DC12 – Restoration and Aftercare**

Minerals extraction, landfill and other appropriate developments will not be permitted unless there is satisfactory provision for the restoration of the site, within a reasonable timescale, for an after use consistent with the general planning objectives of the area.

The restoration and aftercare of sites should seek to meet two or more of the following planning objectives:

- a. Improving public access to the countryside, including public access for disabled people and recreation;
- b. Use for management of water resources and/or flooding management;
- c. The improvement of biodiversity;
- d. Use as back-up grazing;
- e. Return to agriculture, forestry or other 'open' use recreational facilities

### **Policy DC15 – Sand and Gravel**

Sand and gravel extraction will be permitted, provided the site:

- a. Is identified for sand and gravel extraction in the Hampshire Minerals Plan or pending its adoption, is within the Mineral Resource Area shown on the Key Diagram, or
- b. The proposed development involves a small-scale extension to or deepening of an active sand and gravel extraction site, and
- c. Hampshire's landbank indicates there is a need for sand and gravel which cannot reasonably be met from identified sites and locations and it can be shown that working such land would be equally acceptable to working within an identified site or location, and
- d. Is not within or would not have an unacceptable impact upon the New Forest National Park, the proposed South Downs National Park or Areas of Outstanding Natural Beauty, and
- e. The proposal include restoration opportunities for increasing biodiversity or access to public open space, or help to meet other planning objectives, and
- f. Where necessary, proposals for landscaping and planting (prior to operation) are included, and
- g. Is close to, and with good access to, the minerals and waste lorry route illustrated on the Key Diagram.