

INTRODUCTION

- 17.1 A planning application is being submitted by Waste Recycling Limited to reclaim land associated with the former Annesley Bentinck Mine, known colloquially as the Bentinck Tip and Void. The Bentinck site lies between Park Lane (B6018) to the north and Salmon Lane to the south, some 2km south-west of Kirkby in Ashfield, within the administrative areas of the District of Ashfield and the County of Nottinghamshire.
- 17.2 The application site has been the subject of both opencast coal extraction and infilling with colliery wastes. Tipping of both solid and slurry colliery wastes has been concentrated within the northern section of the application site, with the southern void being sold by the Coal Authority for restoration by landfill. The Annesley-Bentinck Colliery closed in c. 2000, leaving an extensive area of derelict land. The current levels within the site are below the approved contours.
- 17.3 The closure of the colliery has limited the restoration possibilities for the site, which has been accepted in the Adopted Waste Local Plan. The issues at Bentinck are covered in paragraphs 10.39 to 10.56, together with Policy W10.4. Through the Waste Local Plan policy, the Council has indicated that the way forward for the Bentinck site is to produce a comprehensive scheme addressing the overall reclamation of both the Tip and the Void.
- 17.4 The proposed development seeks to address the requirements of the Adopted Waste Local Plan. The development proposals have also been formulated in accordance with the guidelines set out in the scheme¹ prepared by Bowman Planton Associates on behalf of Nottinghamshire County Council.

THE ENVIRONMENTAL STATEMENT AND SCOPING

- 17.5 The nature of the proposed development is such that the planning application is accompanied by an Environmental Statement (ES), the purpose of which is to report the findings of the Environmental Impact Assessment (EIA) of the proposed development. In addition to undertaking new assessment work, the EIA has reviewed earlier Environmental Statements prepared by Terry Adams Limited and Midland Mining Limited. The ES has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
- 17.6 A formal scoping exercise has been conducted as part of the EIA process. The depth in which the various assessments have been conducted are based on SLR's extensive experience of similar projects, together with the

¹ "Restoration Assessment for Bentinck Tip and Void" Bowman Planton Associates August 2000

NON TECHNICAL SUMMARY 17

scoping opinion issued by Nottinghamshire County Council on 17 November 2004.

- 17.7 The EIA work has been carried out by SLR Consulting Limited, a leading consultancy to the waste management industry and its regulators. As part of the EIA, SLR has referred to a number of technical reports prepared for Terry Adams Limited and Midland Mining limited.

THE APPLICANT

- 17.8 Waste Recycling Limited is one of the UK's leading waste management companies and handles in excess of 15 million tonnes of household, commercial and industrial waste each year. Around 50% of Waste Recycling's business is accounted for by waste management contracts with around 70 local authorities across England, Scotland and Wales. Information on the Waste Recycling can be found on their website at <http://www.wrg.co.uk>

THE SITE AND ITS SETTING

- 17.9 The application site is situated between the settlements of Selston to the west and Annesley Woodhouse/Kirkby Woodhouse to the east, with the B6018 Park Lane lying to the north and Salmon Lane to the south. Both Mansfield and Kirkby in Ashfield lie to the north-east at distances of around 9km and 2km respectively.
- 17.10 The application site extends to some 158 ha, and comprises the former Bentinck Colliery Tip situated to the south of Park Lane, the Bentinck Void, located to the north of Salmon Lane, and a strip of land lying adjacent to the M1 within which the proposed access road would be constructed. The Void itself comprises some 26 ha (be it that not all of this area would be landfilled), whilst the Tip and corridor for the access road comprise 88 ha and 12.5 ha respectively. The remaining areas of the application site comprise peripheral parcels of land which would not be developed, save for the proposed landscaping works to provide the transition between the reclamation works and the surrounding landscape.

DEVELOPMENT PROPOSALS

- 17.11 The development proposals seek to reclaim the Bentinck site to an acceptable landform, consistent with the character of that surrounding the site, at the earliest opportunity using a combination of imported inert and non-hazardous wastes, together with compost matured on site within a dedicated facility. To achieve this aim, the development comprises several distinct elements, which are interrelated through the delivery of a common objective. These elements are:
- reclamation of the Bentinck Tip over a ten year period with around 1.5 Mm³ of imported inert materials and compost; the latter would be

imported from an off-site composting facilities and matured on site. Imported inert materials would be sourced from site clearance works. This material would be screened using mobile plant to separate out any stone, brick and concrete *etc* from the soils/soil forming materials. Any screened stone *etc* would be crushed on site using mobile plant to produce secondary aggregates. In so doing, value is gained from the imported material, whilst removing any objects that may impede the restoration quality.

- importation of around 4Mm³ of non-hazardous waste materials over a ten to twelve year period sourced from the Mansfield/Ashfield and Greater Nottingham areas, together with south eastern Derbyshire. These wastes would be deposited in a full containment landfill which would be constructed in accordance with the requirements of the Landfill Regulations 2002. On the completion of filling in each phase the waste would be capped with an impermeable layer over which restoration soils would be placed.
- establishment of a compost maturation facility. This would comprise a drained concrete pad, upon which would be built a 'dutch barn' type building (*i.e.* an open sided structure). The imported compost would be placed in rows (termed windrows) within the building and periodically turned using specialised equipment. Once matured, the compost would be blended with other materials, such as colliery shale or imported soils/overburden, and used in the restoration layer.
- construction of a 7.3m wide access road, surfaced and drained, linking the landfill site with the A608 to the south so as to avoid the local highway network.

17.12 To support the reclamation works, ancillary developments would be required, including new office accommodation, welfare facilities, weighbridge infrastructure, garage/workshop, waste reception areas and environmental management infrastructure for leachate and landfill gas.

RESTORATION

17.13 The main aim of the restoration design is to produce a landform and land-uses which are wholly consistent with the surrounding landscape. The restoration design aims to restore currently disturbed areas of land to a mixture of lowland meadows and other species rich grassland, bounded by hedgerows and woodlands.

17.14 Drawing BC 3/13 illustrates the restoration scheme for Bentinck Tip and Void that has been used as part of the EIA process. It should be noted that the applicant is seeking the views of local residents as to the precise nature of the restoration scheme, including land use and management.

17.15 The main design objectives of the restoration proposals are as follows:

- Creation of a sympathetic landform that contains similar gradients and features to aid its assimilation into the adjacent landscape;

- Integration of restored land into the surrounding landscape through replication of local landscape features such as significant areas of woodlands and hedged field patterns, in order to mitigate potential landscape and visual impacts of the proposed development;
- Habitat creation to enhance the biodiversity and ecological diversification of the site and surrounding area, including approximately 35 hectares of significant large scale woodland, 27km of new hedgerows, 6 hectares of existing calcareous grassland/scrub and several ponds suitable for amphibians;
- The creation of approximately 75 hectares of lowland meadow to return Bentinck Void and Tip to an ecologically based scheme rather than intensive agricultural use and create a means of sustainable long term management; and
- The creation of public rights of way, through woodland, pasture and ecological habitats.

PLANNING CONTEXT

- 17.16 The application site has the benefit of extant planning permissions which permit the tipping of colliery wastes from the Annesley Bentinck mine. Under the approved scheme, the culvert which carries the Cuttail Brook would be extended and colliery wastes would be tipped to a height of 170m AOD.
- 17.17 The planning application will be determined in accordance with prevailing policies at national, regional and local level. National planning policies comprise a series of Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs), and a White Paper entitled “*Waste Strategy 2000*”. Local policies translate national strategic issues into site specific proposals through the Local Development Framework (previously known as the “Development Plan”) comprising the Regional Spatial Strategy, the Structure Plan and various local plans, including the Waste Local Plan.
- 17.18 In terms of land use planning constraints, the site does not directly impinge upon any archaeological, ecological designations of international, national importance. Consequently many sections of National and local guidance are not relevant. Part of the application site is designated as a Site of Importance for Nature Conservation and it is situated within the Derby-Nottingham green belt. It is also adjacent to two nationally designated ecological sites. Guidance contained in Planning Policy Guidance Note 2 “*Green Belts*” and Planning Policy Statement 9 “*Nature Conservation*” have been taken into account.
- 17.19 The Local Development Framework seeks to reconcile the development needs of society against safeguarding the environment and amenity of local communities. In so doing, it sets out a series of Policies which seek to guide developments in terms of acceptable limits and design, whilst

NON TECHNICAL SUMMARY 17

ensuring interests of archaeological, cultural heritage, ecological interest and importance are protected, and that the local amenity and environment of communities are not derogated through pollution to air, land or water. Moreover, through the Waste Local Plan, the application site has been designated though Policy W10.4 for landfill of inert and non-hazardous wastes.

- 17.20 Through the EIA process, it has been able to demonstrate that the development proposals would not conflict with the stated aims and policies of the Local Development Framework.

NEED ALTERNATIVES AND SUSTAINABILITY

Need

- 17.21 The need for the disposal of inert wastes within the former colliery Tip has been clearly identified in the Waste Local Plan, which has been rigorously tested through the Public Inquiry. It has been stated that the Tip is incapable of being satisfactorily reclaimed using indigenous material, largely due to geotechnical considerations. Accordingly, the principle of importing inert waste material has been accepted in policy terms, and thus there is not a requirement to demonstrate an overriding need for the proposals to tip inert wastes. In this respect, it is important to bear in mind that the materials are being imported as part of a reclamation scheme, and not as part of a landfill scheme.
- 17.22 The Waste Local Plan does not identify a long-term cumulative requirement for landfill capacity; rather it identifies the annual shortfall in capacity from around 2003 in the Greater Nottingham area, and from around 2007 in the Mansfield/Ashfield area following the closure of Sutton Landfill Site.
- 17.23 In September 2004 Nottinghamshire County Council published the first monitoring report of the WLP¹. This report looks at changes in legislation, policy guidance and waste management technologies since the Plan was prepared and examines the performance of individual policies to date. The report covers the four year period from January 2000 to December 2003. On page 3 the report summarises the situation with regard to shortfalls in waste disposal capacity as

“... Monitoring of the Plan and recent survey data has shown that these shortfalls are beginning to emerge and that the County faces significant shortfalls in these areas if the Bentinck scheme cannot be implemented. No alternative new sites have come forward and waste is being diverted to other existing, and in some cases, more remote sites. This will reduce their lifespan and increase the need to provide alternative local sites”

Alternatives

NON TECHNICAL SUMMARY 17

- 17.24 Alternatives to the development have been considered by the applicants during the EIA process. Given the key elements of the scheme, the alternatives that have been considered are:
- alternative waste management technologies or facilities to those proposed;
 - alternative sites; and
 - alternative patterns of development.
- 17.25 In relation to alternative technologies, few options are available. Whilst there are clear policies to divert waste from landfill, the nature of the wastes, being a residue from a recovery processes, again limit the options for its management. Landfill design, construction and operation are highly regulated procedures which are controlled by the Environment Agency under a PPC permit.
- 17.26 For alternative sites, the Waste Local Plan sets out at paragraphs 10.22 *et seq* the options considered by the County Council for meeting the shortfall in void capacity for inert and non-hazardous waste streams. This included using existing mineral workings (Gunthorpe and Bestwood No 1); future mineral voids (Gunthorpe); new opencast coal sites; and unreclaimed colliery tips, such as the application site. The 2003 Monitoring Report has reviewed this assessment of alternatives concluding that the findings of the Waste Local Plan are still valid.
- 17.27 In the context of the plan-led system, and in the absence of any alternative sites coming forward, or any other material change in circumstance arising since the adoption of the Waste Local Plan, it can be concluded that there is no alternative more appropriate than Bentinck Void to satisfy the acknowledged need for new non hazardous landfill capacity.
- 17.28 Finally, the locational requirements for landfill sites are similarly limited due to the need to minimise any environmental impacts. The EA has issued guidance which seeks to direct the location of landfills away from major aquifers (and in some cases minor aquifers), which are important sources of drinking water supplies.

Sustainability

- 17.29 Sustainability (formerly referred to as “BPEO”) has been considered as part of the EIA process. It should be noted that BPEO is a strategic tool aimed at determining the appropriate mix of waste management facilities for a particular area, and is not intended to be site specific. However, it is important that waste related developments accord with the BPEO.
- 17.30 The EIA has considered sustainability in relation to:
- regional and local policy;
 - the waste hierarchy;
 - the proximity principle and self sufficiency;
 - recycling targets;
 - alternative options; and
 - site design and environmental protection.
- 17.31 For each of these aspects, the development proposals have been found to sit comfortably and conform with general guidance.

GEOLOGY, GROUND CONDITIONS AND SOILS

- 17.32 The geology, ground conditions and soil resources at the application site have been assessed with reference to all currently available relevant information. In addition, survey work has been undertaken to consider the soil resources that would be affected though the construction of the access road.
- 17.33 The application site is situated within the Middle Coal Measures, which have previously been mined using both opencast and deep mining methods. The Coal Measures are overlain by Glacial Sands and Gravels in the south-west of the application area and by the Permian Marl in the east of the application site. There is a substantial thickness of Made Ground across the application site and in particular surrounding the southern void and the northern tip.
- 17.34 Having regard to the Agricultural Land Classification system, survey work has identified the soil quality in the area of the access road to be predominantly Grade 3b (60%), with around 38% Grade 3a and just under 2% being Grade 2. (Grade 2 being of a higher quality than Grade 3a, and 3a is of a higher quality than 3b).
- 17.35 The potential impacts of the proposed development upon the geological environment and soil resources have been identified and assessed, and where appropriate, mitigation measures have been accommodated into the design of the development.

NON TECHNICAL SUMMARY 17

- 17.36 Overall, it is concluded that, with respect to the geological environment, there are no significant residual impacts of the development after consideration of the identified mitigation measures.

HYDROLOGY AND HYDROGEOLOGY

- 17.37 The surface and groundwater regimes at the site have been assessed with reference to information held by the Environment Agency, Local Authorities and others, and by the consideration of site specific investigation and monitoring data.
- 17.38 The Middle Coal Measures (within which the site is situated) is considered a Minor Aquifer and the Permian Marl is a Non-Aquifer. There is a substantial thickness of low permeability Made Ground across the application site, in particular surrounding and underlying the southern void and the northern tip. Glacial Sand and Gravel is also located within the site boundary.
- 17.39 No licensed or unlicensed abstractions have been identified within close proximity to the application site.
- 17.40 The Cuttail Brook runs through the application site and requires engineering measures to reinstate its course so that it no longer floods the Void. These measures have been designed to cause minimal impact to surface water flow, quality and potential for flooding in accordance with recommended guidance.
- 17.41 The potential impacts of the proposed development upon the water environment have been identified and assessed, and where appropriate, mitigation measures have been accommodated into the design of the development.
- 17.42 In order to ensure that the landfill does not result in groundwater pollution the site would be managed under engineered containment, with active management of leachate and groundwater levels. The deposition of waste would only take place once a PPC permit had been obtained. As part of this process the detailed specification of the landfill lining system would be agreed with the Environment Agency in order to ensure that the site complied with both the Landfill and the Groundwater Regulations.
- 17.43 The proposed development has the potential to impact on the surface water flow regime by affecting the runoff characteristics of the site. Mitigation, such as Sustainable Drainage Systems techniques, would be used to control discharges from the site.
- 17.44 Overall, it is concluded that, with respect to the water environment, there are no significant residual impacts of the development after consideration of the identified mitigation measures.

AIR QUALITY

- 17.45 An assessment has been made of the potential air quality impacts associated with the proposed development. The assessment considered the proposed infilling of the Tip and Void and the establishment of a compost maturation facility with regard to potential dust, odour, bio aerosols and traffic emissions.
- 17.46 Dust nuisance at the closest receptors from the proposed compost maturation facility would be very unlikely to occur due to the natural screening, sealing of the haul roads and the separation distances between receptors and the source of dust.
- 17.47 Good management of activities, the low frequency of unfavourable winds and the relatively large separation distances to the sensitive receptors mean that activities associated with the inert infilling of the tip are unlikely to result in a dust nuisance at any of the receptors identified within the report.
- 17.48 Croft Cottage would towards the latter phases of the development be relatively close activities associated with the infilling of the Void, and experiences a relatively high frequency of unfavourable winds. However, effective site management and the implementation of the identified mitigation measures would ensure that a dust nuisance is unlikely to be experienced at this receptor.
- 17.49 Monitoring of particulates would allow effective assessment of mitigation measures in place and would assist with implementing good site management practices.
- 17.50 The quantitative odour modelling identified that Croft Cottage has the greatest risk of exceeding the limit criterion set out for odour. However, the application of best available techniques and appropriate mitigation measures would ensure that this risk is minimal.
- 17.51 The good management of activities with the potential to generate bio aerosols combined with adequate separation distances from the potential sources to the sensitive receptors would ensure that levels experienced by all receptors would be no greater than expected background concentrations. The mushroom farm, which is potentially very sensitive to raised bio aerosol levels, is over 250m from any sources of bio aerosols and therefore levels would be expected to no higher than background concentrations, even without the implementation of on site mitigation measures.
- 17.52 The design, operation and monitoring of the gas management system would be regulated to ensure that the impact of landfill gas on off site receptors is minimal. Evidence of potential health effects associated with living near to landfill sites is inconclusive as the recent study was not able to separate the potential effect of the landfill from other confounding factors.

NON TECHNICAL SUMMARY 17

- 17.53 The impact of traffic associated with the proposed development would result in a very minor increase in fine particle emissions and nitrogen dioxide levels with the Air Quality Strategy Objectives being met for these pollutants.

AMENITY

- 17.54 An assessment of the potential effects of the proposed developments on local amenity has been carried out and has involved consideration of the effects of;
- Litter;
 - Vermin and Pest; and
 - Birds.
- 17.55 It is considered that, with standard procedures associated with good landfill practice, the amenity effects of the landfill could be managed satisfactorily. In particular, controls over these amenity effects would be key issues in the PPC permit that would govern the way in which the landfill would be managed which would be set out in the environmental management system for the site.

NOISE

- 17.56 The noise assessment has used measurements of background noise levels around the site taken in 1997, 2002 and 2005, and has made a series of noise level predictions based in accordance with British Standards and national guidelines for minerals and waste developments. The predictions have been made to determine worst case noise levels during the development at properties surrounding the site.
- 17.57 All of the predicted noise levels refer to worst case scenarios, when operations are undertaken at their closest distances to the sensitive properties and therefore when they would have the greatest influence on the noise levels at these locations. However, these worst case noise levels may only last intermittently for a few days or even a few hours throughout the envisaged working life of the proposed development.
- 17.58 The predictions show that, with the exception of one instance, noise levels from the various phases and aspects of the development would be within accepted standards which allow some temporary operations such as the construction of screen mounds or the creation of permanent landforms to operate for short periods with higher noise levels than those appropriate for the majority of the site operations. Noise levels produced by lorry movements past Two Dales Farm would result in noise levels exceeding published guidance due to the movement of lorries on the access road, but would still be below the existing background noise levels at the property.

TRAFFIC AND TRANSPORT

- 17.59 An assessment of the impacts on the local road and transportation network as a result of the proposed development has been undertaken.
- 17.60 The proposed development would result in a marginal increase in baseline traffic levels on the A608. The increase is below Government and Highways Agency guidance thresholds. It is therefore concluded that the highway network would not be significantly affected in capacity terms by the proposed development.
- 17.61 Standard capacity tests have been undertaken on the proposed new junction with A608 and new access road. These tests demonstrate that the proposed junction would operate within capacity throughout the life of the development.
- 17.62 It is concluded that the additional traffic generated by the application site would not have an adverse environmental impact when taking into account any increase arising from the proposed development.
- 17.63 A study of the road traffic accident records within the vicinity of the site has been undertaken; it is considered that the relatively small levels of traffic arising from the development proposals would not have an adverse affect on the current accident levels.
- 17.64 A public footpath running between the A608 and Annesley Lane, crossing the M1, would be crossed by the proposed access road. At the intersection of the footpath and access road, a pedestrian crossing would be installed. A further footpath runs along the eastern boundary of the application site and then west along the southern boundary of the application site. The current alignment of this footpath is a diversion from the original alignment which crossed the Void, which is subject to a suspension order. Taking into consideration the mitigation measures proposed it is not considered that the public rights of way would be significantly affected.
- 17.65 In overall terms, it is concluded that the development proposals would have a minimal impact in terms of transportation, highways and public rights of way.

LANDSCAPE

- 17.66 A detailed landscape and visual assessment has been carried out, in accordance with guidance by the Landscape Institute, and has helped to refine the proposals to reduce their temporary visual impact and to ensure that the restoration landforms are in keeping with the wider landscape.
- 17.67 In addition to basing the landscape restoration scheme upon the findings within this landscape and visual assessment, there have also been a

NON TECHNICAL SUMMARY 17

number of existing appraisals which have informed the design process, In particular, care has been taken to address the landscape issues identified in the Nottinghamshire County Council Landscape Guidelines.

- 17.68 The application site is within the green belt and has within its boundary a Site of Importance for Nature Conservation. The site is also located adjacent to two Mature Landscape Areas and two Sites of Special Scientific Interest. However due to previous extraction, a majority of the application site consists of degraded land and is therefore of low sensitivity to the type of development which is proposed.
- 17.69 The application site is visible from a limited number of rights of way, residential properties and public highways to the north, east and south. At present these views are adversely affected by the exposed colliery spoil and the steep landforms, both of which are anomalous in the local context.
- 17.70 The development proposals would cause short term adverse landscape and visual impacts due to the establishment of the site infrastructure and the first phases of infilling on both the Tip and the Void. However, both developments have been designed so as to minimise landscape and visual impacts during operations, including the construction of screen bunds along the access road and the provision of a broad, landscaped screen bank, which constitutes the first phase of works on the Tip. Most significantly, both the Void and the Tip are progressively restored throughout the operational life of the site.
- 17.71 After final restoration, the entire site would be restored to an undulating landform with a mixture of agricultural and ecological after-uses including pasture, woodland and wetlands. This scheme would therefore result in significant landscape and visual benefits when compared with the existing landscape.

FLORA AND FAUNA

- 17.72 Though there are no statutory wildlife sites within the application site, there are however four Sites of Special Scientific Interest (SSSIs) within 2km of the application site. The closest of these to the application site is Bogs Farm Quarry SSSI, which lies adjacent to the western boundary and Annesley Woodhouse Quarry SSSI, which lies adjacent to the south-eastern boundary. Following a thorough assessment of impacts it is considered that neither of the adjacent sites, nor those over a kilometre distant, would be directly or indirectly impacted upon by the development proposals.
- 17.73 A response from Nottinghamshire Biological Records Centre confirmed that there are 72 sites of county importance within 2km of the application site. These areas are known as Sites of Importance for Nature Conservation (SINCs), or candidate SINCs (cSINCs) if they are identified to be of county importance but are not yet formally designated.

NON TECHNICAL SUMMARY 17

- 17.74 Bentinck Void SINC is a large site comprising the flooded void, several vegetated lagoons and extensive areas of naturally regenerating grasslands with a diverse flora. The site is also known to hold several protected species and a notable bird fauna. A significant part, amounting to 20 ha, of SINC designated land would be lost through the proposed development. Wharf Yard Bank SINC is also within the application area, although it remains undisturbed by the development proposals. Twelve other SINC sites lie within 200m of the proposed development site, although no impacts are predicted upon these sites as a result of the development.
- 17.75 Mitigation measures have been devised to minimise the potential impacts upon protected species that occur at the application site. Consultation with English Nature and Nottinghamshire Wildlife Trust has informed these proposals. With the implementation of the mitigation proposals, it is assessed that residual impacts upon protected species, *i.e.* great crested newt, water vole, reptiles and birds, would be negligible.
- 17.76 The residual effects of the proposed development are assessed as being of no greater than moderate negative significance following guidelines by IEEM. The restoration scheme proposed is considered to create a connected landscape of locally appropriate habitat types that would be of up to minor positive significance.

CULTURAL HERITAGE

- 17.77 Since the majority of the application site is subject to former mineral working and the disposal of colliery spoil, it is not anticipated that there would be any impacts on cultural or archaeological heritage. In this respect, much of the original surface soils and superficial deposits have been removed from the majority of the application site, with a substantial depth of material placed within the northern section of the application site. A small proportion of the application site (around 3.5 ha) which would be developed for the access road is undisturbed agricultural land.
- 17.78 A desk study has demonstrated that there are no remains with statutory protection, or of national significance, within the application site. The nearest statutorily protected site lies around 300m to the north of the proposed line of the access road. Similarly, neither the application site, nor a 250m zone around it, are affected by any listed buildings, conservation areas, Historic Parks and Gardens or Historic Battlefields. Three sites entered on the local Sites and Monuments Register lie within the application site: two relate to former coal workings, and have since been lost through the deposition of colliery spoil. The third relates to “shaft mounds” and lie within the proposed access road corridor.
- 17.79 In view of these previous finds a programme of geophysical survey work along the line of the access road, together with archaeological recording during the stripping of soils from the line of the access road would be agreed with the Local Planning Authority prior to development proceeding.

LAND USE

- 17.80 The majority of the application site is currently derelict, being previously used in connection with mining operations, and in particular the deposition of colliery spoil. The development proposals would not therefore result in a significant change of use.
- 17.81 The proposed access road would involve the loss of a small area of agricultural land, but this is not a significant part of an agricultural unit.
- 17.82 Without suitable mitigation, the operation of a landfill site could affect the agricultural quality of the land surrounding the site through the escape of landfill gas, leachate and uncontrolled surface water. However, with suitable mitigation, these impacts would be minimal. These impacts have been fully assessed and mitigation measures proposed.
- 17.83 A mushroom farm adjoins the application site to the south-west. Mushroom growing is carried out in a group of enclosed industrial/agricultural style buildings. Again, without suitable mitigation, the landfill proposal could have some impact on the mushroom farm. As with the adjoining agricultural land, with suitable mitigation it is considered that the impact upon the mushroom farm would be minimal.
- 17.84 Assessments have been undertaken as part of the EIA process, as summarised above, to consider the potential impact of the proposed development on residential areas and other surrounding land uses. Without exception, none has predicted a significant adverse impact that would prejudice the continued use of the surrounding land.

HUMAN BEINGS

- 17.85 The impact of the proposed development upon human beings has been considered in several sections of the ES, as summarised above. Given that the assessments have indicated that the development would take place without significant impacts, it is considered that there would be no significant population flows in or out of the area, nor would there be any excessive burden placed on local community services.