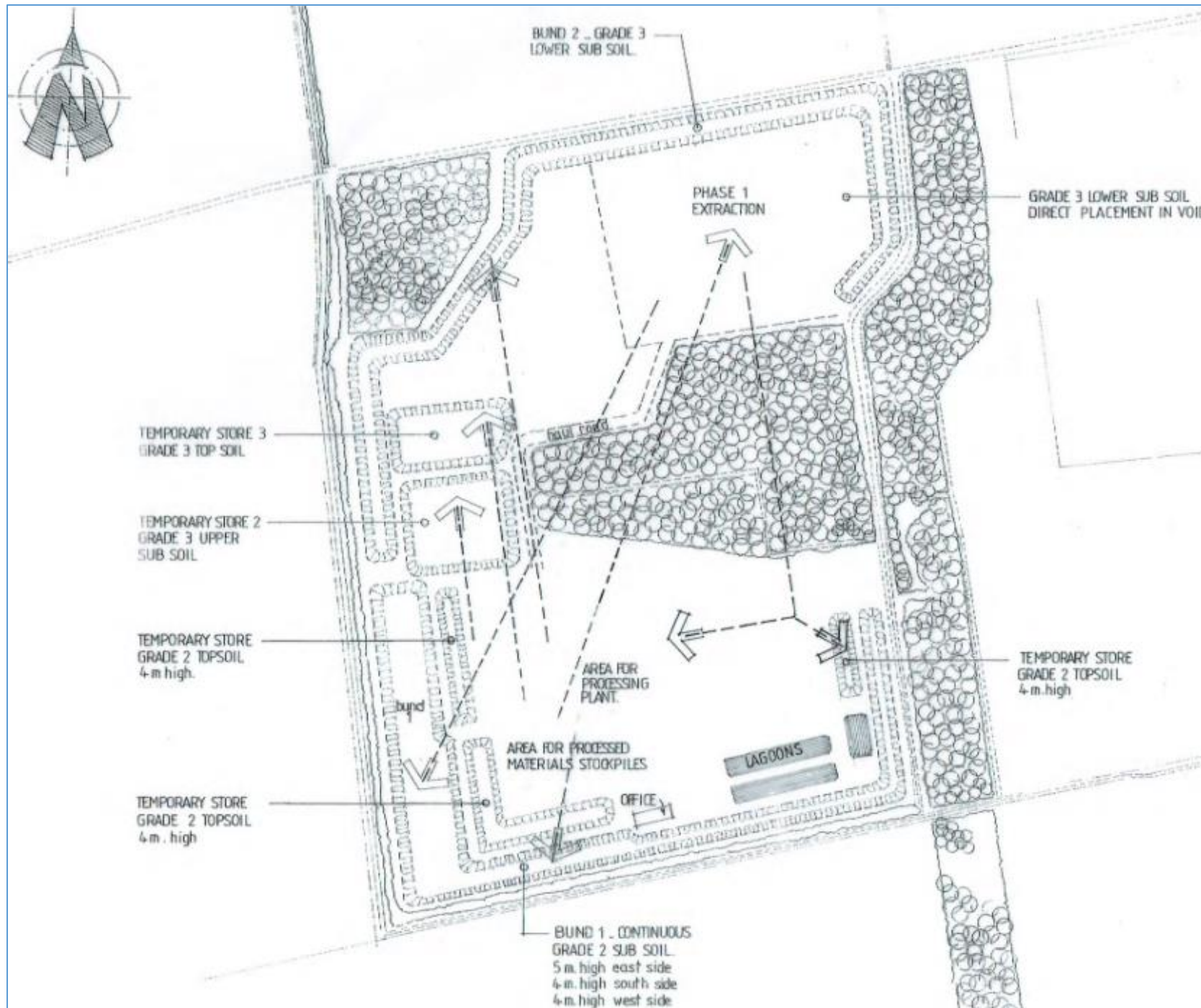
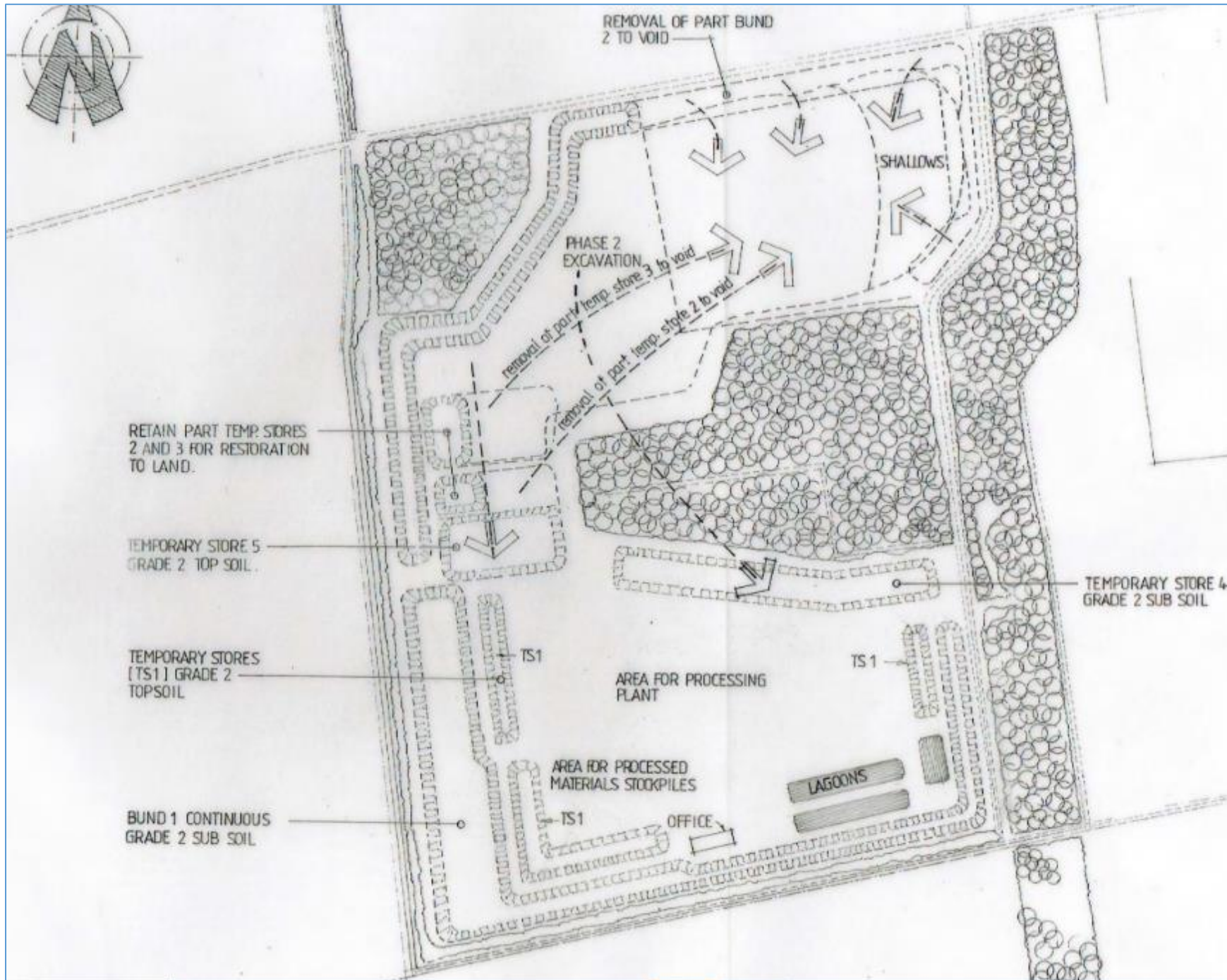


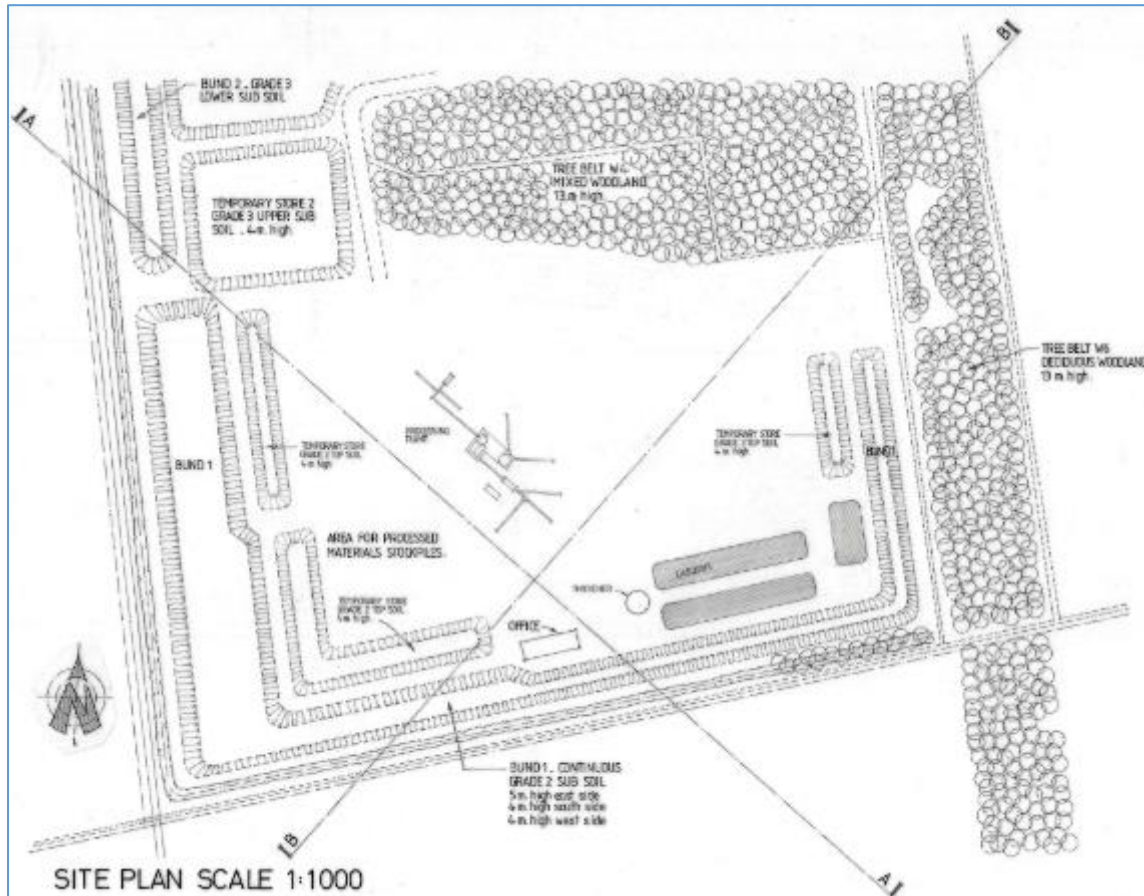
APPENDIX G
Site Plan
Phase One
(extract from
drwg ref. no.
CW RG 1615 8 A
dated July 2017)





APPENDIX H
Site Plan
Phase Two
 (extract from
 drwg ref. no.
 CW RG 1615 9 B
 dated July 2017)

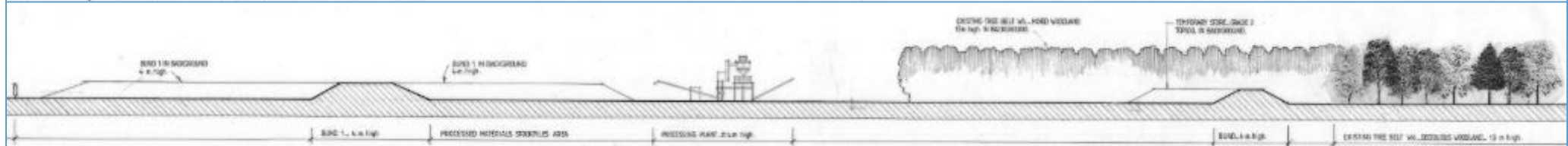
APPENDIX I
Cross-sections of
proposed plant area
(extract from
drwg ref. no.
CW RG 1615 18 B
dated June 2018



SITE PLAN SCALE 1:1000



SECTION/ ELEVATION ON A_A SCALE 1:500.



SECTION/ ELEVATION ON B_B SCALE 1:500

The scaling of this drawing cannot be assured



KEY



Existing tree belts



Existing hedgerow supplemented with infill planting where necessary



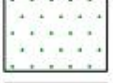
Proposed hedgerow



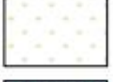
Proposed boundary screen planting 2.5m wide (native woodland planting with understorey mix)



Proposed alder/willow carr planting



Field restored to arable use



Proposed neutral grassland



Proposed shallow water with emergent aquatic planting



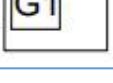
Proposed marginal aquatic planting



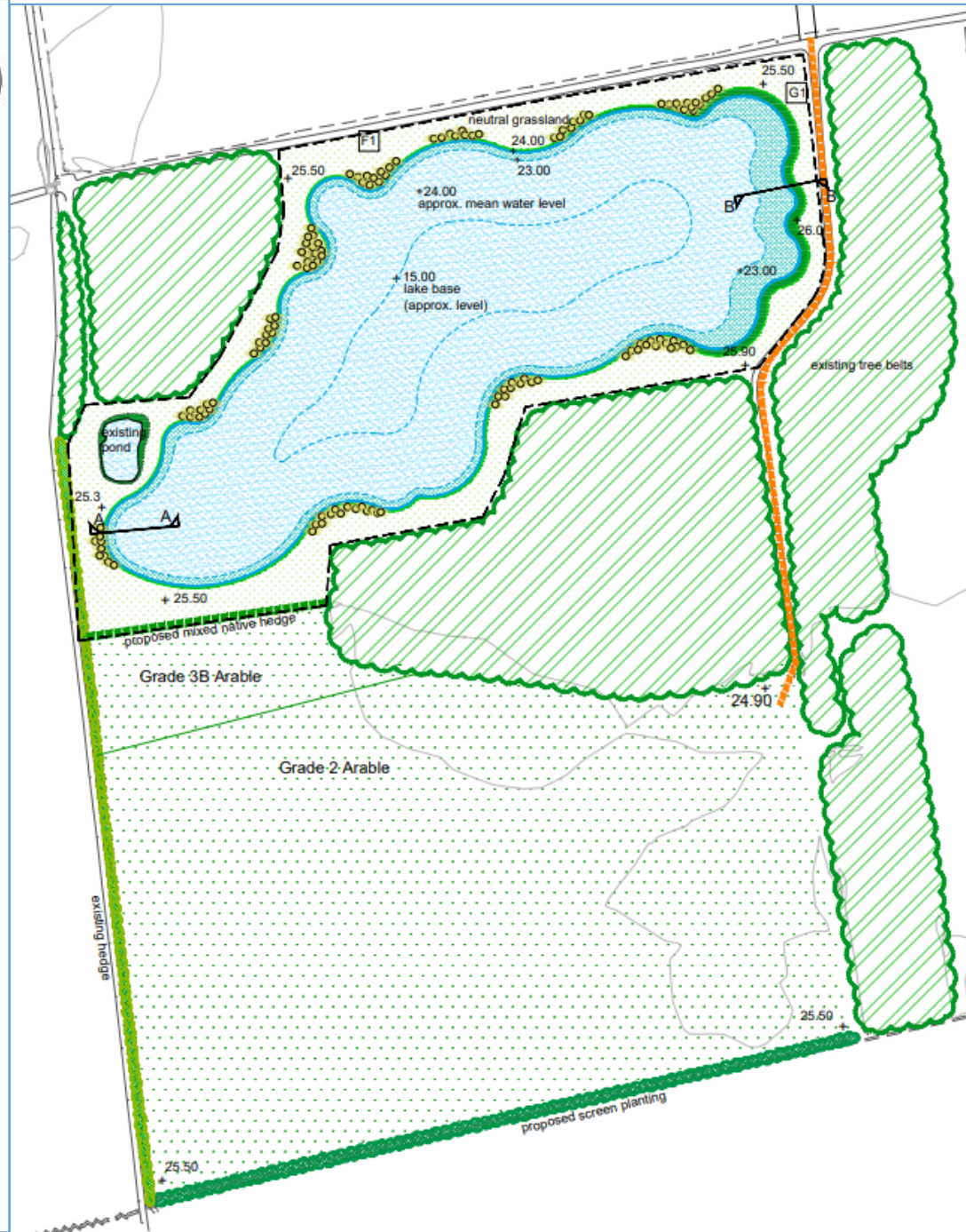
Existing access track to arable fields



Proposed stock proof fencing 0.9m high

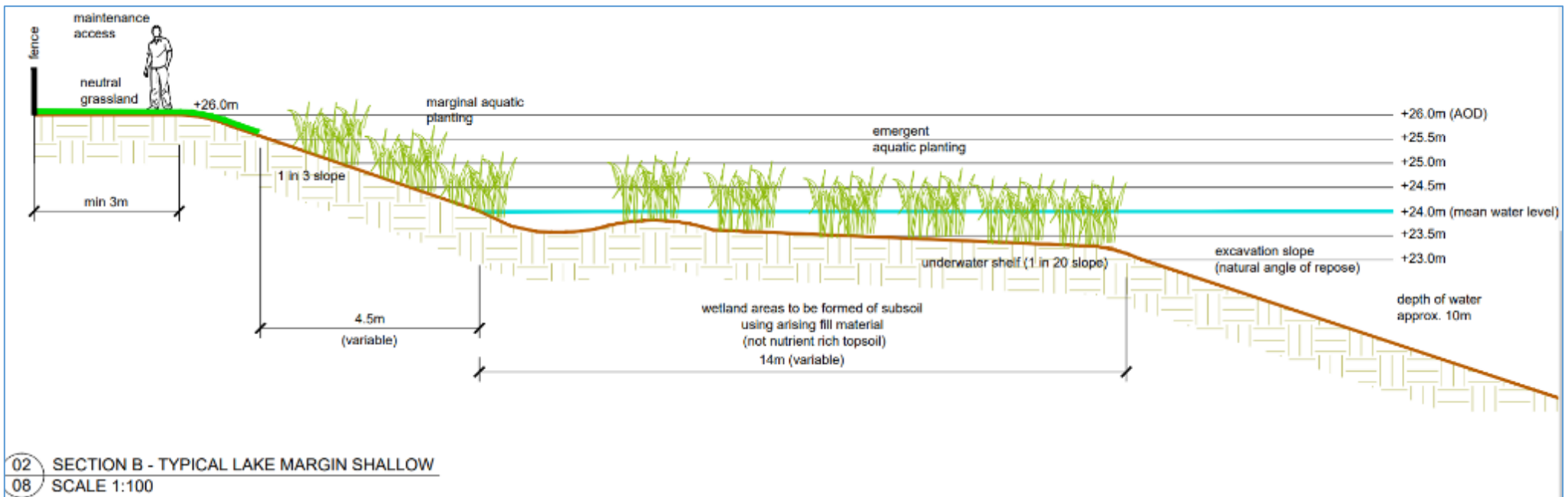
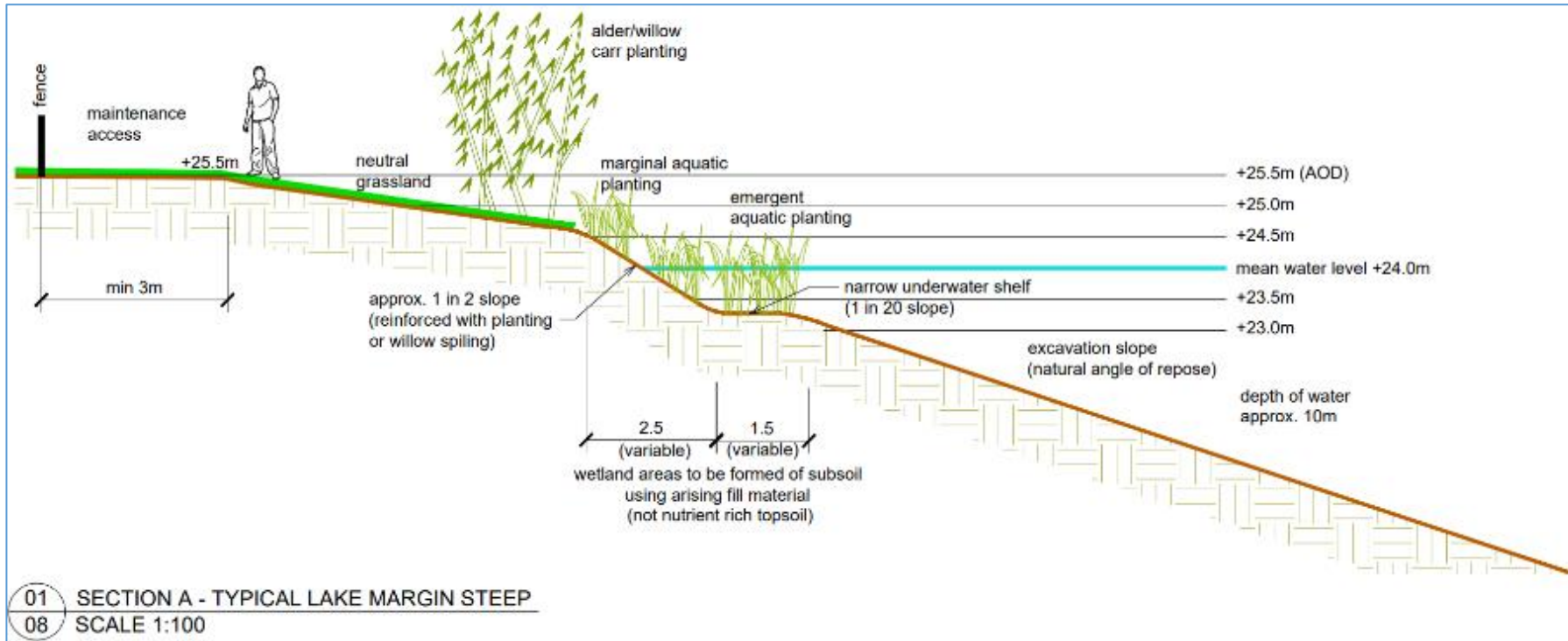


Proposed timber field gate 3m wide



**APPENDIX J
LANDSCAPE
STRATEGY
PLAN –
Post-restoration
(extract from
drwg ref. no.
CW RG 1615 11C
dated
09.07.18)**













APPENDIX K
Proposed
Illustrative
lake sections
(extract from
drwg ref. no.
CW RG 1615 12A
dated 15.06.17)



The scaling of this drawing cannot be assured



KEY

-  Existing tree belts
-  Existing hedgerow supplemented with infill planting where necessary
-  Proposed hedgerow
-  Proposed boundary screen planting 2.5m wide (native woodland planting with understorey mix)
-  Proposed alder/willow carr planting
-  Field restored to arable use
-  Proposed neutral grassland
-  Proposed shallow water with emergent aquatic planting
-  Proposed marginal aquatic planting
-  Existing access track to arable fields
-  Proposed stock proof fencing 0.9m high
-  Proposed timber field gate 3m wide



**APPENDIX L
LANDSCAPE
STRATEGY
PLAN –
Post-restoration
(extract from
drwg ref. no.
CW RG 1615 11C
dated
09.07.18)**

NPPF(2021) references:**Chapter 2: Achieving sustainable development****Paragraph 11**

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 3: Plan-making – strategic policies**Paragraph 20**

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for [inter alia]

- a) ...
- b) ... minerals ...;
- c) ...; and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Chapter 4: Decision-taking – determining applications**Paragraph 48**

Local planning authorities may give weight to relevant policies in plans according to:

- a) the stage of preparation of the plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the plan to this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Chapter 6: Building a strong, competitive economy**Paragraph 83**

Planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Chapter 9: Promoting sustainable transport**Paragraph 104**

Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) ...;
- c) ...;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) ...

Paragraph 111

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 12: Achieving well-designed places**Paragraph 130**

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 14: Meeting the challenge of climate change, flooding etc.**Paragraph 154**

New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design...

Chapter 15: Conserving and enhancing the natural environment

Paragraph 174

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) ...;
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) ...;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f)

Paragraph 185

Planning...decisions should...ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) ...; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Chapter 16: Conserving and enhancing the historic environment

Paragraph 194

...authorities...should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...Where a site ... includes, or has the potential to include, heritage assets with archaeological interest, ... authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Chapter 17: Facilitating the sustainable use of minerals

Paragraph 209

It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

Paragraph 211

When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In considering proposals for mineral extraction, minerals planning authorities should:

- a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks...;
 - b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
 - c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
 - d) ...;
 - e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions...;
 - f) ...; and
 - g)
- END.