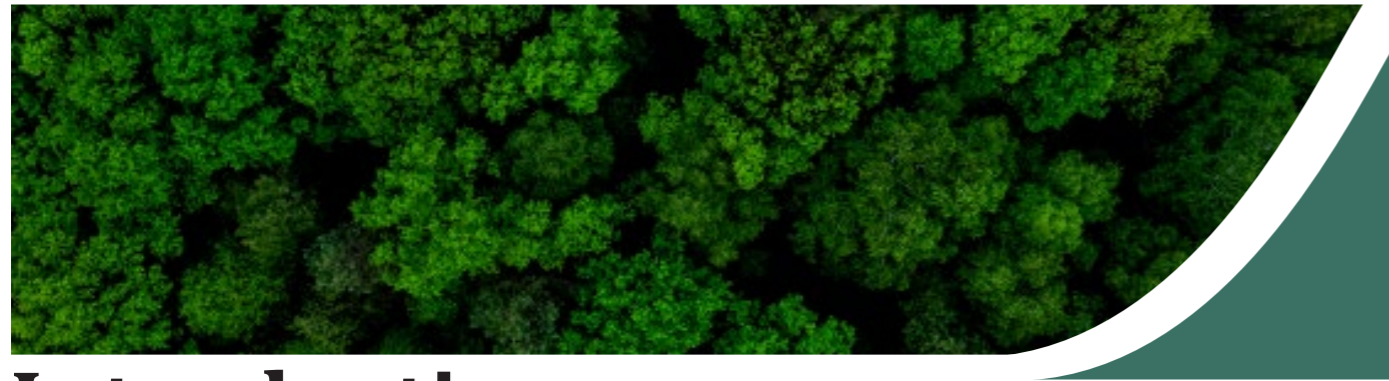


Retford Circular Economy Project



Non-Technical Summary



Introduction

This non-technical summary has been produced to provide new and updated information in support of the planning application (Reference:ES/4518) submitted in March 2023 by Lound Hive Limited, part of Hive Aggregates and the Hive Energy Group, for the extraction of pulverised fuel ash ('PFA') from former ash disposal lagoons located north of Retford and their progressive restoration - collectively referred to as the 'Proposed Development'.

The Proposed Development is also referred to as the 'Retford Circular Economy Project' ('RCEP'). The Proposed Development falls within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations') under Part 19 1.13 'Quarries [and open-cast mining] where the surface of the site exceeds 25 hectares', and therefore an Environmental Impact Assessment (EIA) was undertaken with the findings reported and submitted in the form of an Environmental Statement (ES).

As required by the EIA Regulations, the ES informed the reader of the nature of the Proposed Development, assessed any reasonable alternatives considered, and provided details of the measures proposed to protect the environment during site preparation, construction, operation, decommissioning, and restoration.

Following responses received as part of the post-submission consultation, and the receipt of a request for supplementary environmental information under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, changes have been made to the Proposed Development (hereby referred to as the Amended Proposed Development) which has resulted in a reassessment. The updated environmental assessments are reported in the Environmental Statement Addendum (ESA) comprising Volumes 1 (Main Chapters), Volume 2 (Plans and Figures) and Volume 3 (Technical Appendices). The environmental assessments that have been updated are included in Table 1:

Table 1, Updates to the Environmental Assessment within the ESA.

Volume 1/ Number	Title	Volume 3 Supporting Technical Appendices (TA)
7	Landscape and Visual Impact Assessment	
8	Ecology and Ornithology	8.4
9	Hydrology, Hydrogeology, and Flood Risk	9.1, 9.3
10	Ground Conditions and Contamination	10.1
12	Noise	12.1
13	Air Quality	13.6, 13.7
TA 3.2	Health Technical Note and Health Matrix	
TA 5.3	Outline Construction Management Plan	

The topics within the ESA that have not been updated are:

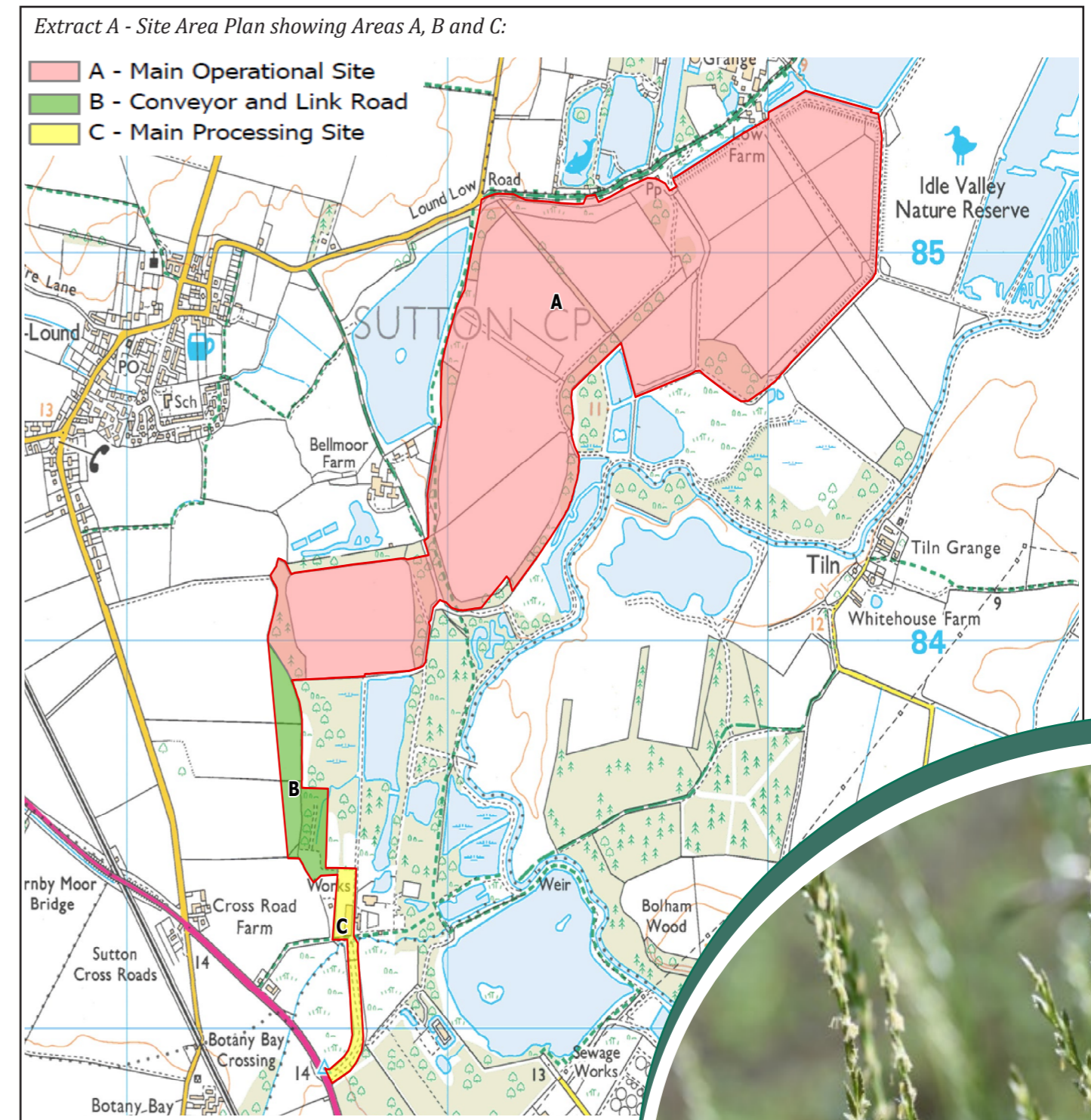
- Cultural Heritage and Archaeology (Chapter 11 in the ES) - The Amended Proposed Development would not break any additional ground than that detailed in the ES, and therefore there are no changes to the potential impacts on archaeology. Furthermore, the Amended Proposed Development is not considered to result in a change to the significance of effect on the setting of designated heritage assets as set out in the ES.
- Traffic and Transport (Chapter 14 in the ES) - Changes to the Proposed Development would not affect the traffic generated over and above that reported in the ES. Also, Nottinghamshire County Council Highways on 30/03/2023 raised no objection to the Proposed Development.
- Climate Change (Chapter 15 in the ES) - Changes to the Proposed Development would not substantially change the amount of PFA exported from the Site and consequently there would be no changes to the carbon balance.
- Sustainability (Chapter 16 in the ES) - The aims of the Proposed Development would remain unchanged with the extraction and exportation of PFA for the use of low carbon construction materials.

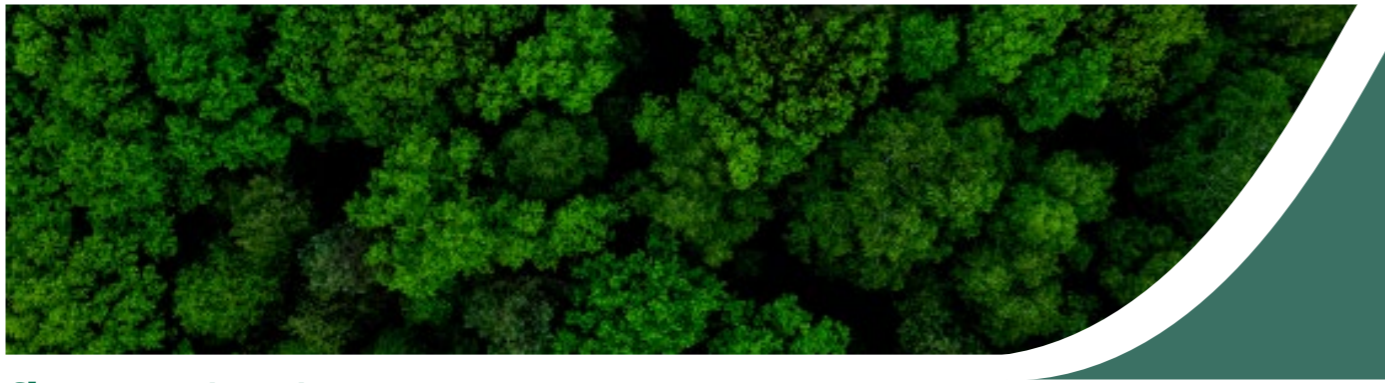
It is essential to review both documents (ES and ESA) together as not all the environmental effects as reported in the ES have changed as a result of the changes to the Proposed Development.

The main drivers of the changes were the following:

- Issues relating to dust, noise, and visual impact (Chapters 7, 12 and 13 in the ES) as a result of the proposed extractive and restoration processes within the High-Rise and Low-Rise areas within Area A. The scheme has now been amended to provide more clarity and detail, as well as provide more robust, clear, and detailed management and mitigation measures to control any potential impacts; and
- The loss of a small area of embankment from the Sutton and Lound Gravel Pits SSSI (SSSI) and the level of provision for Biodiversity Net Gain (BNG) reflected in the proposed restoration plan as provided within ES Volume 3 Appendix 8.5. This has now been revised to permanently retain the embankment avoiding any direct impacts on the SSSI and, in addition, further refinements to the Landscape Restoration to deliver greater ecological benefits, increased BNG, and high quality formal and permissive routes for recreation and public access to nature.

Extract A locates the Site Areas A, B and C.



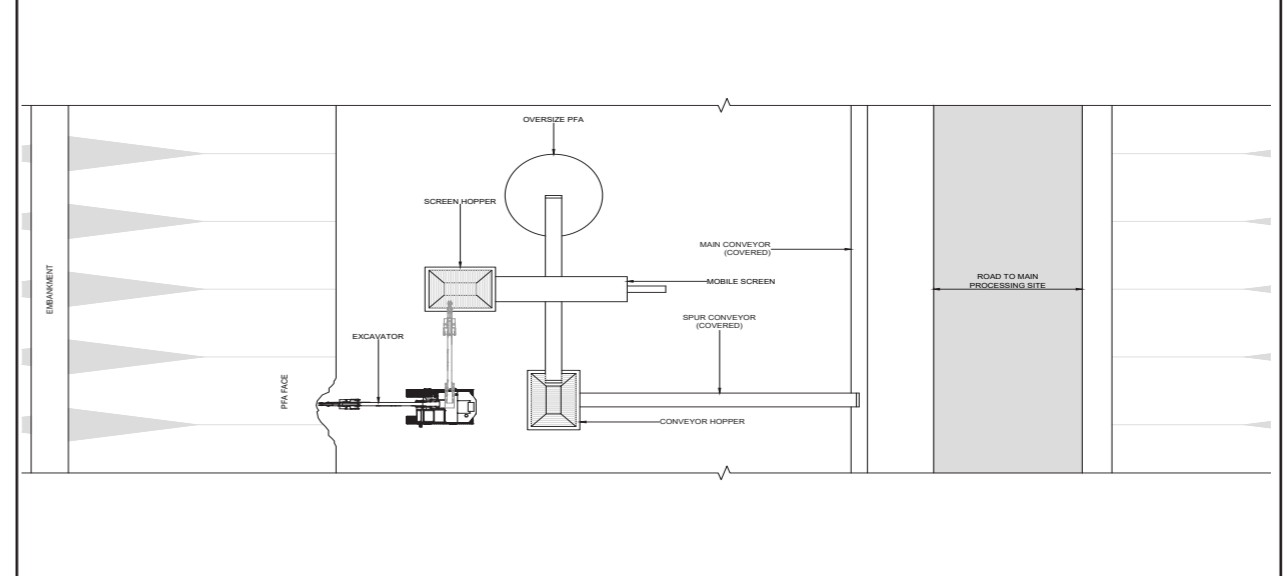


Changes to Area A

As described in ESA Volume 1, Chapter 5: Changes to the Proposed Development, Area A is the area where the PFA would be extracted, and then progressively restored. Changes to Area A in the Amended Proposed Development are as follows:

- Splitting areas for topsoil stripping into much smaller areas whereby each of the larger extraction phases would be worked in smaller 'micro-phases'. Each micro-phase would be around 0.5-1.0 ha in size (under 1% of Area A). The number of days where soil stripping would be required in close proximity to sensitive receptors would be limited as many of the micro-phases would not be close to sensitive receptors. It would also be possible to completely avoid stripping during adverse weather conditions (for example particularly windy or dry conditions), and to strip outside of key seasons for sensitive ecological receptors. The micro-phases also make managing potential environmental impacts much more straightforward, as active extraction activities are confined to one small area, i.e. around 1% of Area A.
- Changes to the sequence of extracting the PFA. The extraction process would start in HR P1 of the High-Rise and move in an easterly direction through Area A, with the maintenance road and covered conveyor extending progressively and at a lower level behind the lagoon embankments through the created void (See Extract C - Excavation Section Plans and Diagram 1). Key advantages with these changes are that the extraction activities would be wholly contained behind the substantial lagoon embankments, which would provide very significant screening of operations.
- Within the Low-Rise, the lagoon embankments are smaller, between 2 and 3 m high. Most of the Low-Rise however is located further away from the SSSI and does not border the SSSI other than for a small section of LR P2. The process of extracting the PFA would be similar to the activities in the High-Rise except that the lower sandstone embankments would be supplemented with combined temporary visual and acoustic screen fencing and/or 2 m high earth embankments along the northern and southern boundaries of the Low-Rise close to sensitive receptors. This mitigation would remain for the duration of the extraction process in the Low-Rise and would provide a combined height of approximately 5 m of screening (comprising the minimum 2 m extraction base and 3 m of fencing/bund) for sensitive receptors.
- The removal of semi fixed processing sites avoiding the requirement for remote processing area and taking activities away from the edge of the Site, including away from the Idle Valley Nature Reserve.
- The repositioning of the covered main conveyor away from the boundary of the Site and sensitive receptors, and provision of an adjustable spur conveyor to take the reception hopper as close as possible to the extraction face within the void at a lower level and behind the lagoon embankments, entirely screening extraction activities.
- No pumped dewatering of the extraction void. In the ES it was reported that groundwater would be drained to a sump within the base of the excavation and then pumped to settlement lagoons. This is no longer the case. Instead, the PFA would be worked 'wet'. This approach involves the use of a dredger and/or conventional plant (e.g. an excavator) and prevents adverse impacts on the levels of water bodies in the surrounding area, including within the SSSI.

Diagram 1 – Illustrative Section of PFA Extraction



Changes to Area B

No changes are proposed to Area B except for the addition of screening in the form of a seeded bund and slight amendments to the alignment of the conveyor corridor, and the effects as reported in the ES remain the same.

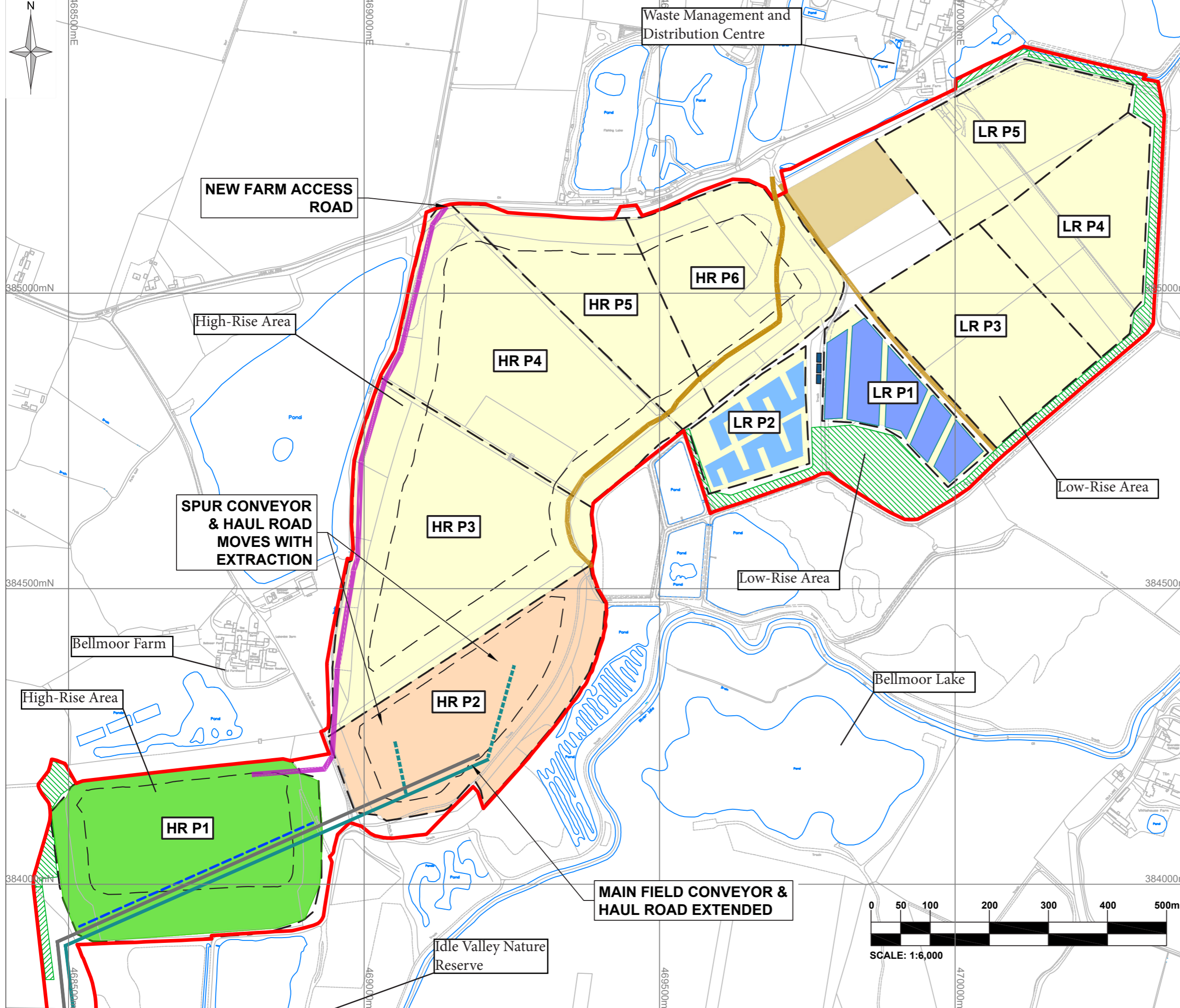
Changes to Area C

Area C is the Site Main Processing Area. Area C has been reconfigured to improve the effects of noise, air quality and visual impact. Key differences between the layout submitted in the planning application and the updated layout include:

- A reduction in the number of covered high efficiency drying lines, from ten to eight. These would include external ventilation using individual filters, stacks and condensers and their purpose to enable exhaust air to be dispersed efficiently, thereby protecting air quality. This ventilation system would also allow for all water vapour produced to be condensed for recycling on Site or disposal.
- The provision of an improved and more efficient vehicle circulation system, to enable HGVs to be weighed, filled and then weighed again in a one-way loop to maximise efficiency of vehicle movements. These changes have been introduced to limit the movement of material across the Site, condensing the area of noise generation and reducing the risks associated by contamination events.
- The storage silos have been repositioned closer to the adjacent third-party silos at the Bellmoor Industrial Estate to blend the new plant into the existing infrastructure more effectively

For other information relating to the processing of PFA, export to road, staffing and operational hours please refer to ES Volume 1, Chapter 5.





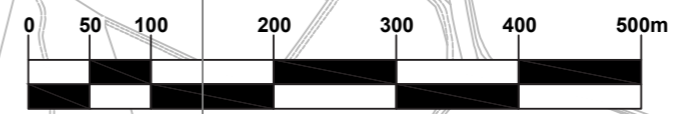
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- Site Boundary
 - Phase Boundary
 - Existing Ground
 - Proposed Excavation Phase
 - Proposed Restoration Phase
 - Filter Ponds (Indicative)
 - Soakaway (Indicative)
 - Soil / Overburden Storage Area
 - Advance Planting
 - Retained Woodland
 - Field Conveyor & Haul Road
 - Reinstated Drainage Ditch
 - Existing Access Road
 - New Farm Access Road



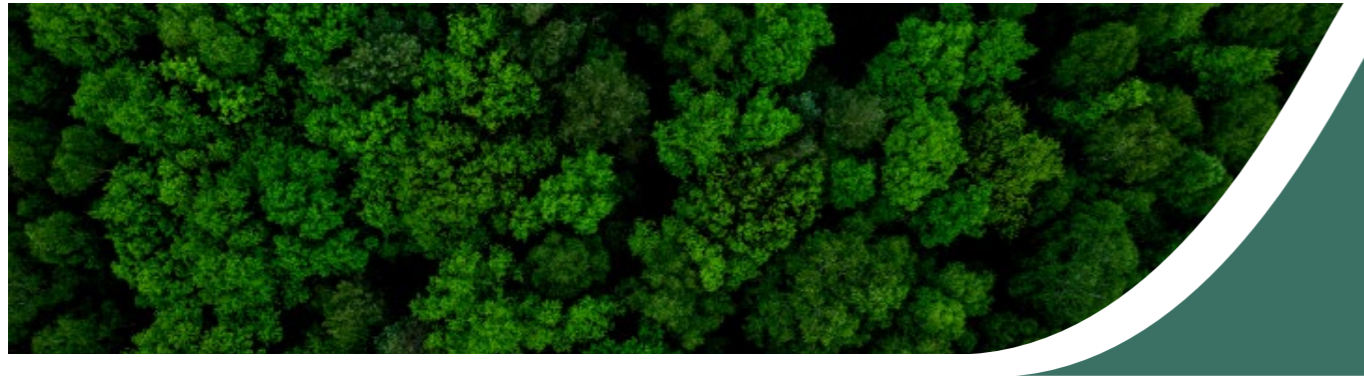
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Extract B - Updated Phasing Plan



SCALE: 1:6,000



Further Environmental Information

Following consultation, several comments were raised surrounding the environmental effects of the Proposed Development. Key issues were raised relating to dust, noise, and visual impact. To address these points, further assessment was completed for topics including landscape and visual impact, ecology and ornithology, hydrology, hydrogeology & flood risk, ground conditions and contamination, noise and air quality. It is important to note that the methodologies of the assessments remain the same as reported in the ES.

Landscape and Visual Impact Assessment

ESA Volume 1, Chapter 7: assesses the effects of the revised working and restoration scheme on the landscape character and visual impacts of sensitive receptors. The revised approach includes embedded mitigation measures that would notably reduce the landscape and visual effects of the Amended Proposed Development. Although residual significant effects are predicted on the landscape and visual amenity receptors, these would be reduced overall through the provision of targeted amenity bunding around the Site perimeter. This bunding would act as a screen to minimise the impact on sensitive receptors. Overall, the revised approach would reduce the impact of the Amended Proposed Development on the landscape and visual amenity receptors. Though some short-term residual effects may still be present, the beneficial effects of the proposed biodiversity-led restoration would provide significant landscape and ecological enhancement at both the Site level and for the wider landscape in the long-term.

Access

Existing footpaths would remain open throughout operation of the RCEP, aside from an envisaged small number of days to provide a conveyor crossing between HR P1 and HR P2. In consideration of feedback from the local community about the value of recreation in the area and the need for more countryside access, the Amended Proposed Development now includes a network of new permissive pathways and bridleways to provide increased access to the countryside.

Lighting

During the winter months (approximately four to six months of the year) lighting would be required within Area A at dawn and dusk, i.e. at the start and finish of the working day (7.00 to 19.00). The lighting would be to illuminate the extraction micro-phase at ground level moving deeper into the void as the PFA is extracted. The transferral of PFA to the Main Processing Site within Area C would be undertaken via the covered conveyor and it is envisaged that there would be no requirement for this to be lit.

The lighting would be fully downward directional lighting lenses to concentrate lighting directly onto the ground avoiding light spillage into the wider area. A Lighting Management Plan has been developed to limit any significant effects to nocturnal species. Overnight as a safety precaution, there may be a requirement to provide motion sensor security lighting.

Ecology and ornithology

ESA Volume 1, Chapter 8: includes assessment of the impacts of the Amended Proposed Development on species of ecological value. Consultation with Nottinghamshire County Council and the Nottinghamshire Wildlife Trust highlighted some potential impacts, this resulted in the decision to revise the methodology of the preliminary ecological appraisal and to revisit invertebrate and bat surveys.

The revised ecological assessment concludes that the magnitude of effect would be low, indicating that the Amended Proposed Development's impact on habitats would not be significant in terms of EIA Regulations. Restoring the habitat through progressive enhancements would benefit a wide range of species and mark a significant improvement from the current baseline habitat conditions.

Progressive Restoration:

One of the key aspects of the site restoration is the progressive nature of the works. After consultation with the Nottinghamshire Wildlife Trust, the restoration of the Site was brought forward to progressively follow the extraction and excavation activities, allowing the Site's environment to progressively improve. Progressively restored areas would also be protected through limiting vehicle movements and further by the mitigation measures proposed throughout the ESA.

Ecological Benefits of the Updated Restoration:

The assessment submitted with the original application reported the loss of 1.47 ha (0.46%) of the Sutton and Lound Gravel Pits SSSI. While this did not include valuable SSSI features, the Amended Proposed Development permanently retains the section of SSSI that overlaps with the Site. There are therefore no direct impacts on the SSSI. The restoration process would involve retaining a large section of the southern lagoon embankment and adding some wetter habitats into the restoration scheme in this area, such as wet woodland. The improved restoration scheme presented in the Amended Proposed Development would deliver a Biodiversity Net Gain of over 40%, which far exceeds policy requirements and would provide valuable habitats from an early stage in the project (after around four years).

There would also be an extensive 30-year aftercare period managed by a qualified steering group, to be secured by planning condition and/or legal agreement.

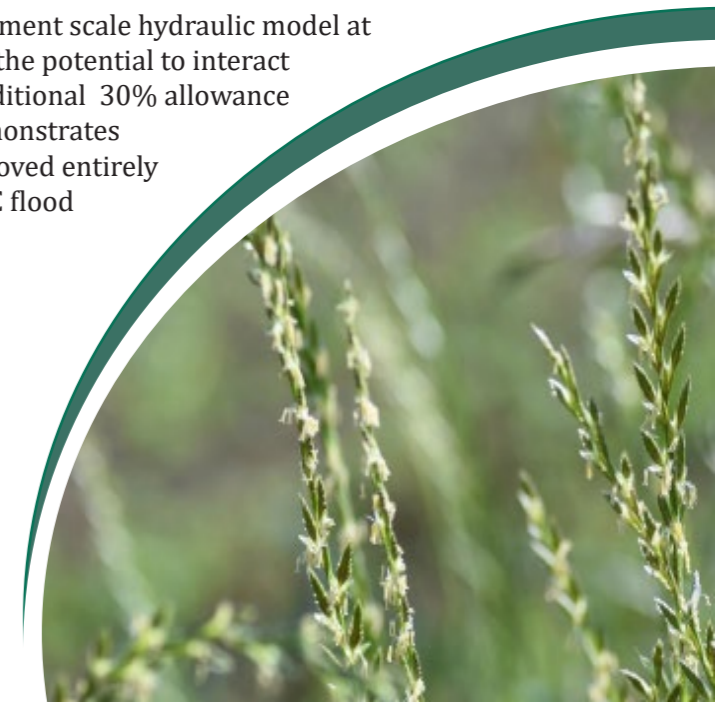
Hydrology, Hydrogeology and Flood Risk

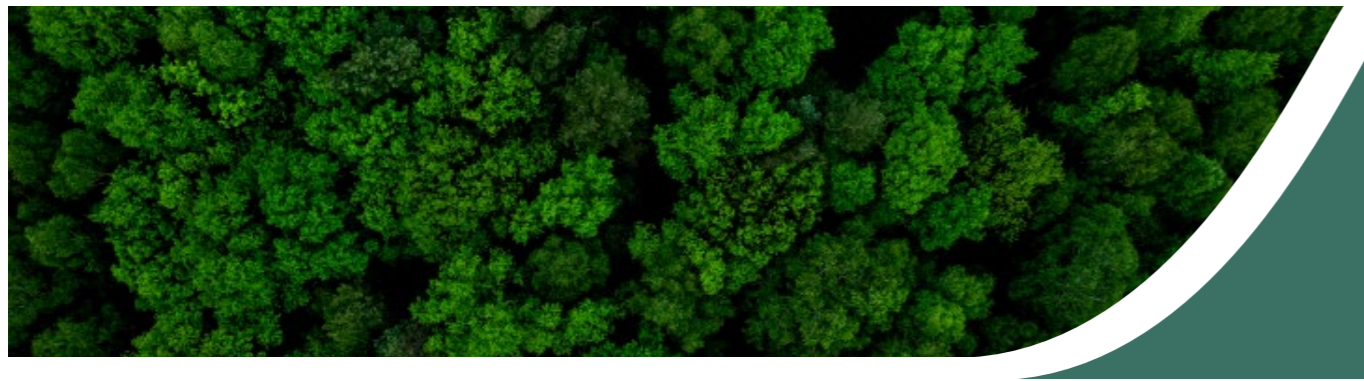
ESA Volume 1, Chapter 9: evaluates the effects of the changes to the Amended Proposed Development on hydrology, hydrogeology and flood risk. It is based on additional information to that presented in the ES submitted in March 2023, including the results of a further suite of laboratory testing, desktop analysis of the Environment Agency's updated catchment scale hydraulic model of the River Idle and its floodplain in the immediate vicinity of the Site.

It covers the proposed change in excavation methodology, and the provision for on-site water treatment, should this be required to treat condensate from the PFA drying process prior to discharge. The excavation of PFA below the water table would be undertaken 'wet', i.e. no pumped dewatering, to ensure that the water levels on-site are allowed to stabilise and be in equilibrium with the surrounding groundwater levels. Therefore, there would be no impact to the water levels in the Idle Valley Nature Reserve from the excavation of PFA.

A detailed desk analysis has been undertaken of the EA's catchment scale hydraulic model at the locations identified in the flood risk assessment as having the potential to interact with floodwater from the River Idle in a 1 in 100 year plus additional 30% allowance for Climate Change (CC) flood event. The desktop analysis demonstrates conclusively that even if the existing sandstone bunds are removed entirely there is no pathway for floodwater in a 1 in 100 year + 30% CC flood event to enter the Site, or to bypass the Site in the direction of residential properties.

In addition, it has been demonstrated that the Site does not hydraulically connect to the River Idle or its floodplain and does not alter the existing flow paths or introduce new flow paths for flood water to interact with residential properties.





Ground Conditions & Contamination

ESA Volume 1, Chapter 10: evaluates the effects of the Amended Proposed Development to ground conditions and contamination. PFA is a well characterised substance and is classified by the Environment Agency as a 'non-hazardous' waste. It is a residual solid material from the combustion of coal at high temperatures in coal-fired power stations and consists of inorganic mineral residues. A further round of laboratory testing was undertaken to characterise the constituent nature of the PFA, in addition to improving the extraction methodology and dust mitigation measures to further reduce the potential for dust emissions at the Site. The testing concluded that there is no indication of any significant hydrocarbon, other chemical or asbestos contamination in any areas of the Site.

The analysis of the PFA has demonstrated its constituent components are in accordance with the concentrations of a typical PFA. The findings of the analysis are consistent with historical records and anecdotal evidence from those who lived next to and worked at the Site when it was operational, all of which indicate that only PFA was disposed of at the Site. There was an absence of asbestos detected within the PFA with the exception of a very small occurrence (less than 10 millimetres in length) at one isolated location.

The 'trace' occurrence encountered does not meet the definition of asbestos as regulated under regulation 2 of the Control of Asbestos Regulations 2023, owing to the very small quantity identified. However, notwithstanding this, a precautionary approach during operation, including defined management measures and procedures is proposed. These would be carried out in accordance with the requirements of the Control of Asbestos Regulations 2012, the accompanying Approved Code of Practice and Guidance as well as CAR-SOIL industry guidance. This is in common with conventional approaches to the redevelopment of brownfield land. The specific measures to be implemented, including a watching brief and contingency plans, are outlined in ESA Volume 3, Technical Appendix 5.3, Annex D Discovery Strategy.

Additional ground investigations and field visual screening, identification and quantification analysis would also be undertaken as part of a further characterisation exercise before PFA excavation is commenced in each extraction phase. The proposed measures would follow Environment Agency, and industry best practice guidance and, in places, the processing of the PFA would exceed Best Available Technique ('BAT') requirements. It is proposed that this would be secured by a suitable planning condition and/or as part of the site environmental permit. Further detail is provided in ESA Volume 10, Technical Appendix 10.1, Update to Preliminary Land Quality Risk Assessment (PLQRA).

The reassessment predicted no significant effects in terms of the EIA Regulations.

Human Health

The effects of the Amended Proposed Development regarding human health have been considered in depth throughout the ESA main chapters and, in addition, a Health Technical Note and Health Matrix (ESA Volume 3, Technical Appendix 3.2) is provided. The technical note concluded that the potential magnitude and significance of impacts from exposure to PFA on the health of nearby residents, users of PROWs, site operatives and visitors to the nearby Idle Valley Nature Reserve would be negligible. This is due to the conclusions of the laboratory testing, including no widespread contamination, and stringent measures that are provided to manage potential environmental impacts from airborne dust and other environmental impacts. These measures are more consistent with the higher level of detail usually reserved by planning condition and/or environmental permitting but are included within the ESA to demonstrate a level of surety to ensure that issues relating to human health have been fully considered and mitigated. Once restoration has been completed, new open spaces, woodland and waterbodies would be created. This would provide additional interest, enhance the mental wellbeing for those using the PROWs, and overall provide positive health impacts.

Noise

ESA Volume 1, Chapter 12: considers the potential noise implications of the amendments to the operational phases of the Amended Proposed Development within Area A at the location of residential receptors. It also identifies the results of an additional noise measurement study which was undertaken in order to supplement the previous study, as presented in the ES. Furthermore, it seeks to address various comments relating to noise that were raised by Nottingham County Council, Natural England and the Nottinghamshire Wildlife Trust.

The noise impact assessment identified the following:

- The predicted noise levels are shown to be below the applicable noise thresholds during short-term construction/site establishment and restoration activities, and during normal operational activities (i.e. PFA extraction), which are based on minerals planning guidance.
- The significance of impacts on human receptors is therefore minor and not significant.

The impact of noise from the operations on ecological and ornithological receptors within the SSSI is considered in ESA Volume 1, Chapter 8. This is also minor and not significant.

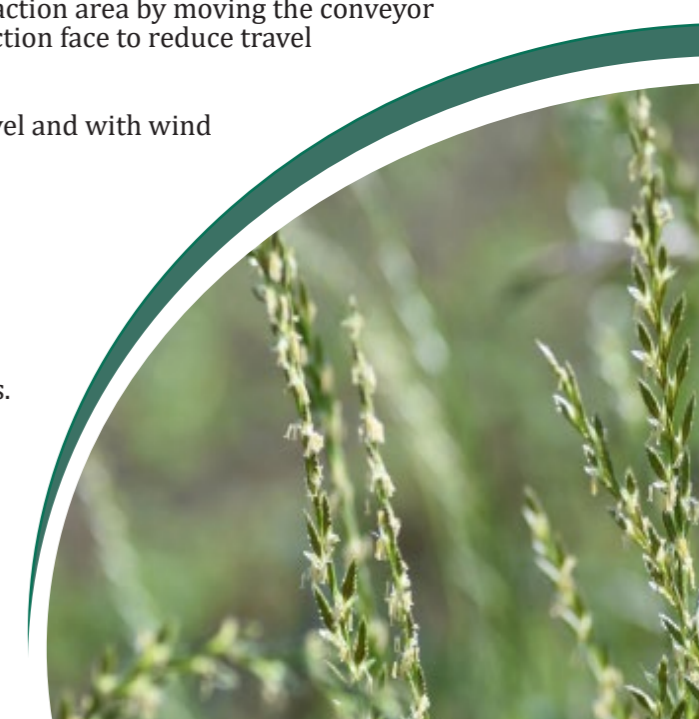
Air Quality

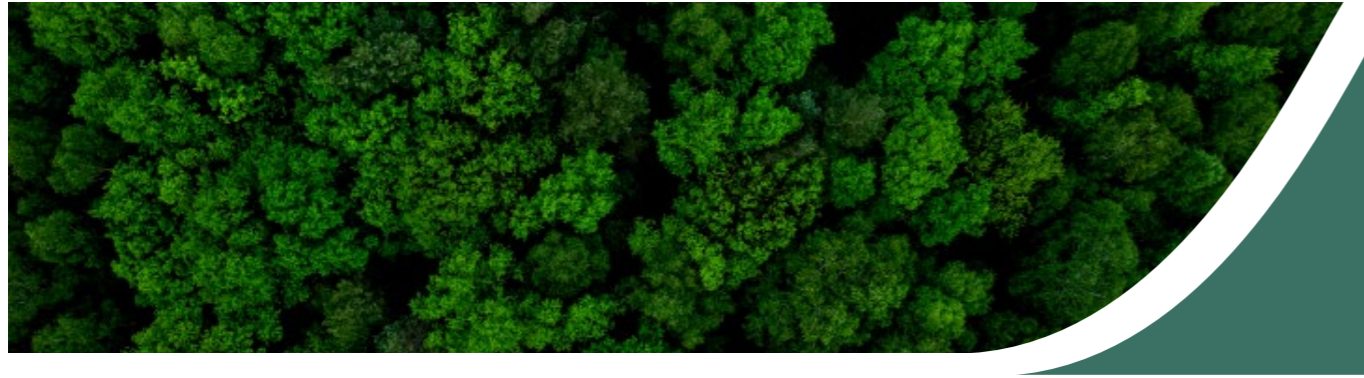
ESA Volume 1, Chapter 13: provides an assessment of the potential air quality impacts of the Amended Proposed Development. To address comments raised by stakeholders regarding airborne dust and air quality, an update of the Dust Impact Assessment (DA) (ESA Volume 3, TA 13.6 of the ESA) and Dust Management and Monitoring Plan (DMMP) (ESA Volume 3 13.7) have been provided, which include more improved and additional measures, such as a monitoring regime, and are more consistent with the higher level of information usually reserved by planning condition. It is also notable that the revision in the extraction methodology would ensure further dust protection. The PFA was also noted to have no discernible odour.

Key dust management and mitigation measures are as follows:

- the repositioning of the main conveyor further away from the SSSI, with the addition of a new, adjustable spur conveyor to place the reception hopper as close as possible to the extraction face, to limit the open-air handling of PFA;
- using enclosed conveyor belts to transport PFA from the extraction face to the Main Processing Site;
- when the PFA is fed into the conveyor hopper in Area A the handling and processing is fully enclosed from this point – effectively providing a cut-off for dust generating activities;
- adoption of a progressive and systematic approach to extraction that works in 'micro-phases' east from HR P1 (the first extraction phase), so extraction activities are contained in a single small area comprising <1% of the Site, reducing the area of potential dust impact to very small and manageable area;
- minimise vehicle movements and tracking through the extraction area by moving the conveyor reception hopper and processing equipment with the extraction face to reduce travel distance by 100s of metres;
- each extraction phase designed to operate below ground level and with wind screens;
- a dust and weather monitoring regime;
- 24-hour management measures;
- use of water bowsers and stationary sprays; and
- procedures to stop operations in certain weather conditions.

The principal mechanisms of formulating and continually improving the Dust Management and Monitoring Plan are presented in Extract C, overleaf.





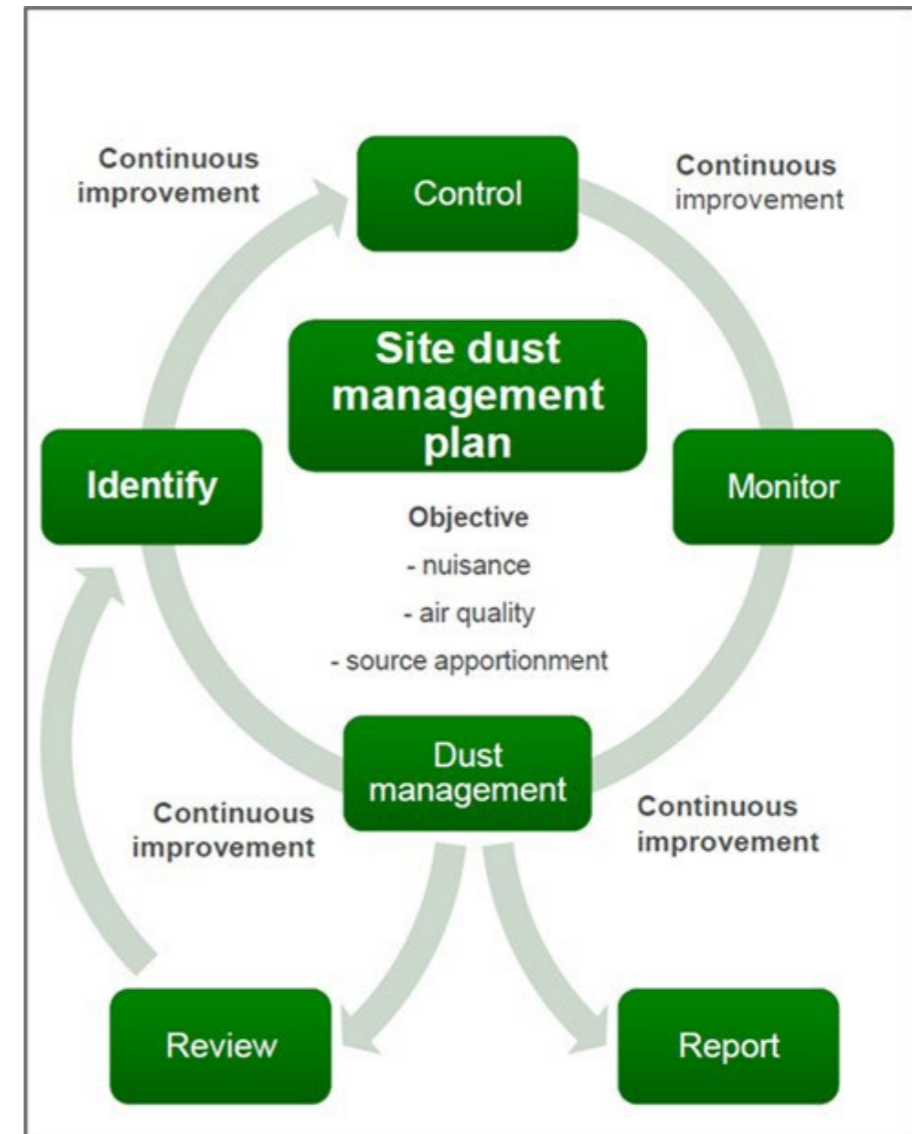
Dust Management

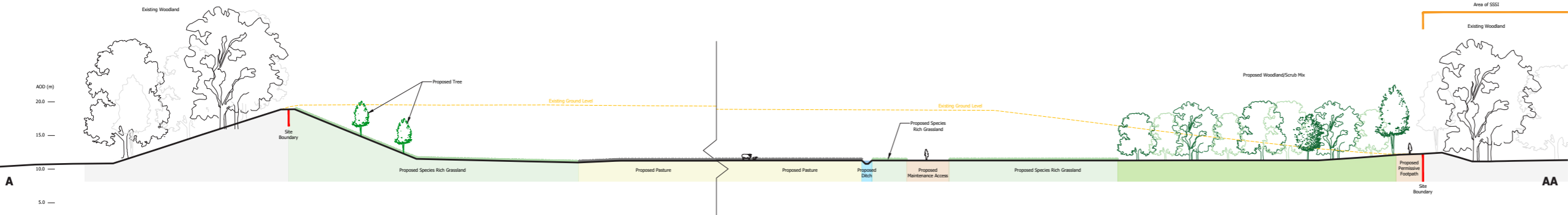
The updated Dust Management & Monitoring Plan (DMMP) ensures dust management is at the centre of all operational activities. It has benefited from specialist input from Hatfield Site Services Ltd who actively manage similar sites in the UK. In addition to the changes to the extraction process, other mitigation measures that would be available include sealing techniques to bind the surface of the PFA if necessary.

The images to the right are examples of operational machinery and vehicles on a similar site. Note the zero fugitive dust in the image above, taken on a dry day in summer 2023. This is due to a combination of water bowsers in active use, limited drop heights and small haulage distances; all of which would be employed by the Amended Proposed Development.

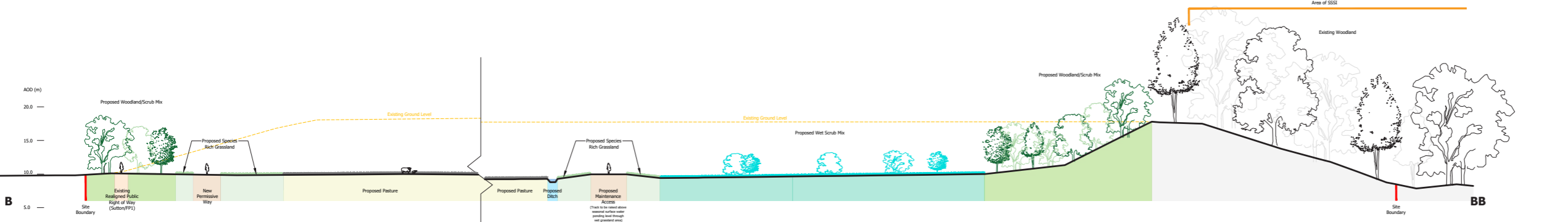


Extract C - Continual Monitoring Process

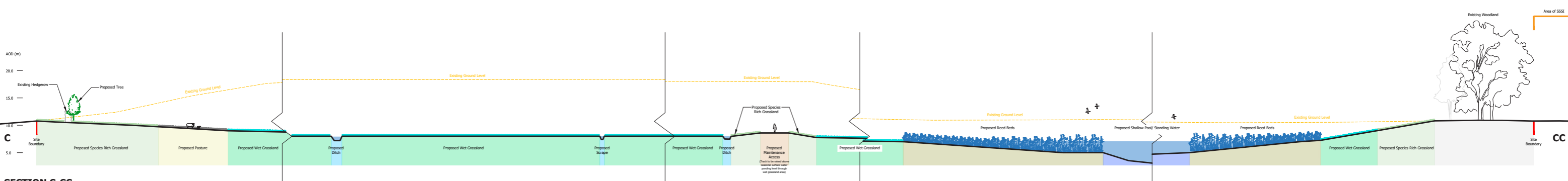




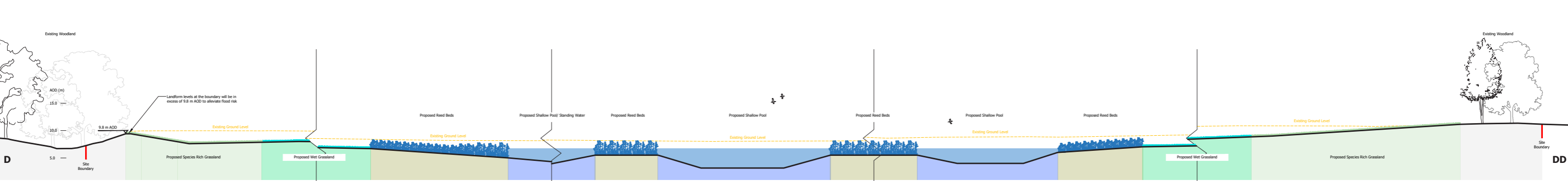
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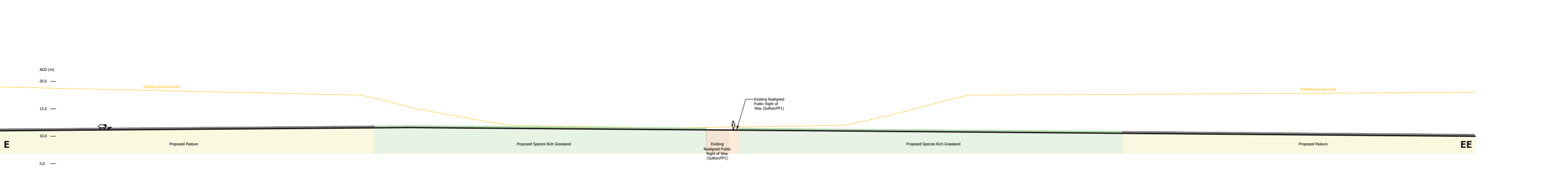
SECTION B-BB
1:250



SECTION C-CC
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SECTION D-DD
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SECTION E-EE
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GRID REFERENCE: SK 692 847

FIGURE 7.14
PROJECT: Retford Circular Economy
TITLE: Indicative Section Plan

CLIENT: Lound Hive Limited
DATE: 28.07.23 SCALE: 1:250@A0
DRAWN: WM DRAWING NO.: 4992_DR_LAN_103
CHECKED: SK REVISION: D

ERM
Environmental Resources Management
1C Swinegate Court East
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Environmental Benefits

The Amended Proposed Development would significantly improve the Site's BNG value from 10% in the restoration plan presented with the original planning application to 43% in the Amended Proposed Development. This is likely to bring significant benefits to the local environment as well as a key connection between the restored landscape and the Idle Valley Nature Reserve. The planned restoration has been designed with ecology and biodiversity gain at the forefront, providing priority habitats that are much needed in Nottinghamshire. Further details of the Site restoration can be found within Extract E - Restoration Plan and in ESA Volume 3, Technical Appendix 5.4.



Benefits for Local Wildlife

As a result of the comments made by Nottinghamshire Wildlife Trust, additional ecology surveys were commissioned to provide an update to the previous findings. The results of these surveys have influenced the design of the restored landscape. Alterations include additional planting along the Site's perimeter, more wet grasslands, and a reduction in pasture and the removal of large open waterbodies with the introduction of shallow pools and reedbeds. These changes are aimed at enhancing the environment for both aquatic and terrestrial invertebrates and amphibians, and ensuring biodiversity continues to improve in the area.

Some key examples of targeted habitat enhancements include:

- ephemeral scrapes have been integrated into the wet grassland, to enhance foraging opportunities, particularly for breeding waders and wintering waterbirds;
- log piles and hibernacula would be provided along the woodland and hedgerow planting and adjoining the wetland areas for reptiles and invertebrates. Suitable retained trees would be selected for a number of bat and bird boxes;
- stretches of hedgerows would be enhanced with planted trees along the public footpath adjacent to the wet grassland to provide improved connectivity between the proposed woodland/scrub;
- reinstatement of some of the existing farming activities, such as grazing parts of the land to provide for habitat management, rather than using machines. Wet grassland, for example, depends on grazing management to ensure it is of the highest value; and
- commitment to a 30-year aftercare period, including the formation of a steering group.

Benefits to On-Site Hydrology

The Site restoration benefits on-site hydrology through creating a new permanent drainage network where water flows through proposed wet grassland areas as well as shallow pools, standing water, reed beds and existing waterbodies. Removal of the PFA would provide long-term benefits to local hydrology through improved groundwater quality and hydrological response of the Site due to restored and improved topography and habitats.



Improved Access

The proposed network comprising existing Public Rights of Way and Permissive Paths would widen public access to the Site and deliver improvements to the quality of existing links to the Idle Valley Nature Reserve. As a result of creating access to the restored landscape and new habitats, it is proposed that viewing platforms, a bird hide and interpretation boards are established along the routes.

Potential Economic Benefits to the Local Economy

The Amended Proposed Development would provide economic benefits through all phases of construction, operation, and restoration with an investment of £30 million into the local and wider economy. There would be 20-30 full time employment opportunities on the Site, in addition to approximately a further 60 jobs associated with the local supply chain – including local hauliers, contractors and manufacturers. Local businesses have written a number of letters of support for the Site as a result of the job creation and economic benefits.

There would also be positive economic benefit, from site operatives contributing to the local economy by using local businesses (e.g. cafes, grocery stores and other personal services) and ongoing employment opportunities for contractors through the 30-year aftercare plan commitment.

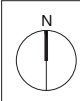
The Applicant is also exploring setting up a community benefit fund which could be shared between local parish councils and organisations to put towards environmental and educational purposes in response to feedback received from residents and parish councils.

Circular Economy

The Amended Proposed Development presents an opportunity to benefit the circular economy, primarily through the several benefits from reusing a waste product, in the case, PFA. Benefits include:

- productive use of waste that would otherwise sit in landfill;
- conserving existing primary mineral reserves;
- one tonne of PFA replaces around 1.6 tonnes of limestone and shale used in Portland Cement production; and
- significant business rates payment to the local authority.





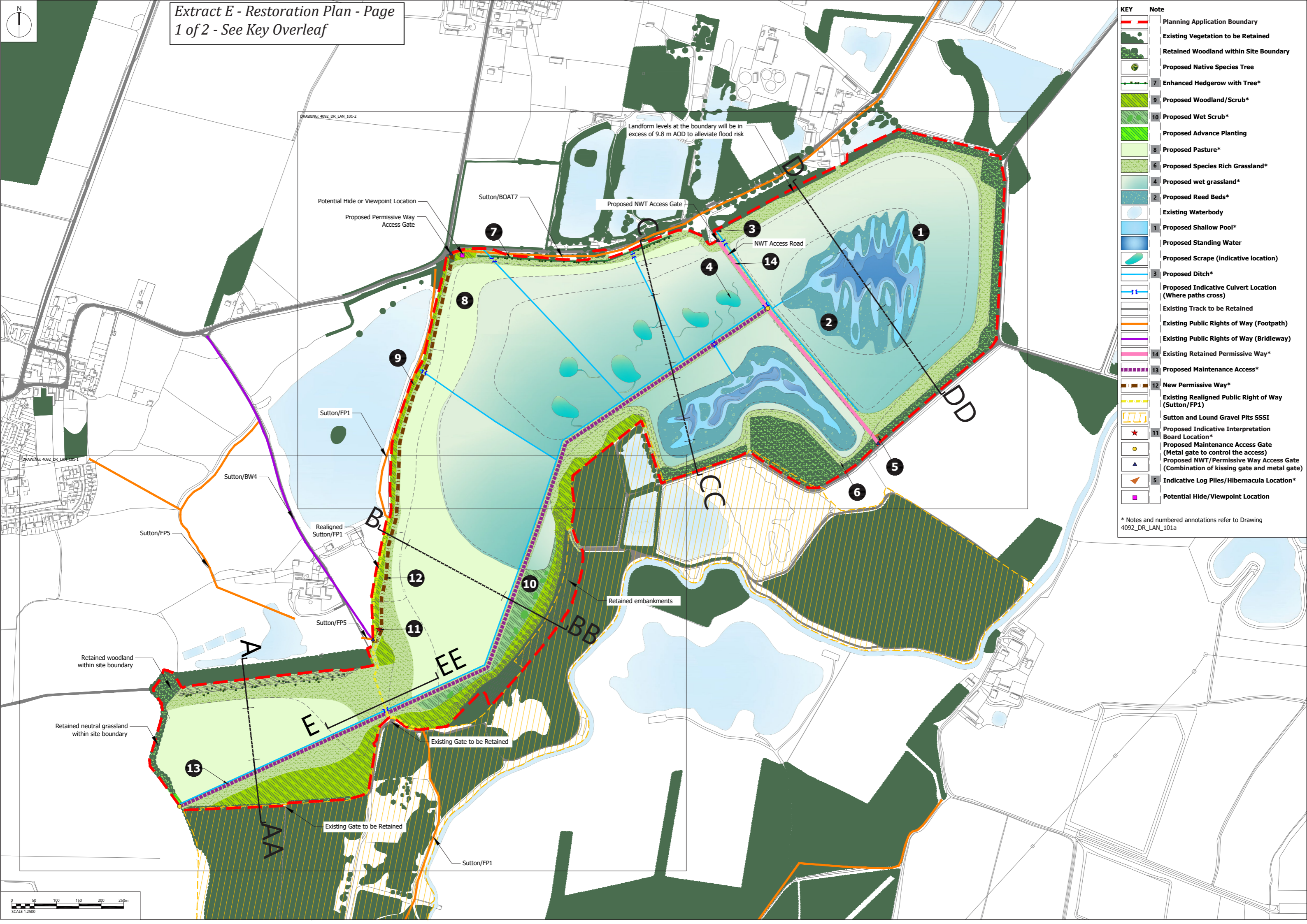
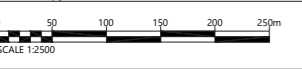
DRAWING: 4092_DR_LAN_101-2

Landform levels at the boundary will be in excess of 9.8 m AOD to alleviate flood risk

DRAWING: 4092_DR_LAN_101-1

KEY	Note
[Red dashed line]	Planning Application Boundary
[Dark green area]	Existing Vegetation to be Retained
[Light green area]	Retained Woodland within Site Boundary
[Green circle with cross]	Proposed Native Species Tree
[Green line with cross]	7 Enhanced Hedgerow with Tree*
[Green diagonal lines]	9 Proposed Woodland/Scrub*
[Green wavy lines]	10 Proposed Wet Scrub*
[Light green wavy lines]	Proposed Advance Planting
[Light green area]	8 Proposed Pasture*
[Green stippled area]	6 Proposed Species Rich Grassland*
[Light blue area]	4 Proposed wet grassland*
[Dark blue area]	2 Proposed Reed Beds*
[Blue area]	Existing Waterbody
[Light blue area]	1 Proposed Shallow Pool*
[Dark blue area]	Proposed Standing Water
[Blue wavy area]	Proposed Scrape (indicative location)
[Blue line]	3 Proposed Ditch*
[Blue line with cross]	Proposed Indicative Culvert Location (Where paths cross)
[Grey line]	Existing Track to be Retained
[Orange line]	Existing Public Rights of Way (Footpath)
[Purple line]	Existing Public Rights of Way (Bridleway)
[Pink dashed line]	14 Existing Retained Permissive Way*
[Purple dashed line]	13 Proposed Maintenance Access*
[Brown dashed line]	12 New Permissive Way*
[Yellow dashed line]	Existing Realigned Public Right of Way (Sutton/FP1)
[Yellow hatched area]	Sutton and Lound Gravel Pits SSSI
[Red star]	11 Proposed Indicative Interpretation Board Location*
[Yellow circle]	Proposed Maintenance Access Gate (Metal gate to control the access)
[Blue triangle]	Proposed NWT/Permissive Way Access Gate (Combination of kissing gate and metal gate)
[Orange triangle]	5 Indicative Log Piles/Hibernacula Location*
[Purple square]	Potential Hide/Viewpoint Location

* Notes and numbered annotations refer to Drawing 4092_DR_LAN_101a



***Key**

1. Naturalistic slopes and gradients would be created throughout. Subtly varied land levels and channels would direct water to lake/pond areas which would produce variations in water depth, creating micro habitats and increasing biodiversity potential. Water depths in excess of 1.5 m in the centre of the water bodies would prevent reed bed dominance and maintain open water.
2. New reed bed fringes would be planted where conditions are suitable at the restored lakeside fringes and along ditches. Reed bed areas would vary in depth and include deeper channels and pools, to ensure patches of open water remains within the habitat. Reed beds would be managed through an annual rotational cut.
3. Water levels will be managed through using gravity to alter water levels, enabling activities such as seasonal flooding of wet grassland or for the annual rotational cutting of reeds.
4. All wet grassland to include areas of lower levels than surrounding land, bounded by ditches and waterbodies, created with an undulating profile to provide varying degrees of saturation. Other measures to encourage seasonal inundation to enhance foraging opportunities for bird species into spring would be utilised. Ongoing groundwater monitoring and modelling would be carried out to inform the detailed design of landform features and management of the habitat.
5. Log piles and other species shelter would be provided along the woodland and hedgerow planting and adjoining the wetland areas for reptiles and invertebrates. Suitable retained trees would be selected for a number of bat and bird boxes.
6. Floristically diverse areas would be established and spread out naturally through seeding of local species adjacent to woodland areas and along hedgerows.
7. Existing hedgerow retained, enhanced and supplemented with tree planting.
8. Grassland habitats would be subject to specific management measures, including a suitable grazing regime.
9. Significant area of woodland planting provided along the north western boundary to replace trees currently situated on the lagoon embankments. This would include UK grown and certified plant stock comprised of, for example, locally appropriate species such as common and sessile oak, hawthorn, hazel, holly, alder, and wild roses. With a preference for plants with nectar, nuts, and berries for foraging by wildlife.
10. Wet scrub transitioning to drier scrub and grassland regeneration on the re-profiled bank. Includes some small clusters of ponds in the lower/flat area.
11. An interpretation board with information on the habitats on site and the wildlife to be seen would be provided to the side of the footpath here. It is envisaged that the content, style, and location of the interpretation board would be agreed upon with the local planning authority and the local community.
12. Permissive way to be used for pedestrians, horse riders and bicycle users. Combined with the existing formal bridleway west of the angling lake (terminating south of Bellmoor Farm) and the bridleway/BOAT along Lound Low Road, this would create a series of circular and direct routes for these user groups. Surfacing to be chippings.
13. New permissive footpath connecting FP1 and the network of existing and proposed permissive bridleways to the east, with the permissive paths within the nature reserve. Gate and stile to be installed at the junction with FP1.
14. Trees and scrub lost during operation to facilitate soil storage, the conveyor corridor and embankment removal would be replaced with perimeter tree and shrub planting.



The ESA will be publicised in accordance with Part 5 of the EIA Regulations.

Part 5 of the EIA Regulations requires the ES and ESA to be available for public viewing.

A copy of the ES will be available at:



Retford Library
17 Churchgate
Retford
DN22 6PE

The ES and supporting documentation to the application, together with a notice of the application, can be viewed on the Nottinghamshire County Council website;



www.nottinghamshire.gov.uk/planning-and-environment/planning-applications

And

The Project website: www.retfordcep.co.uk

Hard copies of the application submission may be obtained at a reasonable charge reflecting the cost of making the relevant information available.

To request a copy of the application submission please contact:



Lound Hive Limited
Woodington House,
Woodington Road,
East Wellow,
Romsey.
SO51 6DQ

Or



Environmental Resources Management Ltd at ermukadminsupport@erm.com
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