

Checklist 3: Mineral Working

For Applications to Carry Out Mineral Working and Associated Development.

Note: If the restoration scheme involves landfill, the information required for applications for Waste Management Facilities (Landfill) should also be submitted.

The original and 3 copies of the application form, plans and supporting information (a total of 4 copies) should be submitted to the County Planning Authority, unless submitted electronically.

We reserve the right to request further information that we think is necessary in order to determine the application¹.

For further information on any of the items below please contact the Development Management Team, email: devcontrolteam@worcestershire.gov.uk.

It is strongly advised that you have a [pre-application discussion](#) with a member of the Development Management Team before submitting your application.

Forms

Standard Minerals Application Form: to access the form directly visit Worcestershire County Council, [Standard Minerals Application Form](#).

What information is required?

- All relevant questions answered correctly.
- Completed Ownership Certificates.
- All signed and dated.

Plans

Plans should be clearly titled, show the direction of north and be given a unique reference number and dated.

Proposal Context Plan

Scale 1:10,000 to 1:50,000.

Where relevant, the following information should be shown:

- The site location in the context of the surroundings such as nearby settlements, major road, significant water courses and other landmarks.

Location Plan

Scale 1: 1250 or 1:2500 (although larger scale plans may be appropriate in some cases).

Scaled to fit onto A4 or A3 size paper.

¹ Regulation 4 of the Town and Country Planning [Applications] Regulations 1988 enables local planning authorities to direct applicants to supply any further information, plans and drawings necessary to enable applications to be determined.

Where relevant, the following information should be shown:

- Based on an up-to-date map.
- Identify roads and/or buildings on land adjoining the application site.
- A red line should be drawn around the application site. It should include all land necessary to carry out the proposed development, for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings.
- A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

Existing & Proposed Site Plan(s)

Scale 1:500 or 1:200 although larger scale plans may be appropriate in some cases.

Where relevant, the following information should be shown:

- The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions.
- The buildings and roads on land adjoining the site including access arrangements.
- Public rights of way crossing or adjoining the site and any diversions.
- All landscaping features, trees and hedges on the site.
- The extent and type of any hard surfacing.
- Boundary treatment including walls or fencing.
- Location of underground services, overhead lines on the site.
- Drainage ditches and controlled waters.
- Features of biodiversity and geodiversity interest.
- Features of archaeological interest.
- Parking and access layout during construction and operation.
- Pre-development contours over and within 250 metres of the site.
- The position of boreholes and trial pits.

Block Plan of the Site

Scale 1:100 or 1:200.

Where relevant, the following information should be shown:

- Site Boundaries.
- Type and height of boundary treatment (e.g. walls, fences).

Existing and Proposed Elevations

Scale 1:50 or 1:100.

Where relevant, the following information should be shown:

- All sides of the proposal (including blank elevations).
- Construction materials and boundary treatment specification.
- The relationship between adjoining buildings or buildings in close proximity, and detail the positions of the openings on each property.

Existing and Proposed Floor Plans

Scale 1:50 or 1:100.

Where relevant, the following information should be shown:

- Any buildings or walls to be demolished.
- Floor plan.

Existing and Proposed Site Sections and Finished Floor and Site Levels

Scale 1:50 or 1:100.

Where relevant, the following information should be shown:

- Cross section(s) through the proposed building(s).
- Relationship to neighbours and existing development.
- Existing site levels and finished floor levels.
- Proposed buildings and operational plant.
- Proposed roads, paths and infrastructure.

Roof Plans

Scale 1:50 or 1:100.

Where relevant, the following information should be shown:

- Shape of the roof.
- Roofing material and location.

Sectional Drawings

Scale at least 1:2500.

Where relevant, the following information should be shown:

- Existing and final restoration levels with an indication of any likely settlement.
- Maximum depth of excavation.
- Position of the quarry faces.
- Maximum level of water table.

Representative sections and borehole diagrams differentiating between topsoil, subsoil and over burden and a description of the characteristics and thickness of each. Also include the thickness and characteristics of the minerals to be extracted and any interbedded waste material that would need to be removed, the underlying geology and the position of the water table.

Typical profiles and gradients of moulds of topsoil, overburden and mineral waste tips.

Working Plans

At least Scale 1:2500.

Where relevant, the following information should be shown:

- Limits of extraction – such boundaries should also allow a sufficient safety margin to protect rights of way, railway lines, buildings, watercourses etc that is intended to retain.
- Location of all plant, buildings, ancillary structures (e.g. weighbridge, wheel cleaning, sheeting bays) and stockpiles including temporary or permanent mineral waste (and their proposed height).
- Location of storage bunds of soils and sub soils stripped from the land including details if type, location, height and volumes of the stored soils.
- Direction of working and phasing of extraction and restoration estimated duration of each phase should also be given.
- Proposals for landscaping the operations, including details of temporary bunds and any advance tree planting (include type, size, spacing and maintenance).
- Location of site drainage and discharge arrangements, and any diverted watercourses.
- Details of proposal measures to divert, remove or avoid overhead lines or other services, such as pipelines.
- Measures to close or divert public rights of way including footpaths and bridleways.
- Location of proposed haul routes and conveyor systems.
- Details of fencing and security arrangements.
- Proposed parking and access layout for staff and visitors.

Restoration and Aftercare and After use plans

At least Scale 1:2500.

Where relevant, the following information should be shown:

- Existing and proposed pre and post settlement contours across the whole site and within 250 metres of the site.
- Landscaping proposals.
- Site drainage and discharge arrangements.
- Details of water areas including their location, water depth and method of controlling levels of water, typical bank gradients margins and treatment of the margins.
- Public access routes and other facilities.
- Where subsequent public access is to be provided, details of routes and other facilities and the timing of their provision.

Assessments

Agricultural Land Classification Statement: This information is required for all applications that could affect best and most versatile agricultural land (Grades 1, 2 or 3a).

Air Quality Assessment: This information is required when application proposals are likely to have an impact air quality or is in the vicinity of areas of poor air quality.

Biodiversity Net Gain: This information is required for all planning applications which fall within the scope of mandatory Biodiversity Net Gain legislation, contained within the Environment Act 2021 and subsequent regulations.

Chimney Stack Height Determination: This information is required when a proposed development is for a furnace requiring approval by Local Authority for associated chimney height under section 14 and 15 of the Clean Air Act 1993, an application for approval of the Chimney Stack Height is required.

Coal Mining Risk Assessment: This information is required for all non-householder applications which fall within the Coal Mining Development High Risk Areas as defined by [The Coal Authority](#) and held by the County Planning Authority. Exemptions to this can be identified using [The Coal Authority's Exemption List](#).

Consultation Statement: This information is required for any proposal where pre-application engagement with the public has been undertaken.

Contaminated Land Assessment: This information is required for development on land that has the potential to be contaminated.

Ecological Surveys and Reports: This information is required for all applications where a proposed development is likely to have impacts on wildlife and biodiversity, including when there are protected and priority species, sites designated for their local, national, or international importance for nature conservation, important habitats or other biodiversity features on the site or land adjacent to it.

Emissions Assessment (Dust, Noise, Odours, Vibration): This information is required for all proposals that will involve processes generating noise, dust, odours and vibrations.

Environmental Statement: This information is required for certain types of projects as set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Flood Risk Assessment: This information is required for development proposals of 1 hectare or greater in flood zone 1 and for all proposals for new development located in flood zones 2 and 3.

A Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, this includes surface water flooding. There may be instances where a Flood Risk Assessment is not required, but a Sequential Test should accompany the application.

Foul Sewage Drainage Strategy / Utilities Assessment: This information is required for applications proposing connections to the existing drainage system or involving the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer. Also, for applications proposing connections to existing utility services.

Geodiversity Assessment: This information is required for all mineral developments or where a proposed development requires investigation into the risks it poses to a designated site of geodiversity importance or a geodiversity feature.

Green Belt Statement: This information is required for all development located within or partly within the Green Belt.

Habitats Regulations Assessment: This information is required for all planning applications which may affect the site integrity of a Natura 2000 or 'Habitat Site' (Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites, directly or indirectly, and acting either alone or as a result of 'in combination' effects with other plans or projects.

Health Impact Assessment (HIA) Screening: This information is required for the winning and working of minerals or the use of land for mineral-working deposits.

Heritage Statement: This information is required where a proposal is in an archaeologically sensitive area or has the potential to impact upon heritage asset(s) and / or its setting.

Landscape and Visual Impact Assessment: This information is required for all proposals, that due to their scale or location are likely to have significant visual impacts, or proposals within or visible from a designated area of the National Landscape (Area of Outstanding Natural Beauty (AONB)).

This information is required for all proposals, that due to their scale or location are likely to have significant visual and landscape effects, or proposals within or visible from and/or to a designated area of the National Landscape (AONB).

Land Stability Assessment: This information is required for developments that are proposed on land which is known or suspected to be unstable or on potentially unstable land.

Lighting Assessment: This information is required for developments involving the provision of external lighting, where it may have an impact upon the locality, in particular developments with sports lighting, for developments near residential property, heritage assets such as Listed Buildings, in Conservation Areas, in the open countryside, or has the potential to impact upon wildlife, or is within 150 metres of a canal corridor; and where it might have an impact upon a designated area of the National Landscape (AONB).

Photographs and Photomontages: This information is required for proposals that involve the demolition of an existing building or for proposals affecting heritage assets.

Planning Obligations: This information is required for applications when conditions are not capable of achieving an acceptable outcome, but a solution is available by legal agreement.

Planning Statement: This information is required for all planning applications.

Playing Pitch Assessment: This information is required for all applications that include the loss of playing field space.

Public Rights of Way Assessment: This information is required for planning applications where a Public Right of Way (PRoW) and/or Public Access traverses, passes close by, or impacts the site or involves the temporary diversion or closure of part of a route in order to construct the development. A PRoW Assessment is also required for proposals which affect a PRoW, even temporarily during construction phases, within or adjacent to an application site. Furthermore, a PRoW Assessment is

required for proposals where any new PRowS are proposed to be created as part of the development.

Restoration and Aftercare Scheme: This information is required for all proposals for mineral extraction and landfill sites, except for those applications seeking to vary / remove a condition(s) that has no impact on the final restoration / aftercare of the site.

Safeguarding Waste Management Facilities Assessment: This information is required for all non-waste related development on or adjacent to a site with planning permission or existing use rights for waste management development; or non-waste development within 250 metres of a site with planning permission or existing use rights for waste management that would introduce a new sensitive receptor to the area.

Soil Handling Strategy: This information is required for all minerals and landfill developments.

Structural Surveys: This information is required where an application involves the substantial or total demolition of a structure, particularly where a physically adjoining structure is to be retained, or where justification is sought on the basis of its physical condition.

Surface Water Drainage Strategy: This information is required for all development that is likely to significantly increase or change patterns of surface water run-off and its impacts.

Sustainability Statement / Energy Statement: A Sustainability Statement is required for all proposals. An Energy Statement is required where policies in the Development Plan require developments to include onsite renewable and low carbon energy facilities to generate a percentage of the predicted energy requirements.

Transport Assessment / Transport Statement: This information is required where the proposed development has significant transport implications. For smaller schemes a Transport Statement is required.

Travel Plan: This information is required for all applications which are likely to have significant transport implications.

Tree Survey / Arboricultural Statement: This information is required where development involves works that affect any trees or hedgerows within the application site or on land adjacent to it.

Water Environment Hydrology/Hydrogeology Assessment: This information is required for any development scheme which has potential to threaten the qualitative or quantitative status of any waterbody.

Fees

See the [County Council's planning webpages](#) or contact the Development Management Team, email: devcontrolteam@worcestershire.gov.uk for up to date fees.