

Nottinghamshire County Council Communities



SECURING LONG TERM MANAGEMENT OF MINERAL SITES

**Tim Turner – Nottinghamshire County Council
Monitoring & Enforcement**



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Phased approach
 - 1) Pre-application
 - 2) Planning application
 - 3) Development & aftercare
 - 4) Management post aftercare



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

PRE-APPLICATION

Involvement of

- Mineral Planning Authority
- Developer & Landowner
- Conservation Bodies/Interested Parties



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- MINERAL PLANNING AUTHORITY

Produce LDF policies to

- secure longer term management
- encourage restoration and establishment of local and national BAP habitats



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- Developers/Landowners
- operator to discuss and encourage landowner support from outset
- Review financial returns/alternative funding
- Early discussions with Conservation Groups/Bodies



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Conservation Groups/Bodies
- Involved at early stage
- Provide advice on options/priorities
- Provide advice on costing and possible funding opportunities



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Likely barriers
- Landowner uncooperative
- Too binding and restrictive
- Financial returns – other options better
- Long term management too costly
- Issues with access, particular the public
- Future liabilities/unknowns



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- During the pre-application stage be
- Realistic
- Understand the various views
- Find common ground
- Agree way forward



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- PLANNING APPLICATION AND DETERMINATION
- If agreement reached then application process should be smoothed out
- Address any concerns raised in consultation responses



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Secure mechanism of deliver long term management
- Section 106 Agreement
- External agreements between parties
- Unilateral undertaking



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Possible requirements of S106
 - Detail steps to be carried out post aftercare
 - Potentially include reporting mechanism
 - Provide for transfer of land to third party(ies)
 - Provide funds for management
 - Guarantee steps in event of land transfer/sale



SECURING LONG TERM MANAGEMENT OF MINERALS SITE

- Development & Aftercare
- Site monitored to ensure scheme proceeds as approved
- Any issues/problems arising addressed, potential for dilution and enhancement of scheme
- Aftercare completed and initial habitat established



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- POST AFTERCARE MANAGEMENT
- Agreed long term management works implemented
- However
- Who monitors this?
- What if it all goes wrong?



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- EXAMPLES

Site under restoration, restoration proposed
as acid grassland



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- Long term aftercare agreed under S106 to encourage bryophyte habitat



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- Restoration to reed bed and longer term management by conservation group



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- Land restored to country park and transferred to LPA



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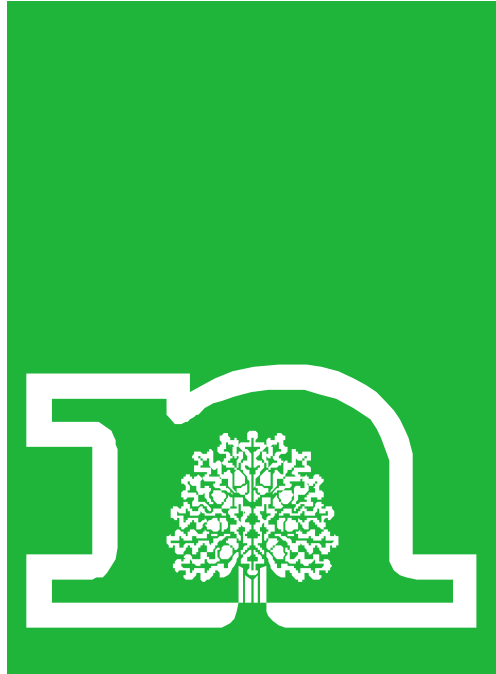
- CONCLUSIONS
- Early discussions and involvement of all parties
- Focus on goals
- and be realistic



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- Other views
- Questions





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