

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (Development Management Procedure) Order 2015

**The Town and Country Planning (Environmental Impact Assessment)
Regulations 2017**

To: SLR Consulting Limited - Graham Jenkins
Fulmar House
Beignon Close
Ocean Way
CARDIFF
Wales
CF24 5PB

Particulars of Proposed Development

Location: Stanninghall Quarry, Norwich Road, Horstead, Norfolk NR12 7LX

Applicant: Tarmac Limited

Agent: SLR Consulting Limited - Graham Jenkins

Proposal: Proposed northern extension of Stanninghall Quarry, and consolidation of working and restoration scheme (to agriculture, species rich grassland and woodland) incorporating existing quarry

The Norfolk County Council hereby gives notice of its decision to GRANT PLANNING PERMISSION for the development specified in the application received as valid on 23 November 2020, subject to compliance with the conditions set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the attached sheets.

N Johnson

Signed: _____ Date: 5 August 2021

For EXECUTIVE DIRECTOR OF COMMUNITY AND ENVIRONMENTAL SERVICES

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Byelaws

- Any planning permission is subject to compliance with the byelaws (Local Acts, Orders Regulations) and any general statutory provisions in force.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

Conditions and Reasons for Conditions:

1. The extended development hereby permitted shall commence not later than three years from the date of this permission.

Reason: Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development must be carried out in strict accordance with the application form, planning statement and the following drawings:
- (i) Planning Application Statement dated October 2020 except where updated by SLR's letter of 1 July 2021, reference 407.05731.00052;
 - (ii) Application Site Plan, Ref. KD.SH.D.107, dated September 2020;
 - (iii) Current Situation; KD.SH.D.006 REV B, dated July 2021;
 - (iv) Block Phasing Proposals; KD.SH.D.008 REV C; dated July 2021;
 - (v) Phase 4B Working & Restoration; KD.SH.D.009 REV B, dated July 2021;
 - (vi) Phase 5B – Working & Restoration, KD.SH.D.010 REV B; dated July 2021;
 - (vii) Phase 6 – Working & Restoration, KD.SH.D.011 REV C; dated July 2021;
 - (viii) Phase 7 – Working & Restoration, KD.SH.D.012 REV B; dated July 2021;
 - (ix) Phase 8 – Working & Restoration, KD.SH.D.013 REV B; dated July 2021;
 - (x) Phase 9, KD.SH.D.014 REV B; dated July 2021;
 - (xi) Concept Restoration; KD.SH.D.015 REV C; dated June 2021;
 - (xii) Technical Sections; KD.SH.D.016, dated September 2020.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place in the extended site (phase 5 onwards), until an Ecological Mitigation Strategy, as referenced in the Environmental Statement, has been submitted for the written approval of the County Planning Authority. The strategy shall include provision for the erection of bird and bat boxes on trees T011 to T016 as detailed on the Tree Protection Plan. The site shall not be operated accept in accordance with the approved strategy.

Reason: To protect biodiversity including any protected birds and bats that may be present on site in accordance with Policy DM1 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

4. No development shall take place in the extended site (phase 5 onwards) until an updated Tree Protection Plan has been submitted for the written approval of the County Planning Authority illustrating a 15 metre stand-off in all directions for all trees to be retained on site. The site shall not be operated accept in accordance with the approved plan.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

Reason: To protect the existing trees and biodiversity in accordance with Policy DM1 and DM8 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

5. No development shall take place in the extended site (phase 5 onwards) until a scheme of landscaping has been submitted to and agreed in writing by the County Planning Authority. This shall outline all proposed advanced planting proposed including an updated version of drawing number KD.SH.D.025. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance, and details of the construction and maintenance of the soil bunds. It shall be implemented in the first planting season following approval of the scheme and shall make provision for:
- (a) the screening of the operations by trees, hedges and soil bunds;
 - (b) the protection and maintenance of existing trees and hedges which are to be retained on the site;
 - (c) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting; and,
 - (d) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

6. No development shall take place in the extended site (phase 5 onwards) until a revised Scheme of Noise Monitoring has been submitted for the written approval of the County Planning Authority in consultation with the Environmental Health Officer (EHO). No development shall take place except in accordance with the approved scheme.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

7. No development shall take place in the current site approved under Appeal Ref: APP/X2600/A/04/1166832 except in accordance with the noise monitoring scheme approved under discharge application C/5/2009/5008 and held on that file. Records shall be kept by the operator and made available for inspection by the County Planning Authority at any reasonable time.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

8. For temporary operations such as site preparation, soil and overburden stripping, screening bund formation and removal and final restoration, the noise level due to work at the nearest point to each dwelling shall not exceed 70 dB LAeq, 15 min, free field expressed in the same manner as for condition 9. Temporary operations shall not exceed a total of 8 weeks in any calendar year.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

9. Except for temporary operations referred to in condition 8, the noise level due to operations at the site shall not exceed the noise limits specified below at each dwelling. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects.

Hill Farm, Frettenham Road:	45 dB LAeq, 15min, free field
The Hollies, Frettenham Road:	45 dB LAeq, 15min, free field
Common Farm, Frettenham:	45 dB LAeq, 15min, free field
New Farm Cottages:	48 dB LAeq, 15min, free field
Stanninghall Farm:	48 dB LAeq, 15min, free field
Caius Hill Farm House:	52 dB LAeq, 15min, free field
Beverley Farm House:	55 dB LAeq, 15min, free field
Horstead Lodge:	55 dB LAeq, 15min, free field
Frettenham Road:	45 dB LAeq, 15min, free field
Frettenham Road Horstead:	48 dB LAeq, 15min, free field
Norwich Road Horstead:	48 dB LAeq, 15min, free field

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

10. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced in accordance with the manufacturer's specification.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

11. No development shall take place except in accordance with the Dust Mitigation Plan, dated July 2021, reference 407.05731.00052.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

12. No development shall take place in the extended site (phase 5 onwards) until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- 1) The programme and methodology of site investigation and recording;
 - 2) The programme for post investigation assessment;
 - 3) Provision to be made for analysis of the site investigation and recording;
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.

Reason: To ensure adequate time is available to investigate any features of archaeological interest, in accordance with NMWDF Policy DM9.

13. No quarrying activities shall take place other than in accordance with the written scheme of investigation approved under condition 12 and any addenda to that WSI covering subsequent phases of mitigation.

Reason: To ensure adequate time is available to investigate any features of archaeological interest, in accordance with NMWDF Policy DM9.

14. Each phase of mineral in the extension (phase 5 onwards) shall not be extracted until the site investigation has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 12 and a programme for assessment, analysis, publication and dissemination of results and archive deposition has been approved in writing by the County Planning Authority.

Reason: To ensure adequate time is available to investigate any features of archaeological interest, in accordance with Policy DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

15. No quarrying activities shall take place in the extended site (phase 5 onwards) until the site investigation has been completed for the existing quarry in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 11 of permission C/5/2015/5017 and the provision made for analysis, publication and dissemination of results and archive deposition in accordance with a programme approved in writing by the County Planning Authority.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

Reason: To ensure adequate time is available to investigate any features of archaeological interest, in accordance with Policy DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

16. No development shall take place except in strict accordance with the Updated Arboricultural Survey dated July 2021 and Tree Constraints Plan.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM8 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

17. No operations authorised or required under this permission or under Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking, re-enacting or modifying this Order, including the movement of vehicles and operation of any plant, shall take place on Sundays or public holidays, or other than during the following periods:

07.00 - 18.00 hours Mondays to Fridays

07.00 - 13.00 hours Saturdays.

There shall be no preparatory works on Saturdays.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

18. The extraction of sand and gravel to which this permission relates shall cease by 31 December 2037 and all buildings, plant and machinery and stockpiles shall be removed by and the site restored in accordance with condition 2 by 31 December 2038.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

19. A detailed aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for agriculture, species rich grassland and woodland shall be submitted for the written approval of the County Planning Authority in writing not later than 12 months from the date of this permission. The aftercare scheme as may be so approved, shall be implemented over a period of five years following the completion of restoration, or in the case of phased restoration, in stages of five years duration dating from each completed restoration phase.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

20. The topsoil layer of each phase shall be separately stripped to its full depth, and so far as is possible, shall be immediately re-spread on the refilled and subsoiled area of the preceding phase as specified in the approved restoration scheme.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

21. Handling, movement and re-spreading of topsoil and subsoil shall not take place except when the soils are in a suitably dry and friable condition, and in such a way and with such equipment as to ensure minimum compaction.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

22. The development shall only be carried out in accordance with the scheme of mitigation of bird strike risk approved pursuant to condition no. 23 of Appeal Ref: APP/X2600/A/04/1166832 and held on that file.

Reason: To safeguard the operation of Norwich International Airport, in accordance with Policy DM7 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

23. No dewatering of excavations shall be carried out.

Reason: To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

24. No waste or other material shall be brought onto or deposited on site and no mineral shall be imported into the site for processing or sale.

Reason: To protect the amenities of residential properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

25. No external lighting shall be installed on the site unless it is maintained such that it will not cause glare beyond the site boundaries.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

Reason: To protect the amenities of residential properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

26. There shall be no vehicular access to the site except via the means of access constructed pursuant to condition no. 14 of Appeal Ref: APP/X2600/A/04/1166832

Reason: In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

27. Vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

Reason: In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

28. Within 1 year of the expiration of operations (31 December 2038), a scheme shall be submitted detailing the de-engineering of the industrial access onto Quarry Road (for one fit for agricultural purposes) for the approval of the County Planning Authority, in consultation with the Highway Authority. The approved works shall be carried out within 1 year of the cessation of mineral extraction to the reasonable satisfactions of the Highway Authority.

Reason: To ensure the Highway is reinstated in the interests of highway safety, and to protect the amenities of the surrounding area, in accordance with policies DM8, DM10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Environmental Information

In accordance with Article 35(4) of the Town and Country Planning (Development Management Procedure) Order 2015, Norfolk County Council confirms that all relevant environmental information has been taken into consideration in reaching this decision.

Positive and Proactive Statement

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015:

The local planning authority has engaged in pre-application discussions with the applicant to ensure that the application contains all required information to enable this to be processed efficiently.

Location: Stanninghall Quarry, Norwich
Road, Horstead, Norfolk NR12 7LX

The local planning authority has worked with the applicant to ensure that the application contains sufficient information to enable this to be validated.

The local planning authority has entered into discussions with the applicant during the application processing period to amend the proposal and thereby ensure that it could be recommended for approval.

The local planning authority has passed on to the applicant specific issues raised by third parties during the application processing period to enable the applicant to be aware of these issues and to address these if necessary.

Reason for pre-commencement conditions

Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires planning authorities to provide written reasons for imposing planning conditions that require particular matters to be approved before development can start. In this instance conditions 3, 4, 5, 6, 12 and 15 all require discharging before works can commence in the phase 5, the first of the extended site. This information is being requested by condition, in agreement with the applicant, to ensure the application could be determined at the 30 July 2021 Planning (Regulatory) Committee and without further delay, due to the need for the mineral on site. The Environmental Statement has demonstrated that the operation can take place without significant impacts on the environment, however this information relates to schemes that are necessary to provide further details.