

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: Mick George Ltd
6 Lancaster Way
Ermine Business Park
Huntingdon
PE29 6XU

Particulars of Proposed Development

Location: Land at Oak Field, Watlington Road, Nr Tottenhill Row, Nr
Watlington, Kings Lynn, Norfolk
Applicant: Mick George Ltd
Agent: Mick George Ltd
Proposal: Extraction of sand, gravel and clay and subsequent importation of
inert material to achieve a beneficial restoration of the site, together
with operation of an inert waste recycling facility and continued use
of the plant site; Construction of additional silt lagoon and
subsequent removal of sand and gravel (part retrospective) -
amended description of proposal

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 11 June 2021, 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.

Signed: N Johnson Date: 13 October 2023

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.

Conditions and Reasons for Conditions:

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

1. With the exception of the proposed construction of additional silt lagoon and subsequent removal of sand and gravel, all as described in the planning application reference FUL/2021/0007, the development hereby permitted shall commence not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the County Planning Authority in writing of the exact starting date.

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 to which this permission relates shall cease and the site shall be restored in accordance with condition number 45 below within 11 years of the date of this permission.

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.

3. Except as modified by the provisions of:

- the document entitled Regulation 25 response; unreferenced; prepared by Mick George Ltd.; dated February 2022; received 7 February 2022;
- the letter from Mick George Ltd. to Norfolk County Council; dated 29 March 2022; received 29 March 2022;
- the letter from LF Acoustics Ltd. to Mick George.; dated 25 April 2022; received 26 May 2022;
- the letter from Mick George Ltd. to Norfolk County Council; dated 26 May 2022; received 26 May 2022
- the email from MG Planning to Norfolk County Council dated 06 July 2022 09:30hrs
- the letter from Mick George Ltd. to Norfolk County Council dated 29 July 2022, received 29 July 2022
- the letter from Mick George Ltd. to Norfolk County Council dated 22 August 2022, received 22 August 2022
- the letter from Mick George Ltd. to Norfolk County Council dated 2 September 2022, received 2 September 2022
- the letter from Mick George Ltd. to Norfolk County Council dated 19th October 2022, received 19 October 2022
- the document titled Watlington Quarry - Badger Walkover Letter Statement; unreferenced; prepared by Collington Winter Environmental; dated 10th August 2023; received 10 August 2023
- another condition of this consent,

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

the development must be carried out in strict accordance with the application form, plans and documents detailed below:

- Drawing No. W8/1/19/01 Rev B; Location Plan; dated 18 October 2022; received 19 October 2022
- Drawing No. W8/1/19/02 Rev C; Existing Features; dated 18 October 2022; received 19 October 2022
- Drawing No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022,
- Drawing No. W8/1/19/04 Rev E; Restoration Proposals; dated 13 October 2022; received 19 October 2022,
- Drawing No. W8/1/19/06 Rev A; Cross Sections through Screening Mound; dated 24 May 2022; received 26 May 2022
- Drawing No. W8/1/19/07; Tree Root Protection Plan; dated 27/07/2022; received 29 July 2022
- Drawing No. W8/1/19/08 Rev A; Cross Sections through Retained Trees; dated 1 September 2022; received 2 September 2022

- Planning Statement; unreferenced; prepared by Mick George Ltd.; dated June 2021;
- Environmental Statement Volume I; prepared by Mick George Ltd; dated June 2021
- Environmental Statement Addendum; unreferenced; prepared by Mick George Ltd; dated October 2022; received 19 October 2022
- Annexure 4; Flood Risk Assessment V2; reference H8294; prepared by Amber Planning; dated September 2020; sections 5.6 to 5.10 inclusive
- Annexure 5(ii); Arboricultural Assessment; reference L:\10000\10029\ARB\10029AA.doc; prepared by FPCR; dated May 2021

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

4. Within three months of the date of this permission a scheme for infill planting for viewpoints 1 and 2, identified in sections 3.4 and 4.4.2, and shown on Figure 3.3 and pages 31 and 32 of the Landscape & Visual Impact Assessment; reference CW0102-RPT-001E; prepared by Collington Winter Ltd; dated January 2022; received 7 February 2022, shall be submitted to the County Planning Authority for its approval in writing. The scheme shall include details of species, size, numbers, planting and maintenance, and provide for maintenance of all planting until completion of restoration of the site.

The planting shall be carried out in the first available planting season (October to March) following the commencement of operations.

Reason: To protect the amenities of the surrounding area, in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

5. Within three months of the date of this permission a scheme for the planting of 25 broadleaf trees on land under the applicant's control shall be submitted to the County Planning Authority for its approval in writing. The scheme shall be in accordance with the principles detailed in the letters from Mick George Ltd to the County Planning Authority dated 2 September 2022 and 19th October 2022, and shown on Dwg No. W8/1/19/01 Rev B; Location Plan; dated 18/10/22; received 19 October 2022, and shall include details of species, size, numbers, spacing, planting and protection, and ten year maintenance specification.

The approved scheme shall be implemented in the first available planting season (October to March) following the commencement of operations.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

6. Within three months of the date of this permission, the applicant shall submit a scheme for approval in writing by the County Planning Authority detailing the establishment of a local liaison group to include representation from the site operator, Norfolk County Council, Borough Council of King's Lynn & West Norfolk Environmental Health Team, Tottenhill Parish Council and local residents. The scheme shall include its objectives, membership, frequency and location of meetings and arrangements for the publication of minutes.

Liaison group meetings shall be held in accordance with the approved scheme for the duration of the development.

Reason: To provide a forum for discussion between the quarry operator, the County Planning Authority, Borough Council and the local community which will provide an opportunity to identify and remedy any impacts of quarrying on the community.

7. Notwithstanding the provisions of the Hydrogeological Impact Assessment; reference K0438-BLP-ENV-R-001; prepared by ByrneLooby; dated March 2023; received 28 March 2023, within three months of the date of this permission the additional level data for the Watlington Farm Lake and Spring Pit Pond as detailed in the letter from the Environment Agency to Norfolk County Council; reference AE/2021/126322/06-L01; dated 7 June 2023 (a copy of which is attached to this notice), together with analysis of the levels shall be submitted to the County Planning Authority for its approval in writing

Reason: To ensure sufficient data is submitted to assess the potential risk posed to the water environment, in accordance with Policy DM3 of the Norfolk Minerals

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

and Waste Core Strategy DPD 2010-2026, and paragraph 174 of the National Planning Policy Framework (2023).

8. Notwithstanding the approved documents, within six months of the date of this permission an aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for agriculture and biodiversity habitat shall be submitted to the County Planning Authority for its approval in writing. 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.

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.

9. Notwithstanding the provisions of the submitted Ecological Impact Assessment, reference CW20-344 RPT 001, prepared by Collington Winter Environmental, dated July 2022, received 6 September 2022, prior to the commencement of operations in phases 2, 3, 4 and 5 of the development hereby approved (including soil stripping and soil storage), as identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, an updated survey for Badgers shall be undertaken and the findings of the survey and any additional mitigation measures proposed shall be submitted to the County Planning Authority for its approval in writing.

The mitigation measures shall be adhered to and implemented through each of the mineral phases strictly in accordance with the approved details

Reason:

To identify and ensure the survival and protection of species protected by legislation that could be adversely affected by the development, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and paragraph 180 of the National Planning Policy Framework (NPPF) (2023).

10. In the event that operations in phases 1 and 6 of the development hereby approved (including soil stripping and soil storage), as identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022 have not commenced by 9 August 2024 an updated survey for Badgers shall be undertaken and the findings of the survey and any additional mitigation measures proposed shall be submitted to the County Planning Authority for its approval in writing.

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

The mitigation measures shall be adhered to and implemented through phases 1 and 6 strictly in accordance with the approved details

Reason:

To identify and ensure the survival and protection of species protected by legislation that could be adversely affected by the development, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and paragraph 180 of the National Planning Policy Framework (NPPF) (2023).

11. Notwithstanding the approved plans and documents, within three months of completion of soil handling operations in any calendar year, a report shall be submitted to the County Planning Authority for its approval in writing detailing:
- The area stripped of topsoil and subsoil;
 - The location, contours and volumes of each soil storage mound; the soil types and units contained within the mounds together with details of the type of plant used to strip/store those soils;
 - Those areas from which it is proposed to strip soils in the forthcoming year; and
 - Details of the forthcoming year's soil replacement programme including proposed restored soil profiles

Replacement of soils shall only be carried out in accordance with the approved details.

Reason:

To safeguard soil resources and achieve a high standard of agricultural reclamation, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

12. No development shall take place other than in accordance with the submitted Construction Environmental Management Plan (CEMP): Biodiversity; unreferenced; dated October 2022; received 26 October 2022, and Dwg No. W8/1/19/09; Biodiversity Protection Plan; dated 18 October 2022; received 26 October 2022.

Reason: In the interests of protecting biodiversity, in accordance with UK and European Law, and Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

13. No development shall take place other than in accordance with the Specification for Archaeological Works; Watlington Quarry; reference PC528a; prepared by

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

Phoenix Consulting Archaeology Limited; dated 14 September 2021; received 22 August 2022.

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.

14. Within four months of completion of extraction of each phase of mineral to which this permission relates, or other such period as may be agreed in writing beforehand by the County Planning Authority, a hard copy of an approved interim report for that phase shall be submitted to the County Planning Authority and County Historic Environment Record.

Prior to commencement of restoration of the final phase of mineral, provision shall be made for post-investigation assessment, analysis, publication and dissemination of results, and archive deposition shall be secured in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 13.

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 2010-2026.

15. Prior to the commencement of operations in Phase 5 of the development hereby permitted, identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, an Air Quality Assessment for phase 5 shall be submitted to and approved in writing by the County Planning Authority. The assessment shall be in accordance with best practice guidance and include:
- review of any dust complaints arising from earlier mineral extraction phases of the development hereby permitted; and
 - details of an air quality monitoring scheme, where monitoring is required pursuant to the assessment

Operation of the development shall be carried out strictly in accordance with the approved assessment.

Reason: To prevent unacceptable risk from air pollution, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

16. Prior to the commencement of operations in phase 5 of the development hereby permitted, identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, the scheme for crossing of the wildlife park access track shall be implemented in accordance with the details

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

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identified in paragraph 3.2.13 of the Environmental Statement, Volume I, dated June 2021, and section 7. Working Scheme detail of the document entitled Regulation 25 response; prepared by Mick George Ltd.; dated February 2022; received 7 February 2022, and shown on Drawing No. W8/1/19/05; Signage at Wildlife Park Access Track Crossing; dated 25/01/2022; received 7 February 2022. The development shall thereafter only be carried out in accordance with the approved scheme.

Reason:

To safeguard users of the wildlife park access track

17. Prior to the commencement of mineral extraction from phase 5 of the development hereby approved, identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, the screening mound along the eastern and southern boundaries of phase 5, as shown on Drawing Nos. W8/1/19/03 Rev E; Working Scheme, and W8/1/19/06 Rev A; Cross Sections through Screening Mound; dated 24 May 2022; received 26 May 2022 shall be constructed, and thereafter retained.

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.

18. In the first available seeding season following construction of the screening mound subject of condition 17, the mound shall be seeded with grass in accordance with the details set out in paragraph 13 of the letter from Mick George Ltd. to Norfolk County Council, dated 29th July 2022; received 29 July 2022, and

in the first available planting season following construction of the screening mound, planted in accordance with the details set out in paragraphs 13 to 19 inclusive of the letter from Mick George Ltd. to Norfolk County Council, dated 29th July 2022; received 29 July 2022.

Any plants which, within a period of five years from the completion of the planting die, are removed or become seriously damaged or diseased, shall be replaced in the next available planting season with others of a similar size and species.

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.

19. Prior to the commencement of any restoration works to the settlement lagoons P2 and P3 detailed within paragraph 5.12.2 of the Ecological Impact Assessment; reference CW20-344 RPT 001; prepared by Collington Winter Environmental Ltd; dated July 2022; received 6 September 2022, and as

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

identified on Drawing no. 9102-E-03 Rev A; Phase 1 Habitat Plan of the Ecological Appraisal; reference K:\9100\9102\ECO; prepared by FPCR Environment and Design Ltd; dated August 2020, an updated survey for water voles shall be undertaken and the findings of the survey and any additional mitigation measures proposed shall be submitted to the County Planning Authority for its approval in writing.

The mitigation measures shall be adhered to and implemented throughout the restoration of the lagoons strictly in accordance with the approved details

Reason:

To identify and ensure the survival and protection of species protected by legislation that could be adversely affected by the development, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and paragraph 180 of the National Planning Policy Framework (NPPF) (2023).

20. From the date of this permission the operators shall maintain records of their monthly input of waste and shall make them available to the County Planning Authority at any time upon request. All records shall be kept for at least 12 months.

Reason:

In order that the County Planning Authority can monitor the input of waste, to protect the amenity of the area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

21. No waste materials shall be imported to the site other than in accordance with the restoration scheme and recycling operations detailed in the application. Nothing other than dry, inert, non-contaminated solid waste shall be brought onto the site. There shall be no acceptance of any hazardous waste (as defined within the European Waste Catalogue).

Reason:

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

22. No waste or other material shall be brought onto the site except that which is to be disposed of / managed in accordance with this permission. There shall be no other handling, storage, treatment or transfer.

Reason:

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

Location: Land at Oak Field, Watlington
 Road, Nr Tottenhill Row, Nr Watlington,
 Kings Lynn, Norfolk

- 23. The sand and gravel wash plant hereby permitted shall be used solely for processing mineral derived from the site and the adjacent extension area approved under application reference C/2/2018/2001, and for no other purpose.

Reason:

To protect the amenities of residential properties and in the interests of highway safety, in accordance with Policies DM10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 24. Except as modified by the provisions of the document entitled Regulation 25 response; unreferenced; prepared by Mick George Ltd.; dated February 2022; received 7 February 2022, and the letter from Mick George Ltd. to Norfolk County Council dated 29 July 2022: Phasing Image - Phase 5, no operation shall take place except in accordance with the phased scheme of working shown on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, and the principles detailed and shown in paragraphs 3.2.5 to 3.2.14 inclusive of the Environmental Statement, Volume I, dated June 2021.

Reason:

To ensure orderly working to protect the amenity of residential properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 25. With the exception of noise emitted from the site from (i) operations in relation to the recycling facility hereby permitted; (ii) import and deposit of inert materials for restoration purposes; and (iii) temporary operations including soil stripping, formation and removal of soil storage mounds and screening bunds, and replacement of soils pursuant to restoration works, the noise levels at the noise-sensitive properties identified within Section 4.1 and shown on Figure 1: Noise Monitoring Locations of Annexure 3 Noise Assessment, dated August 2020 shall not exceed the levels stated below:

Location	Noise limit
Dwellings in Tottenhill	55dB(A) LAeq, 1 hour, (free field)
The Kennels	46dB(A) LAeq, 1 hour, (free field)
Dwellings in Tottenhill Row	48dB(A) LAeq, 1 hour, (free field)

For temporary operations at the site, including soil stripping, formation and removal of soil storage mounds and screening bunds, and replacement of soils pursuant to restoration works the noise level measured at any of the noise-sensitive properties identified within Section 4.1 and shown on Figure 1: Noise Monitoring Locations of Annexure 3 Noise Assessment, dated August 2020 shall

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

not exceed 70dB(A) LAeq, 1hour (free field). Temporary operations shall not exceed a total of eight weeks in any 12 month period.

Noise levels at other times, and in areas of the site excluded from Phases 1 to 6 as identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, shall be limited to a level of 42 dB LAeq, 1hr at noise sensitive receptors as identified within Section 4.1 and shown on Figure 1: Noise Monitoring Locations of Annexure 3 Noise Assessment, dated August 2020.

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. No vehicle, plant, equipment and/or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and/or machinery shall be maintained in accordance with the manufacturer's specification at all times.

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.

27. No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with white noise / non-tonal reversing alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity.

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.

28. With the exception of operations in relation to the recycling facility hereby permitted, and import and deposit of inert materials for restoration purposes, measures shall be taken to prevent dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles, and otherwise in accordance with approved Appendix A - Dust Action Plan; unreferenced; prepared by Mick George Ltd.; dated April 2022; received 26 May 2022.

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: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

29. No operation 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, 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 - 17.00 Mondays to Fridays
07.00 - 13.00 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.

30. No material shall be stacked or deposited within the stockpile and crushing areas shown on Drawing No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022 such that its height exceeds six metres above its base level, and other than in accordance with the details set out within paragraphs 3.2.3 and 3.2.4 of the Environmental Statement, Volume I, dated June 2021.

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.

31. No clay shall be stacked or deposited on the site other than in accordance with the provisions of paragraph 3.2.8 of the Environmental Statement, Volume I, dated June 2021 and paragraph 9 of the letter from Mick George Ltd. to Norfolk County Council, dated 29 March 2022, and as shown on Drawing No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022.

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.

32. Notwithstanding the provisions of paragraph 3.4.8 of the Environmental Statement, Volume I, dated June 2021, in the first available seeding season following formation, all storage mounds of topsoil and subsoil within phase 6 of the development shall be seeded to grass and the sward shall be managed and kept free of weeds throughout the period of storage.

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: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

33. In the event that it is necessary to store stripped soils on any part of the site other than in the screening mound on phase 5 working area, and topsoil and subsoil storage mounds on phase 6 working area, as indicated on Dwg No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022, no soil storage mound shall be constructed on the site such that it would be visible from the A10, Lynn Road or C54, Whin Common Road

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.

34. Prior to April 1 of each year an annual groundwater monitoring report shall be submitted to the County Planning Authority for its approval in writing. The report shall include latest data of dewatering activities and monitoring during the preceding calendar year (1 January to 31 December).

Reason

To ensure ongoing dewatering activities are satisfactorily monitored and sufficient data is submitted to assess the potential risk posed to the water environment, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and paragraph 174 of the National Planning Policy Framework (2023).

35. Upon completion of extraction from phase 1 of the working, as identified on Dwg No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, a clay barrier shall be installed against the western excavation face of the phase in accordance with the principles detailed in section 7.1 of the Hydrogeological Impact Assessment; reference K0438-BLP-ENV-R-001; prepared by ByrneLooby; dated March 2023; received 28 March 2023.

Reason To reduce further impact of the dewatering on the Watlington Farm Lake and spray irrigation abstraction licence, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

36. Upon completion of extraction from phase 2 of the working, as identified on Dwg No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, a clay barrier shall be installed against the western excavation face of the phase in accordance with the principles detailed in section 7.1 of the Hydrogeological Impact Assessment; reference K0438-BLP-ENV-R-001; prepared by ByrneLooby; dated March 2023; received 28 March 2023.

Reason To reduce further impact of the dewatering on the Watlington Farm Lake and spray irrigation abstraction licence, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

37. Upon completion of extraction from phase 3 of the working, as identified on Dwg No. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, a clay barrier shall be installed against the western excavation face of the phase in accordance with the principles detailed in section 7.1 of the Hydrogeological Impact Assessment; reference K0438-BLP-ENV-R-001; prepared by ByrneLooby; dated March 2023; received 28 March 2023.

Reason To reduce further impact of the dewatering on the Watlington Farm Lake and spray irrigation abstraction licence, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

38. The approved surface water drainage system for the site shall be managed and maintained for the lifetime of the development in accordance with the provisions of Section 5.10: Management and Maintenance Responsibility and Table 011: Drainage Inspection and Maintenance Schedule of Annexure 4, Flood Risk Assessment v2; reference H8294; prepared by Amber Planning; dated September 2020.

Reason: To ensure the effective management and discharge of flood and surface water, in accordance with Policy DM4 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

39. There shall be no vehicular access to the permitted site except from Watlington Road, as shown on Dwg number W8/1/19/01 Rev B, Location Plan, dated 18/10/22, received 19 October 2022.

Reason:

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

40. 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.

41. For the duration of the permission hereby approved, the development shall not operate except in strict accordance with the submitted HGV Management Plan, prepared by Mick George Ltd.; undated; received 7 February 2022 for the routing of HGVs to and from the site.

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

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

42. The directional vehicle signage erected at the site entrance pursuant to condition no.17 of planning permission reference C/2/2000/2022 and put forward by way of photographic evidence in support of the planning application shall be retained and maintained for the duration of the operation hereby permitted.

Reason: In the interests of highway safety and residential amenity, in accordance with Policies CS15, DM10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

43. No external lighting shall be installed on the site except in accordance with the provisions of paragraphs 3.8.1 and 3.8.2 of the Environmental Statement, Volume I, dated June 2021. The lighting shall not be used at night when the quarry is not operational.

Reason:

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

44. All external lighting shall be operated in accordance with the general lighting control measures as outlined in paragraph 5.2.1 of the Ecological Impact Assessment; reference CW20-344; prepared by Collington Winter Environmental Ltd; dated July 2022; received 6 September 2022.

Reason:

In the interests of protecting biodiversity, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and paragraph 180 of the National Planning Policy Framework (2023).

45. Except as modified by the provisions of paragraph 12 of the letter from Mick George Ltd. to Norfolk County Council dated 29 July 2022, the restoration of the site shall be completed within 11 years of the date of this permission, in accordance with the submitted scheme shown on Drawing number W8/1/19/04 Rev E; Restoration Proposals; dated 13 October 2022; received 19 October 2022, and the provisions of:
- section 4.2 Restoration Features and paragraph 5.3.3 of the Environmental Statement, Volume I, dated June 2021, and
 - in so far as they relate to Phase 2: Restored Landform, sections 5.6 to 5.9 inclusive, Environmental Statement Volume II Annexure 4: Flood Risk

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

Assessment v2; reference H8294; prepared by Amber Planning; dated September 2020.

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.

46. All planting, seeding or turfing comprised in the approved details of restoration landscaping shall be carried out in the first planting and seeding season following the completion of each phase of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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.

47. All soil handling operations shall be carried out in accordance with the methodology detailed within sections 3.4 and 4.2.1 of the Environmental Statement, Volume I, dated June 2021, and the Institute of Quarrying publication 'Good Practice Guide for Handling Soils in Mineral Workings' (July 2021).

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.

48. 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. (No handling of topsoil and subsoil shall take place except between 1st April and 31st October unless otherwise agreed in writing beforehand by the County Planning Authority.)

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.

49. Until the topsoil and subsoil have been stripped from the site, the land shall not be traversed by any plant or machinery, save that which is engaged in stripping operations, and all such machinery shall be used in such a way as to minimise soil compaction.

Reason:

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

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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.

50. 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 agreed progressive 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.

51. The subsoil layer of each phase shall be separately stripped to its full depth and, so far as possible, shall be immediately re-spread on the re-filled area of the preceding phase, as specified in the agreed progressive 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.

52. No topsoil or subsoil shall be taken off the site.

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.

53. The final one metre of fill shall be free of materials likely to interfere with final restoration, drainage or subsequent after-use.

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.

54. The subsoil shall be cross-rippled and any pans and compaction shall be broken up to the satisfaction of the County Planning Authority before replacement of the topsoil.

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.

55. The final layers of material shall be levelled and graded in accordance with Drawing number W8/1/19/04 Rev E; Restoration Proposals; dated 13 October

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

2022; received 19 October 2022 to conform with the contours of adjoining undisturbed land.

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.

56. Measures including ripping and/or subsoiling shall be carried out to the satisfaction of the County Planning Authority after soil replacement so that the compacted layers and pans are broken up to assist free drainage.

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.

57. On those areas to be restored to an agricultural afteruse, all stones and deleterious materials in excess of 15cm in any dimension which arise from the ripping of the subsoil and topsoil shall be removed from the site.

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.

58. All vehicles, plant, machinery, site roads, hardstandings and fencing shall be removed from the site within 12 months of completion of extraction operations and in any event by the permission expiry date.

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.

59. Where differential settlement occurs during the restoration and aftercare period the operator, where required by the County Planning Authority, shall fill the depression to the final settlement contours with suitable material to a specification that has been agreed with the County Planning Authority.

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.

Informative Notes:

- a) The Borough Council of King's Lynn and West Norfolk Community Safety and Neighbourhood Nuisance Team recommend the applicant notify in writing the

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

residents of the noise-sensitive properties identified within Section 4.1 and shown on Figure 1: Noise Monitoring Locations of Annexure 3 Noise Assessment, dated August 2020 in advance of any soil stripping activities and construction of screening bunds within phases 4 and 5 of the development, as identified on Drawing no. W8/1/19/03 Rev E; Working Scheme; dated 13 October 2022; received 19 October 2022, and provide contact details, together with details of the precise nature of works to be undertaken and equipment to be used, timescale (including date of commencement and completion), and the exact location of the works.

b) This development relies on the abstraction of groundwater, which will require licensing. The Environment Agency recommend the applicant seeks pre-application advice regarding the dewatering, mineral washing and dust suppression elements of this development so the abstraction impacts can be assessed and any monitoring requirements can be agreed. Should the planning application be successful there is no guarantee a licence will be issued, which is why the Environment Agency recommend pre-app at an early stage in the development process.

c) A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service. Please note that the Service now charge for their services.

d) UK Power Networks would like to advise that the area of the proposed development is currently traversed by overhead power lines operating at voltages of up to 33,000 Volts.
The developer will therefore need to ensure that any operations in the vicinity of these power lines do not infringe safe working clearances or affect the stability of the structures.
If this is not possible, the developer will need to arrange with UK Power Networks for the lines to be moved.

Relocation of the overhead power lines has not been included within the scope of the planning application and accompanying Environmental Statement and therefore planning permission would be required for relocation of the power lines.

e) Attention is drawn to the requirements of East of Ouse, Polver & Nar Internal Drainage Board, as detailed below:

- The Board's Byelaws must be complied with. Attention is drawn to the Byelaw that prohibits any construction and the planting of tree, shrub, bush etc. within nine metres of the brink, or landward toe of any raised embankment, of any drain or watercourse maintained by the Board. This means that a level strip of land nine metres in width must be left unobstructed and available for the deposit of spoil and future widening

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

- Arrangements for disposal of effluent must be approved by the Environment Agency and the proposed development must not result in the pollution of any watercourse
 - Although the Board maintain a network of drains within the District it is the applicant's responsibility to ensure that there is a satisfactory outfall from the area to be developed and to make any necessary arrangements with the owners of watercourses leading from the area to be developed to the Board's system.
 - The Board's written consent must be received for the discharge of any surface water or treated effluent into any watercourse in the Board's catchment area. If the development causes an increased run-off within the Board's drainage system the Board will require an appropriate contribution from the developer.
 - Details of any proposals for piping of roadside ditches must be submitted to, and approved by, the Board, and must also have the approval of the Highway Authority, before any work is commenced.
- f) Please be aware, it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicant's title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.
- g) Natural England advise that, Throughout the period of working, restoration and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.
- h) Natural England advise that, Prior to the commencement of development, and throughout the period of working, restoration and aftercare, it shall be the responsibility of the developer to make enquiries and, in consultation with the County Planning Authority, take appropriate steps to prevent the spread of any soil-borne plant or animal diseases.
- i) Natural England recommend that The Institute of Quarrying publication 'Good Practice Guide for Handling Soils in Mineral Workings' (July 2021) is followed; this provides detailed advice on the choice of machinery and method of their use for handling soils at various phases. For agricultural after uses, the best available practice is using the excavator-dump truck combination in conjunction with the sequential 'strip' method (Sheets A – D).

Location: Land at Oak Field, Watlington
Road, Nr Tottenhill Row, Nr Watlington,
Kings Lynn, Norfolk

j) This permission is subject also to a legal agreement under Section 106 of the Town and Country Planning Act 1990 concerning off-site groundwater monitoring and mitigation.

Positive and Proactive Statement

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.

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