

**NORFOLK COUNTY COUNCIL**

**Town and Country Planning Act, 1990**

**Town and Country Planning (Development Management Procedure) Order 2015**

To: Breedon Trading Limited  
Pinnacle House  
Breedon Quarry  
High Street  
Breedon-on-the-Hill  
Derbyshire  
DE73 8AP

Particulars of Proposed Development

Location: Land off Crab Apple Lane, Haddiscoe, Norfolk, NR14 6SJ

Applicant: Breedon Trading Limited

Proposal: Extraction of Sand and Gravel with low level restoration to meadow species rich grassland with an ephemeral water body

The Norfolk County Council hereby gives notice of its decision to REFUSE permission for the development specified in the application received as valid on 7 December 2022.

The grounds of refusal are as follows:

1. The applicant has failed to demonstrate that the proposal as submitted contains sufficient measures to satisfactorily mitigate impact on the nearby heritage assets and reduce amenity impacts to acceptable levels contrary to Policies CS14, DM8, and DM12 of the Norfolk Minerals and Waste Development Framework: Core Strategy and Development Management Policies Development Plan Document 2010-2026 (2011), Policies 2 and 3 of the Greater Norwich Local Plan (2024), Policies DM1.4, DM3.13, DM3.14 and DM4.10 of the South Norfolk Local Plan Development Management Policies Document (2015), and paragraphs 191, 195, 203, 206, 208 and 217, of the National Planning Policy Framework (December 2023).

Signed: N Johnson Date: 31 May 2024

For LEAD DIRECTOR COMMUNITIES AND ENVIRONMENT

Norfolk County Council  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

**SEE NOTES**

## 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 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.

## 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](http://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.