Lincolnshire COUNTY COUNCIL
Working for a better future

Open Report on behalf of Andy Gutherson - Executive Director for Place	
Report to:	**Planning and Regulation Committee**
Date:	**5 July 2021**
Subject:	**County Matter Application - S20/1351**

Summary:

Planning permission is sought by Dr Charles Daniel Lane (the Applicant) to extract and process sand and gravel and to progressively restore the site to a mixture of agricultural land, nature conservation area and an agricultural water reservoir at Land at King Street, Greatford, Lincolnshire in the parish of Greatford.

The proposed development would constitute the creation of a new sand and gravel quarry with a restoration strategy to create three separate but linked after-uses, being low level agriculture, an irrigation lagoon and wetland habitat. The proposal is subject of an Environmental Impact Assessment submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and a Planning and Environmental Statement (PES) has been submitted which assesses the potential impacts of the proposed development together with the mitigation measures proposed to avoid, reduce and, if possible remedy any significant adverse impacts. Further Information has also been submitted in support of the ES in accordance with Regulation 25 of the EIA Regulations 2017.

The 55.5 hectare site comprises a parcel of agricultural land of Grades 2, 3a and 3b. This land has approximately 3.0 million tonnes reserve of saleable sand and gravel and would be worked and restored over a period of 16 years and at a production rate of 187,500 tonnes per annum.

The key issues to be considered in this case is the need and justification for the new mineral reserves and the principle of extracting sand and gravel from this site; the potential impacts (including cumulative impacts) arising from the development on the highways and Public Rights of Way; water environment (surface and ground); historic environment and setting; Fenland Fringe landscape; amenity impacts, including arising from fugitive emissions, on surrounding land-users and residential properties; loss of best and most versatile agricultural land; the natural environment and the potential for biodiversity net gain.

It is concluded that the principle of the extraction of sand and gravel is acceptable and in line with the approach of providing an adequate supply of minerals. In relation to light, noise and dust, measures are proposed, or are recommended to be secured through

planning conditions, to ensure that any impacts are mitigated and ameliorated to ensure that there would not be harmful impacts on the amenities of local residents and land users.

It is acknowledged that the development would result in the net loss of a proportion of the best and most versatile agricultural land during and after extraction and that during extraction ground water levels would be temporarily affected through de-watering. The proposal site, currently under arable cultivation has little nature conservation value and whilst certain mitigation measures are proposed to be put in place to the periphery of the working areas, it is considered that the restoration scheme can offer biodiversity enhancements that would, following implementation of appropriate conditions, also be secured the long term management of the site through a Section 106 Planning Obligation. In relation to soil and water, management, measures are proposed or are recommended to be secured through planning conditions. These would ensure the minerals operation would not result in detrimental impacts on the surrounding area, during and after operations; and would secure a restoration scheme that would bring the land back to best and most versatile agricultural use. This proposed restoration would be supported by the creation of an agricultural irrigation lagoon and enhancement of biodiversity through the creation of a new wetland habitat. As a consequence the temporary loss of the agricultural land is considered to be justified in this case.

The minerals operations would inevitably result in varying degrees of landscape and visual impacts, however, the phased approach for the development and restoration would minimise these impacts, particularly in the longer term and it is not considered that the setting of heritage assets would be significantly harmed by the proposed development; and a comprehensive archaeological scheme of works, would provide mitigation and can be secured through planning conditions.

Consideration is given in relation to highways, in addition to carrying out improvements to the highway along King Street and subject to Section 278 Agreement (Highways Act), it is proposed that all HGVs arriving and leaving the site follow a prescribed route to avoid local villages, excepting local deliveries and this can be secured through a Section106 Planning Obligation.

Recommendation:

Following consideration of the relevant development plan policies and the comments received through consultation and publicity it is recommended that conditional planning permission be granted subject to the applicant completing a Section 106 Planning Obligation.

Background

1. Lincolnshire County Council has a statutory responsibility to identify potential sites and areas suitable for minerals development within the County. The Site Locations document (adopted 2017) follows the principles set out in the Core Strategy and Development Management Policies document (adopted 2016), identifying site

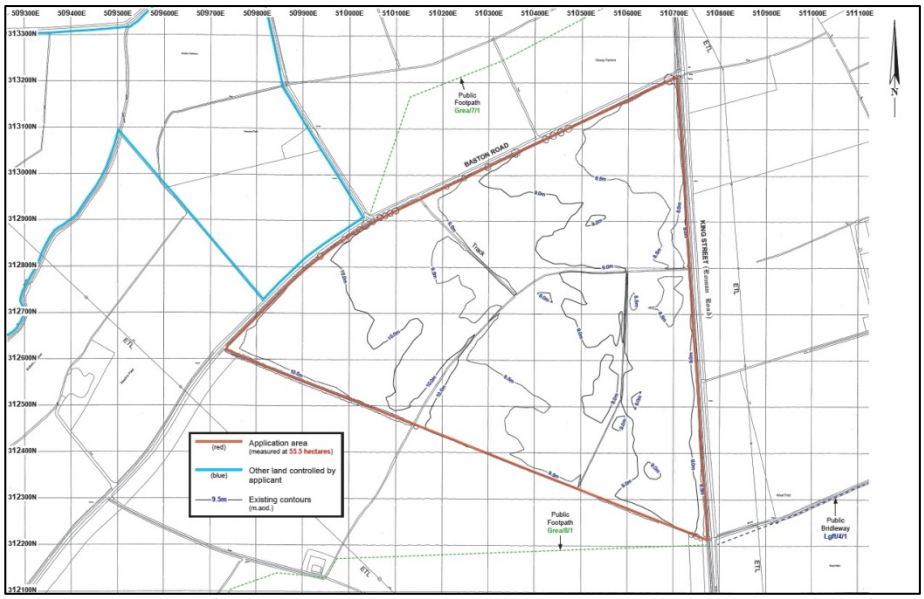
specific allocations for future minerals development based on a comprehensive process of site assessment and selection. The proposal site is identified within the Site Locations document as Site MS25-SL Manor Farm, Greatford. Each allocated site is provided with a Development Brief that sets out the key site specific information relating to potential constraints, opportunities and issues which need to be addressed at the planning application stage. The information in the Development Brief should not be treated as exhaustive and was based on an assessment of the site at the time this plan was written.

2. The National Planning Policy Framework (NPPF) requires mineral planning authorities to plan for a steady and adequate supply of aggregate and consideration of any development involving extraction of sand and gravel should include the need for the provision of a landbank to meet demand based on a rolling 10 year average. Lincolnshire has three distinct production areas and this site lies within South Lincolnshire. South Lincolnshire has a permitted reserve of 7.81 years calculated and published within the Local Aggregate Assessment December 2019. At the end of 2018, Lincolnshire had sufficient permitted reserves of sand and gravel for all three Production Areas, based on average sales over the period 2009-2018, to meet the seven year minimum landbank. However, further reserves would need to be released to maintain production over the plan period, to 2031, of the CSDMP. It is calculated that South Lincolnshire would have a shortfall of 5.35mt over the plan period and the proposal site MS25-SL would contribute to making up this shortfall.

3. Prior to submitting this application the applicant sought pre-application advice from Lincolnshire County Council and in September 2019 the applicant engaged with the local community by hosting an exhibition at Greatford Village Hall.

The Application

4. Planning permission is sought by Dr C Lane (the applicant) to extract and process sand and gravel and to progressively restore the site to a mixture of agricultural land, nature conservation area and an agricultural water reservoir at land at King Street, Greatford, Lincolnshire in the parish of Greatford.



Land at King Street application site boundary

5. The proposed quarry would release approximately 3.0 million tonnes of sand and gravel from an area of approximately 55.5 hectares, lying immediately west of King Street and approximately 1.25 kilometres to the north east of Greatford village centre, approximately 875 metres to the south west of Baston village centre and approximately 1.5 kilometres to the north west of Langtoft village centre. The hamlets of Stowe to the south and Wilsthorpe to the northwest are both approximately 1 kilometre from the boundary of the site. Based on an anticipated annual production rate of 200,000 tonnes the proposal would result in the quarry extracting sand and gravel for a period of approximately 16 years. The extraction would be carried out in progressive phases using a 360° swing shovel with sand and gravel being transported to the plant site (to be located in the south of the site) for processing and stockpiling. It would then be distributed off site as processed aggregate. The site would also be restored progressively in phases and a concept restoration scheme has been submitted in support of the application which covers the entire site. The current field access to the site on Baston Road would be closed and a new access created off King Street which would cross King Street Drain.

Environmental Statement

6. The application is subject of an Environmental Impact Assessment which has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). An Environmental Statement (ES) has been submitted in support of the application which comprises of two volumes.

- Volume 1 - Planning and Environmental Statement (PES) - provides an overview of the application and identifies the various development plans, policies and other material considerations in relation to the proposed development. This volume also summarises the findings of the individual technical assessments contained in Volume 2 and includes appendices containing the planning application forms and certificates, details of community consultation and 'Wintering Bird Interim Statement'.

- Volume 2 - Consultant's technical reports – contains the individual technical assessments and reports, plans and tables which identify and assess the potential impacts arising from the development and the mitigation measures that are proposed to be implemented in order avoid, reduce and, if possible, remedy any significant adverse impacts.

- Non-Technical Summary (NTS) - summarises the content of Volume 1 in an easily understandable and accessible format.

7. In accordance with Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulation 2017 (EIA Regulations) 'Further Information' was requested by letter on 19 October 2020 relating to three matters being–Highways, the Historic Environment and Public Rights of Way. The

Further Information, and supporting supplementary information, was provided by the Applicant in a letter dated 15 December 2020 and in some cases replaces that which was contained within the original PES. The original ES (Volumes 1, 2 and NTS) as supplemented and amended by the Further Information are considered to meet the requirements of the EIA Regulations 2017. The summary of the contents of each of these Volumes and Further Information are set out below.

Volume 1 - Planning and Environmental Statement - this is the main document and contains details of the assessments undertaken and their findings. Where necessary for clarification details contained in Volume 2, Consultant's technical reports, are included.

Chapter 1: Overview – this chapter identifies the location and current use of the site and explains that the site is allocated in the Lincolnshire Minerals & Waste Local Plan: Site Locations Document (2017) as reference MS25-SL. The site has an anticipated reserve of 3.0 million tonnes of sand and gravel which would be extracted and restored over a 16 year period and make a contribution to the local economy and maintain the supply of construction aggregate. The document also provides a biography of the applicant, who is also the owner of the site and an overview of the proposed phased development of the site, processing plant, restoration and after-use.

Chapter 2: A brief Site Description – this chapter provides details of the size of the site and describes the site as being generally flat with levels being between 10.5 and 8.5 metres above ordnance datum (AOD) that dip in a north easterly direction. The use is currently for arable monoculture, with sparse low hedgerows interspersed by mature trees to the north-west and remnant hedgerows to the south. The eastern boundary is defined by the King Street Drain. The site is bisected by a generally dry ditch with minor ditches to the southern and western boundaries. The wider landscape is addressed identifying that there are to the south some recently planted woodland blocks but in general the surrounding area comprises typical flat 'fen' land which is predominantly open but is also crossed by drainage ditches. The nearest property is identified as lying 400 metres to the east with Stowe Farm being the next nearest located 1.0 kilometres to the south with the villages of Baston, Greatford and Langtoft being between 500-600 metres distant.

Chapter 3: Application – this chapter provides details of the documentation submitted, defines the limits of the ownership of the applicant and reiterates the extent of the reserve, annual output and timescales for production and restoration.

Chapter 4: Details of the Development – this chapter summarises the proposed development outlining how phased extraction and restoration would be completed and what measures would be taken to minimise adverse impacts. Mineral would be transported via ground level field conveyors to a modern low profile processing plant located to the south of the site which would include ancillary plant and

buildings a weighbridge, wheelwash, workshop and site offices. Restoration would be progressive and provide for three distinct afteruses being low level agriculture, an agricultural irrigation lagoon and water/wetland based nature conservation.

The development would be in accordance with the following Operational Programme:

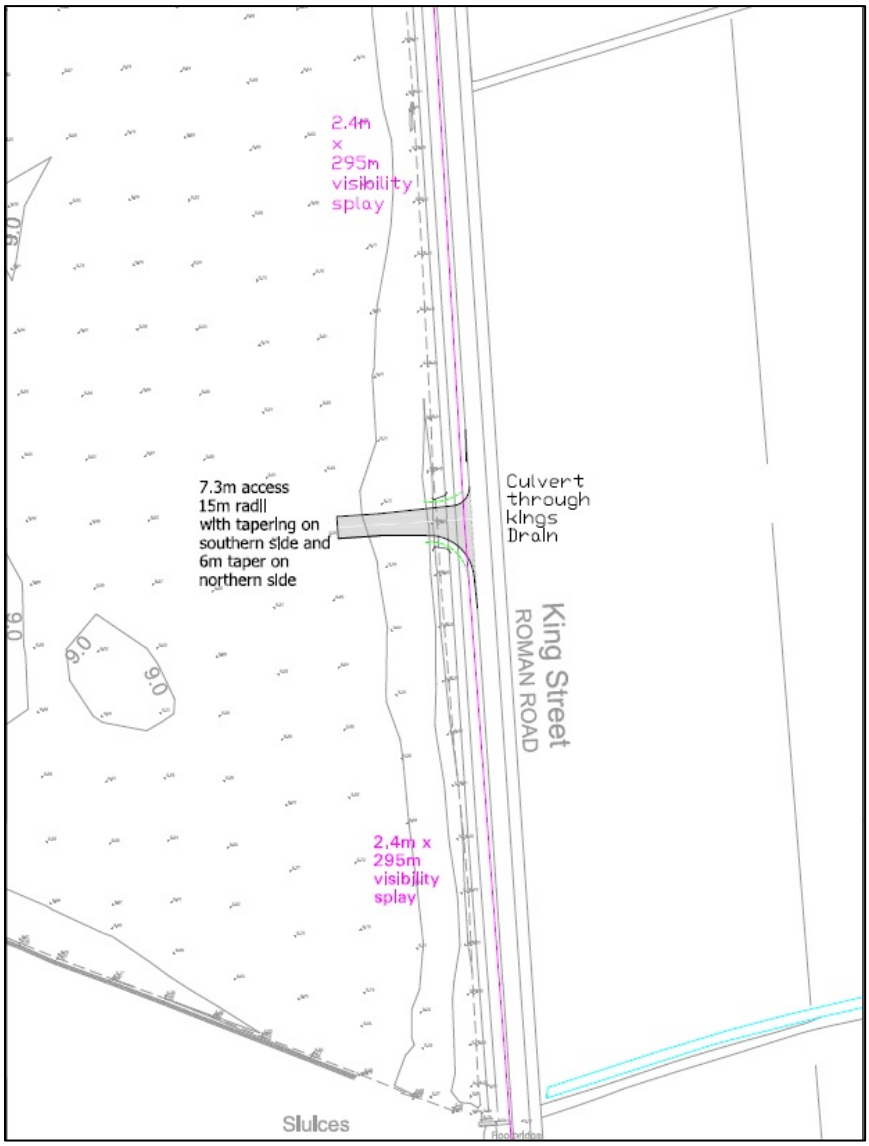
- Site Development - to establish the necessary infrastructure including access; plant site and layout; internal haul road; ground conveyor; provision of water required by site operations; and silt management, together with day to day operations; progressive restoration; and de-commissioning.

Technical detail was provided as follows:

- Soil Handling – the soil report (Volume 2) recommends the removal of 0.3 metres of both top and subsoil (i.e. a total of 0.6 metres) however given that the quality of both is homogenous separate stripping of each would not be necessary. Stripping would be carried out when soils were in a friable state and all soil handling would be in accordance with the Good Practice Guide (DEFRA) using a hydraulic excavator with a toothless bucket (also required for archaeological fieldwork). Soils would be transported to the perimeter of the site and used to construct bunds or initially to a temporary storage area or latterly for direct deposition in areas under restoration. Topsoil storage bunds would not exceed 4.0 metres in height and would be lightly compacted to avoid the risk of water ponding and provide good 'run off' drainage. Where bunds are to be retained for long periods they would be sown with a grass seed mix and be maintained. Soil stripping would be carried out in phased manner to ensure that as much land as possible remains in agricultural use. The replacement of soil will follow the same handling approach with internal movements avoiding travelling over any replaced soil to avoid compaction. Where overrunning is unavoidable any compaction would be corrected by subsoiling, by moling or by excavation and re-laying.

- Access – access to the site would be gained via a new access to be constructed onto King Street. Initially a simple 'T' junction access was proposed but following consultation and the issue of a Regulation 25 Notice an asymmetrical junction has been proposed to ensure all HGV traffic approaches and leaves the site from the south. The access would require a short section of Kings Street Drain to be culverted. To carry out culverting the ditch would be temporarily dammed to allow the natural relocation of any water voles outside the dammed section. For a limited period water flow in the ditch would be managed by a temporary bypass pump. The culvert would not be constructed until an ecological assessment has been implemented to confirm the absence of vulnerable species. The length and diameter of the culvert would be subject to an agreed method statement as required by condition, permit or Section 278 Agreement. The internal access road within the site would be designed with a 'swan neck bends' to

limit/restrict direct views into the plant site. The first 150 metres would be constructed with concrete or tarmac leading and all HGV's leaving the site would do so via a wheel wash so as to reduce/eliminate any debris being carried onto King Street. Where necessary a road sweeper would be employed to keep King Street clean. The existing field gate off Baston Road would be closed for the duration of the development and would not be re-instated until completion of restoration. The King Street access would be retained following restoration of the site and give access to the proposed agricultural irrigation reservoir and the restored wetland area .



Proposed asymmetric access onto Kings Street

- Output/Traffic – the site would operate approximately 250 days per year and based on an estimated average output of 200,000 tonnes per annum (tpa) this would equate to between 35 and 40 HGVs (70-80 two-way movements) per day. Notwithstanding that the aggregate is processed wet and unlikely to give rise to dust, all vehicles leaving the site would be sheeted. As previously

stated all HGV traffic exiting the site would pass through the wheel cleaning facility.

- Plant and Equipment

  - Water Management – the as raised sand and gravel requires washing to remove silts. The sand fraction is washed out and is dewatered and stockpiled with a 8-10% water content that naturally drains to 5% moisture.

  - Grading – Gravel fractions are screened into three sizes from 5-40mm and oversize. In the case of Greatford the mineral deposit has an average of 15% oversize. Although there is a limited market for oversize these would be stockpiled separately and from time to time a mobile crusher would be brought to site to reduce the mineral to a grade less than 20mm. Crushed mineral would be blended into screened products or sold separately.

  - Stockpiles – The retained moisture within the stockpiles reduces/eliminates the risk of dust emissions.

  - Dust – due to the natural moisture content of sand and gravel, dust is not commonly a risk but where there is potential this is addressed in the Environmental Impacts section of this document.

  - Plant Site - Modern processing plants are modular in design and the plant illustrated in this document is considered capable of processing 250,000 tpa. The tallest components of the proposed plant site would be generally below 7.5 metres being the highest point of the conveyors. The Applicant states that stockpiles would be restricted to 6.0 metres. Final details of the plant and buildings could be reserved by a condition and would include details of ancillary plant such as processing plant and wheel cleaner. All plant and ancillary buildings and equipment would be removed from site to enable restoration to be completed.

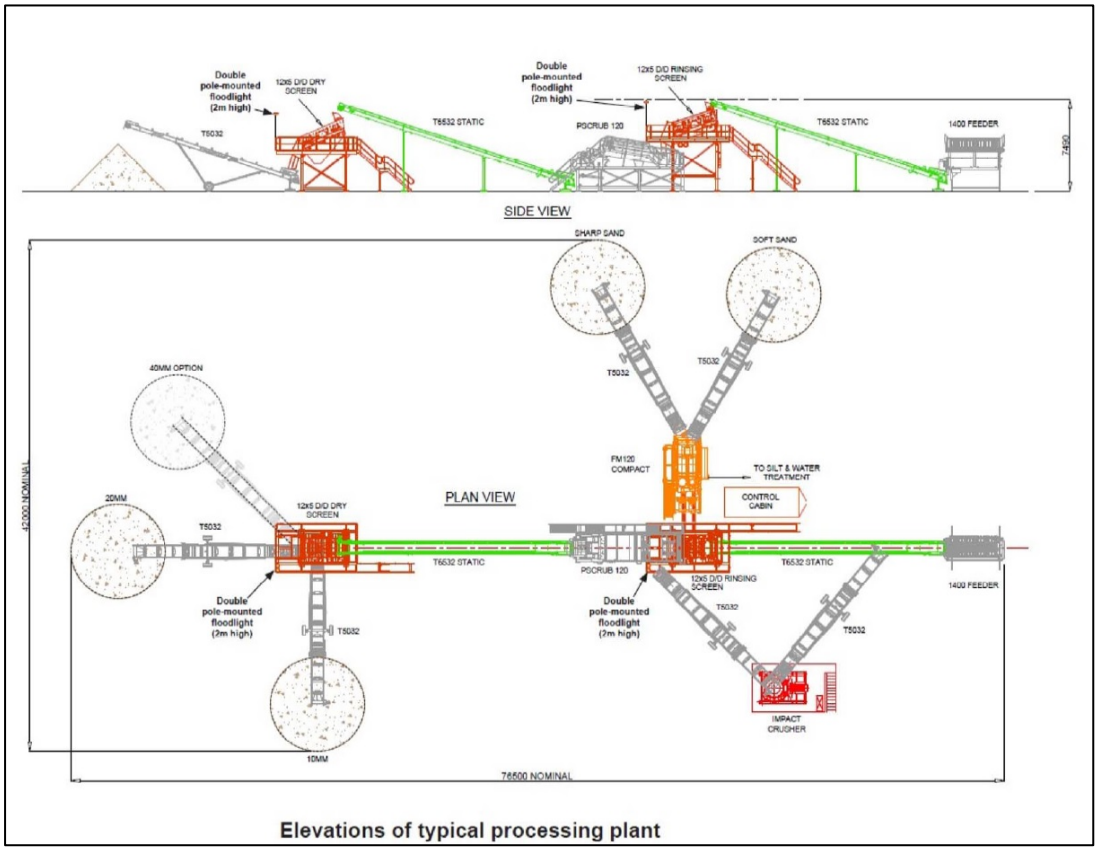


Illustration of typical processing plant layout

- Stockpiles– the excavated mineral stockpile conveyor could be up to approximately 12 metres in height and would provide a sufficiently large stockpile to allow continuous processing over a three day period. This would provide operational flexibility during periods when the ground conveyor is being maintained, extended or moved.

- Conditions – material would be managed and removed from stockpiles by wheeled loaders that would also load lorries. The weighbridge would be surface mounted and the site buildings would be 'container' style, single storey and painted in a colour to be agreed. The plant site would be screened from views by virtue of the bunds.

Water Management

- Processing Plant – the processing plant requires a supply of clean water. This would consist of a pond that would allow for water sourced from the shallow River Terrace aquifer. Silt laden water would be discharged to a settlement lagoon. Pumps would be operated to draw clean water and circulate through the plant site and then discharge to the settlement pond. A high level overflow pipe would be constructed to link the settlement pond to the clean water pond this would supplement the supply of process water. The settled silt lagoon would be permitted to naturally regenerate with reeds and wetland plants and shrubs, providing additional habitat/biodiversity ahead of completion of the development. The re-circulation system would ensure that there would be no discharge of processing water to ditches/drains off site,

with any excess water around the processing area being left to percolate to groundwater through natural seepage.

- Extraction – dewatering of the excavation areas would take place to enable the full reserve of mineral to be recovered. Shallow ditches excavated into the exposed basal clay will capture groundwater entering through the face of sand and gravel. These create a series of sumps that ensures that groundwater entering the site does not become discoloured by suspended silt particles prior to being pumped away to discharge off site to recharge the adjacent watercourses and where necessary overflow into the King Street Drain.

- Restored Agricultural Land – the proposal seeks to restore a proportion of the site to agricultural land at a lower level than the original ground level. To prevent groundwater egress this area would be engineered by progressively 'sealing' the face of the peripheral in-situ mineral using the underlying clay.

- Long-term Drainage – the site is bisected by a central ditch (Ref: D3) that would be removed as part of the development and a diverted 'link' route would be located to the eastern part of the southern boundary. Following extraction the central ditch would be reinstated at a lower level to manage drainage from the restored agricultural land and accumulated water would be collected at a sump area and pumped to the proposed pond/wetland. The wetland area would not be 'sealed' and the water level would self-balance with the surrounding groundwater.

- Restored Agricultural Irrigation Reservoir – the northwestern banks would be formed by the reinstated drain D3, the southwestern banks would comprise the clay-lined cut face of the quarry and the eastern banks would be constructed from clay derived from the base of the quarry void. The clay seals/banks retaining water within the reservoir will be constructed in layers in order to achieve a low permeability as required by the reservoir design. The clay seal would be to a level sufficient to permit filling when groundwater levels are high, typically winter months. 'Winter' stored water would be available for irrigation of the area restored to agricultural use and the wider Braceborough and Greatford Estate being approximately 120-160 hectares.

- Excavation/Phasing – mineral would be extracted on a phased progressive basis and would consist of five phases (Blocks A-F) that would rotate around the site in a broadly anti-clockwise direction. Operations would commence in the south-eastern corner of the site, close to the sites southern boundary and the proposed new means of access. Once excavated this area would form the Plant Site Area and operations would advance northwards along the eastern boundary (which adjoins King Street) before heading west. Each phase would produce sufficient mineral for 2-4 years production capacity.

Composite Operations Plan – showing direction of proposed phased extraction

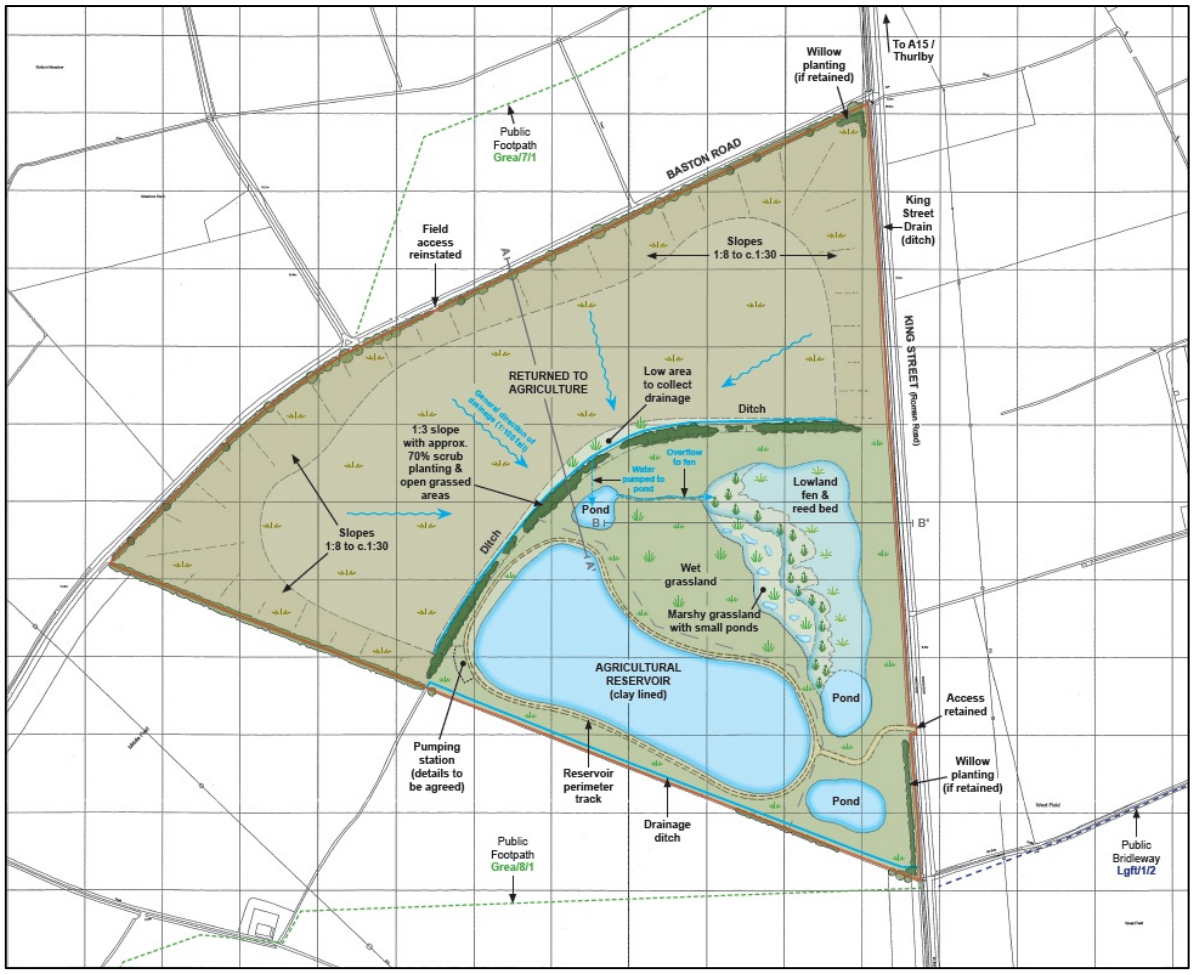
Two 300 metre lengths of conveyor would run north-south through the centre of the site and transport mineral back to the Plant Site Area from Block A and Block B. Once extraction has been completed the conveyor would retreat and then extend westwards into Blocks C & D. All mineral would be loaded onto the conveyors by a wheeled loader. With the exception of Blocks A and B, where topsoil removed would be placed to create perimeter bunds, soils stripped from subsequent phases/blocks would either be temporarily stored in a dedicated area located within the southern-central area of the site (adjacent to the Plant Site Area) or directly placed into the preceding phase/block thus ensuring progressive restoration of those areas to agriculture. Each phase/block would be engineered ('sealed') to an extent necessary to manage ingress of groundwater and to provide for natural slopes to facilitate internal drainage. Prior to final restoration the whole site would be finally shaped to segregate the three restoration areas. Block A would accommodate the silt settlement lagoon that would subsequently be restored to become a wetland habitat. Blocks B to E would be restored to low level agriculture and Block F, being the final extraction area, would be restored to the irrigation reservoir and a small balancing pond associated with the agricultural restoration.

- Restoration – the restoration concept would return 60-70% of the site back to productive farmland with approximately 10% of the site being restored to

an irrigation reservoir and balancing pond with the remaining area being restored to nature conservation uses. None of the excavated soils would be lost and would be used to enhance the restored agricultural land.

	Soil Balance Sheet			
	Area (hectares)	Topsoil (cubic metres/depth metres)	Subsoil (cubic metres/depth)	**Total (cubic metres/depth)**
Existing	55	165,000/0.3	110,000/0.2	**275,000/0.5**
Restored	31	165,000/0.5	110,000/0.4	**275,000/0.9**

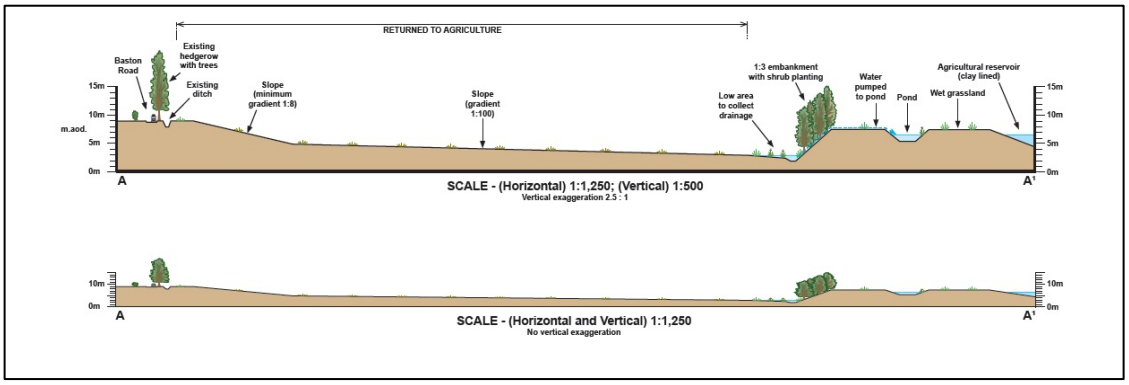
Table 1 Soil balance



Proposed Restoration Plan

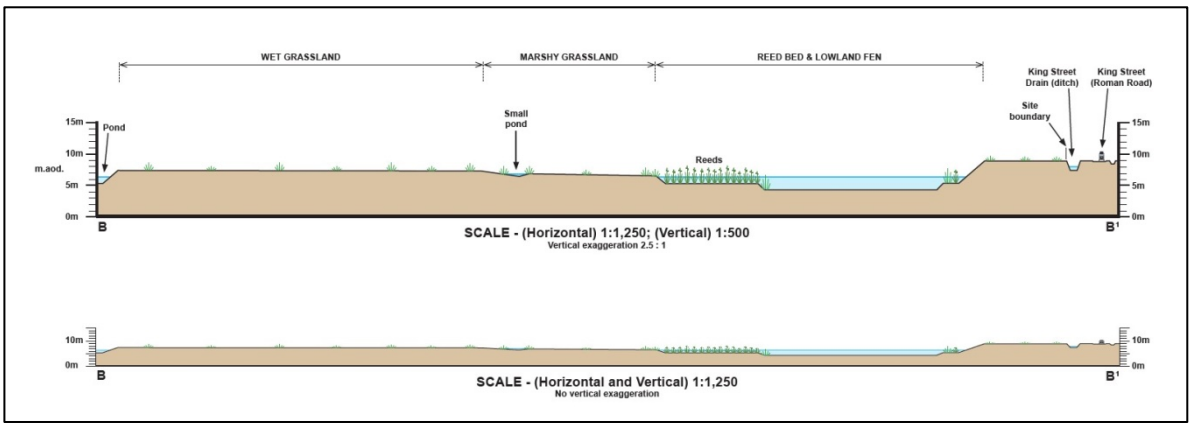
The soils would be laid to form a 'reclamation platform' of approximately 1 metre in depth with the top 0.3 metres of this platform being ripped to provide a 'loose' surface onto which the further soils would be replaced. This would give a restored soil profile depth of around 1.2 metres and provide a baseline condition to allow (through aftercare) the potential to support a diverse rotation of crops from the commercial production of wildflower seeds to root crops.

The agricultural irrigation reservoir would be engineered and sealed using basal clay and created generally in the area identified for the plant site during extraction. The design is 'non-linear' to provide a more natural appearance, with the outer sides thinly soiled and planted to a wildflower grass mix to provide additional habitat and biodiversity interest



Agricultural restoration cross sections

The restored wetland biodiversity area (located within Block A of the phased extraction programme) would be formed from the silt settlement lagoon and so the final depths will be dependent on the volumes of silt arising from the processing of the sand and gravel. This area would be deltaic in form and would be allowed to initially naturally self-colonise but where necessary pilot planting of locally sourced reeds would be carried out. To ensure a continual flow of silts the discharge pipe would be moved as needed along the southern and western bank of Block A with the intention to create a western 'dry' area. Overall it has been predicted that the depth of open water would not exceed 3.0 metres. The eastern boundary would be retained as a steep slope into the water body to provide a bankside habitat suitable for water voles to colonise.



Wetland restoration cross sections

As part of the restoration, landscaping would be dictated by how well the wetland would self-colonise and this would be monitored through an

Ecological Monitoring Plan that would ensure that unwanted invasive species are removed.

- Aftercare

  - Agriculture – upon completion of restoration the site would be subject to a 5-year aftercare scheme. The scheme would ensure that no areas become compacted and there would be a regime to rectify any issues such as soil sampling to test for nutrient levels. The first two years would be to leave the restored agricultural land as ley grass so as to help establish soil structure. Where necessary this may be grazed at appropriate stocking levels or through cutting for hay or wildflower seed production. Weed control either chemical or mechanical would be initially twice yearly. Drainage would be monitored and remedial work carried out where necessary. From Year 3 a cropping regime would be established. All regimes would be recorded, monitored and analysed, in discussion with the Mineral Planning Authority. Remedial work would be agreed by the Mineral Planning Authority and the programme would be amended as necessary.

  - Biodiversity – aftercare of this area would be based on minimal disturbance to ensure that there is a stable area for wildlife to establish. Grassland would provide habitat for ground nesting birds and as previously referenced a water body designed for water voles as compensation for any loss caused by the King Street Drain culvert. The aftercare scheme would include checks on the establishment of grassland and weed control including invasive plants. Annual records to be kept and where requested meetings with the planning authority to review the progress of works and agree management for the following year.

Chapter 5: Mitigation Measures – this chapter recognises where mineral extraction could give rise to impacts both environmental and amenity. Details of a range of mitigation measures to counter those impacts are provided:

- Landscape and Visual - mineral extraction would have a temporary adverse impact on the landscape. The site lies at the transition between the Kesteven Uplands and The Fens and forms part of a distinct Fenland Fringe character area. Further consideration was given to whether the proposal would have impacts on landscape-related designations including Scheduled Monuments, SSSI etc. To minimise visual impacts on residential and public viewpoints, a phased progressive programme of working and restoration has been proposed. Bunds would be constructed around the perimeter of the site to reduce views of the site activities and these have been designed with a 1:3 outer slope along King Street Drain and 1:2 outer slope along Baston Road. The northern and southern 'corners' of the site would be planted with willow to mask open views of the bunds. The perimeter bunds would be constructed to heights between 2-3 metres with a stand-off margin, of

between 5-10 metres, to protect the Kings Street Drain and provide a Root Protection Zone where located in proximity to existing planted hedgerows and mature trees. Further bunds would be internal to the operational areas of site and would surround the Plant Site. Internal bunds would be to a height of 4 metres. All long term bunds would be planted with grass seed and maintained in a tidy manner. Short term bunds would be erected progressively ahead of each mineral extraction phase/block and would be replaced, as part of the phased restoration, upon completion of extraction.

No lighting would be erected outside of the Plant Site Area and where floodlighting is required this would be surmounted by cowls and directed downwards. The Plant Site lights would only be used within operational hours – these being between 07:00 and 18:00 hours and/or during low light conditions.

- Ecology – the proposed excavation area is predominantly intensively farmed agricultural land and of low ecological value. The site itself is defined by hedges, trees and the King Street Drain. The previously described stand-off margins would be fenced (as required by Health and Safety) with wooden post and 3/4 strands of wire plus mesh. There was limited evidence of protected species presence and activity within the site. Prior to soil strips in each phase/block an ecological survey would be carried out to ensure no disturbance of wildlife (particularly ground nesting birds). During extraction operations, the long term bunds around the site would offer alternative habitats for any displaced species. As previously stated lighting would be confined to the Plant Site Area and only employed during working hours or in poor light conditions. As none of the existing boundary vegetation would be removed, terrestrial habitats would remain undisturbed. The water and silt area (Block A) would overtime provide a range of habitats that would become a permanent benefit for a range of wildlife.

- Archaeology – it is acknowledged that extraction of mineral would result in the permanent loss of any archaeological features. Qualified archaeological supervision would be in place during soil stripping to assess and advise on further evaluation/excavation and measures would be adopted to provide for an appropriate record of any archaeology found.

- Traffic – all site vehicles would use the proposed new access onto King Street. The location, proposed layout of the Plant Site Area and hard surfacing of the internal access road would minimise vehicles picking up mud and transporting this onto the public highway. Notwithstanding this, all laden vehicles would pass through a wheel cleaning facility prior to leaving the site and in the event that mud were to be carried onto the highway a road sweeper would be deployed.

- Air Quality/Dust - the as raised mineral would be damp in nature and the risk of dust generation would be low. A bowser and spray would be used on dry

operating areas and internal roads. During soil stripping dust can be generated and soil handling would be stopped in high wind conditions. Grassed perimeter bunds would reduce the risk of dust leaving the site. Air quality is mainly at risk from vehicle exhausts including mobile quarry plant. However, due to the rural location and limited number of movements any impacts would be negligible.

- Noise – the plant site and excavation areas would be the main sources of noise. Bunds constructed around the site would provide some noise attenuation and the choice of location for the Plant Site Area would ensure that it is well removed from the nearest properties. The plant, machinery and vehicles would be modern and maintained to manufacturer's standards and all mobile equipment would be fitted with 'white noise' warning devices. Dewatering pumps would be powered using 'super' silenced generators and any noise generated would be attenuated by the site bunds. It is acknowledged that during temporary operations such as site preparation works, bund construction and restoration works, noise levels may be higher than those generated during normal operations however these would be limited to periods of less than 8 weeks and the noise assessment carried out in support of the application concludes that noise levels arising from all operations would be well within guidance criteria.

- Water – By dewatering it is expected that draw down would result in reduced water levels in surface watercourses. This would be mitigated by ensuring that following settlement that would reduce suspended material, ditches including the Kings Street Drain would be recharged. Water used in the Plant Site would be recirculated to minimise impacts on the water regime. Groundwater, within the site, would be controlled following restoration and would have a marginal impact on increasing the level of groundwater flow external to the site. Overall the impacts are likely to be negligible.

- Flood Risk – the site is predominantly in Flood Risk Zone 1 with 10% of the site categorised as being within Flood Risk Zone 2. A Flood Risk Assessment was carried out and forms part of Volume 2. Where necessary during extraction should King Street Drain temporarily carry a high volume of water, dewatering operations would be suspended and no water would be discharged from the site. Following restoration the low level of the restored site would provide void capacity in the event of a flood and would hold water should there be a catastrophic failure of the agricultural irrigation reservoir.

- Agriculture – it is acknowledged that as a result of this development there would be a temporary loss of productive farmland. Following restoration of the site there would be an overall net loss of productive farmland from 55 hectares to 31 hectares. The loss of this area of farmland is however relatively small and would be mitigated by the construction of the agricultural irrigation reservoir that would provide a long-term benefit both to the restored land but also the surrounding agricultural holding. The irrigation

reservoir would help to support the agricultural practices in the area and help ensure increased productivity and diversity of crops of the restored land.

Chapter 6: Community Consultation – this chapter outlines the measures carried out prior to submission of the application. This includes reference to the public consultation that was carried out by Lincolnshire County Council during the preparation and publication of the Site Locations Document (within which this site is allocated) but also that the public exhibition that the Applicant carried out with the local community during September 2019 at Greatford Village Hall. Records of the exhibition are included within the application (Appendix 2) and comments received on matters including traffic, landscape/visual, noise, lighting, dust and water reviewed and taken into account.

Chapter 7: Socio-Economic – this chapter identifies the benefits for mineral extraction. At site level the quarry would employ seven full-time skilled operatives with up to two administrative jobs and where possible it would be preferable to employ locally to contribute to the rural economy. The export of mineral would also employ lorry drivers and the regular repair and maintenance of plant and equipment would employ specialist services. Mineral products are essential to service the wider construction industry and so more broadly this development would support employment in those industries and the operator would be obliged to pay business rates and aggregate tax which also adds to the wider economy.

Chapter 8: Planning Policy – this chapter provides details of the documents that form the Development Plan. These include the South Kesteven Local Plan (2020); Lincolnshire Minerals & Waste Local Plan: Core Strategy and Development Management Policy document (2016) and Site Locations document (2017) and the National Planning Policy Framework and Planning Practice Guide. All of these documents are material considerations.

Chapter 9: Environmental Impacts – this chapter catalogues and summarises the findings of the various reports contained within Volume 2 of the Environmental Statement (ES) and gives details of the credentials of the agent and specialist consultants employed in preparing the ES. The following sections reiterate the overview, baseline, methodology, analysis, conclusions and recommendations in respect of specific impacts arising from the proposed development. This chapter of the ES was supplemented by the Further Information submitted in response to the Regulation 25 Notice.

- Landscape and Visual – the submitted Landscape & Visual Assessment sets out a description of the landscape character for the locality identifying that the site lies on the edge of the Kesteven Uplands and is a transitional Fenland Fringe landscape with The Fens, National Character Areas (NAC). The report acknowledges that there would be a temporary adverse impact on the local landscape and views. Notwithstanding the detail within the Archaeological section an evaluation was made with regards to potential impacts on three Scheduled Ancient Monuments and the conservation areas of Greatford and

Langtoft villages; and identified that there was no inter-visibility with any listed buildings and thereby no impacts on their settings.

Mitigation in the form of grassed bunds is consistent with the approach of other mineral sites in the area that also screen the plant site. Impacts caused by lighting would be limited to working hours only which are proposed as follows:

07:00 to 18:00 hours Monday – Friday;
07:00 to 13:00 hours Saturday; and
No operations Sunday, Bank and Public Holidays.

Further mitigation can be achieved through strengthening the Baston Road hedgerow including planting native tree species, strengthening the hedgerow on the south western boundary and planting small blocks of willow in northern and southern corners. Although the site lies outside the 'South Lincolnshire Fenlands Project Area' the restoration proposal would contribute to this area by restoring open views that would have been enhanced through the introduction of fen/wetland habitat, wildflower grassland mix planting of the reservoir banks and maturing trees planted at the beginning of the development.

- Ecology – a Preliminary Ecological Appraisal (PEA) carried out in March 2019 identified the purpose, methodology and reporting employed in respect of surveys and assessment relating to protected species and breeding birds. The reports identified statutory and non-statutory designated sites in proximity to the proposal site the nearest Site of Special Scientific Interest (SSSI) being Langtoft Gravel Pits located 950 metres to the south of the site. A further SSSI Baston and Thurlby Fens lie 2.5 kilometres to the north. Two Local Wildlife Sites being The Greatford Road Verges North flank Baston Road to the northwest of the proposal site. The report concluded that the proposal would not have any hydrogeological or hydrological impacts on the designated sites insofar as the proposed working schemes incorporated mitigation measures.

  The PEA provided an assessment of the existing habitats in and around the site. The report identified that the arable field had no habitats of significant value excepting the sections of hedgerows and ditches. The report concluded that the proposal to retain and protect existing trees to British Standards Institute (BSI) guidelines as found in 'Trees in relation to design, demolition and construction' (BSI, 2012); to carry out early planting to strengthen and gap-fill the existing hedgerows together with restoration proposals to create wetland habitat would result in a net biodiversity gain resulting in a diverse and naturalistic landscape.

Species specific surveys were as follows:
Bats – assessments including Ground Level Roost Assessment concluded that the retention of trees and hedgerows together with the stand-off bunds would provide for a root zone protection that would provide for roosts and a 20+ metre wide foraging zone along the north western and southern margins. The hours of work and management of floodlighting within the plant site would have minimal impacts on bat activity. The restoration proposals including waterbodies would increase a permanent foraging area.

Great Crested Newts (GCN) – the survey assessed that the existing site contains very limited terrestrial habitat (hedgerows) with no features suitable for breeding. The nearest suitable breeding habitat, lies approximately 200 metres outside of the site. The survey concluded that by adopting a precautionary method of work and that the margins of the site are no going to be disturbed there would be a minimal loss of terrestrial habitat. No specific mitigation would be warranted but it is noted that the proposed restoration proposal would increase both suitable terrestrial and breeding habitat.

Birds – The PEA identified that the existing hedgerows and arable field provide opportunities for breeding birds including skylarks. The Breeding Birds Survey together with the Wintering Birds Interim Summary and Survey identified up to 30 species of which one was breeding on site, four assessed as probably and three possibly. Of the winter visitors a number are considered notable species however, given the availability of similar habitat in the surrounding countryside, the retention of a stand-off area from the retained boundary hedgerows and given that the site would be restored (to a greater extent) back to agricultural after-uses the site would have a minimal long-term impact on breeding and wintering species. The introduction of wetland and water habitats as part of the proposed site restoration would provide additional beneficial habitat for wintering waterfowl and other species that utilise arable landscapes. To minimise any impacts during operations the ecology report recommends that no vegetation removal or soil stripping be undertaken during the nesting season unless an ecologist has carried an inspection to ensure no active nests are affected. It is also recommended that the strengthening of hedgerows and southern margin be carried out and that details of this can be secured by way of a planning condition.

Water Vole and Otter – the PEA recorded evidence of water voles and otters present in the area. The culverting of the drainage Drain during the construction of the new site access would impact upon the existing drainage channel and has the potential to impact on the water vole population. Pre-construction checks would be carried out prior to any works taking place and all vegetation clearance works carried out at an appropriate time of year so as to avoid breeding season. The maintenance of a stand-off area between the bunds and drain would ensure that the operations of the quarry are

minimised and the use of artificial lighting would be managed so as to prevent any significant adverse impacts of either species. Longer term the proposed restoration would create areas of wetland which would provide favourable habitat for both species.

Badgers – a survey has been carried out but in accordance with The Protection of Badgers Act 1992 (as amended 2006) details of this have not been published or made available to the general public. Any recommendations or mitigation identified as necessary has however been taken into account as part of the proposed development.

Reptiles – the PEA reported that the site have limited habitat suitable for reptiles and recommended that no specific mitigation was necessary.

Other species – the report recorded that no other protected species would be affected by the proposal. Due to the intensive farming practices the range of habitats reduces the capacity of the site for invertebrates. The restoration would include a range of habitats more suitable for invertebrates.

All ecological reports recommended further surveys prior to any engineering operations and that these be carried out by qualified ecologists and where necessary licenses should be obtained as required by the Wildlife and Countryside Act 1981; the Conservation of Habitats and Species Regulations 2017; and/or the Protection of Badgers Act 1992 (as amended 2006).

- Traffic – the application was supported by a Transport Statement which was subsequently revised and amended through the submission of Further Information. The report provides a baseline assessment of the public highway and the existing traffic flow/speeds. The traffic flow survey was carried out over a seven day period during April 2019. The table below provides a summary of the findings for all vehicles recorded during the specified peak times and over a 12 hour period. The first number displayed represents the number small vehicles/cars with the number in parentheses representing HGV movements.

	Northbound	Southbound	Total
AM Peak (0800-0900)	59 (2)	221 (2)	280 (4)
PM Peak (1700-1800)	105 (1)	89 (1)	194 (2)
12 Hour (0700-1900)	867 (16)	1288 (17)	2155 (33)

Table 3 – Average Traffic Flow Data for King Street

The Transport Statement adopts a 'worst case' scenario approach when considering traffic flows as a consequence of the proposed development. For the purposes of the assessment it is therefore assumed the site would operate 250 working days and that based on the anticipated annual production rate, would generate between 35 and 40 HGVs per day (70-80

two way movements) dependent on the size of HGV. The contribution to traffic flow on King Street overall, including employee vehicle travel would increase by 4.6% as a result of this proposal.

As part of the development the Applicant has proposed that highway improvement works be carried out along King Street. These improvements have been revised since the application was first submitted and the revised proposals formed part of the Further Information submitted in response to the Regulation 25 Notice. The improvements now proposed to be carried out, and which reflect that proposed at the pre-application advice stage, include the widening of King Street to the south of the proposed site entrance. These improvements would provide for a minimum of 5.5 metre width and would terminate at the Stowe Road junction with King Street, a distance of approximately 1 kilometre. All works within the publicly maintained highway would be implemented in accordance with a Section 278 Agreement (Highways Act). The Further Information also included revisions to the proposed site access onto King Street which is now proposed to have an asymmetrical design. This asymmetrical design would result in a bias for vehicles to access and egress the site from the south. The HGV quarry traffic route south and a restriction on the extent of local deliveries would also be reinforced via a Routing Agreement secured as part of a S106 Planning Obligation.

- Water Regime – the application was supported by a Hydrogeological Impact Assessment and Flood Risk Assessment, both surface (hydrological) and ground (hydrogeological) water have been assessed in terms of local impacts. Further assessment has been carried out in accordance with the principles of the Water Framework Directive that addresses impacts on the wider area identifying that the site as lying within the Anglian River Basin with surface water being part of the Glens operational catchment. This catchment is also designated as a Nitrate Vulnerable Zone and identifies the previously referenced SSSIs, none are considered likely to be adversely impacted as a consequence of the proposed development. Both ground and surface water assessments identified the temporary impacts of dewatering on the local water environment concluding that overall any adverse impacts could be adequately mitigated through the proposed managed water regime. The restoration would result in minor changes to ground water flow given the introduction of clay lining to the agricultural areas, the water balance of ground water levels would be balanced through the two proposed water bodies to the south east of the site that would be hydraulically connected to the King Street Drain.

- Flood Risk – the submitted Flood Risk Assessment identified that the site was predominantly Flood Zone 1 with a small area adjacent to the King Street Drain identified as Flood Zone 2 with risk of fluvial flooding both internally and externally as 'very low'. In order to ensure there is no increased risk of flooding off-site as a result of this development, it is recommended that any

discharges from the site be restricted to the same as the pre-development greenfield run-off rate (calculated as being 145 litres per second). The report concludes that the proposed working scheme for the site, being a managed system including dewatering, silt settlement and clean water lagoons and licensed abstraction and discharge would ensure the greenfield run-off rate would be maintained. Following restoration of the site to predominantly low level agriculture, internal drainage ditches would be reinstated and collected surface waters would be pumped to the nature conservation area in the east of the site to maintain water levels. It is not intended to provide a long-term discharge from the site to King Street Drain. Overall therefore no part of the proposal, be it during mineral extraction operations, as a result of site layout or following restoration, would contribute to flood risk from surface or ground water either internal to or external from the site.

- Archaeology/Cultural Heritage – initially an Archaeological Desk-Based Assessment provided a limited narrative of the historical landscape and concluded that the principal period associated with the site are the Prehistoric and later Roman. As a consequence of the desk-based assessment a geophysical survey was carried out that provided an indication of subsurface features. Further investigation was carried out by excavating 30 trenches described in the Archaeological Evaluation. The outcome of the investigations indicates linear features representing an extensive field system and a small area of occupation. A total of 54 sherds of pottery, found in a fragmentary condition, together with 7 pieces of animal bone were recovered during the trial trenching. Overall it was concluded that, given that mineral extraction requires the removal of the archaeological surface, it is recommended that further investigation proportionate to the importance of the features as agreed with the County Archaeologist be adopted.

  The Heritage Settings Assessments submitted as part of the Further Information identified the location, described by the following Scheduled Monuments, as being of prehistoric to Roman date:

  A - Settlement site E of Greatford village (NHLE Ref.1004934);
  B - Site discovered by aerial photography NE of village (NHLE Ref.1005480); and
  C - Settlement site at Greatford (NHLE Ref.1004957).

  The assessment states that the archaeological investigations of the proposed extraction site provide evidence that the site forms part of an extensive later prehistoric and Romano-British archaeological landscape to the east of the village of Greatford. The three designated areas (A, B, C) located 400 metres –1.4 kilometres to the south–west were Scheduled in recognition of the assumed and/or confirmed significance of their buried archaeological remains. It was concluded that the development site makes a small contribution in terms of setting and by being partly inter-visible with the asset 'A' and no contribution to the significance of either 'B' or 'C'.

- Noise – a Noise Assessment has been carried out which recognises that the operations are progressive and that the main sources of noise are likely to be generated by the mobile and fixed plant. A noise survey was carried out which identified the nearest noise-sensitive receptors to the site and took background noise levels at those locations to help assess the likely impacts of noise arising from the development. The assessment recognises that for normal daytime operations, the Planning Practice Guidance specifies that site noise levels should not normally exceed the prevailing background noise levels by more than 10 dB(A), subject to an upper limit of 55 dB LAeq, 1 hour . For any temporary operations, such as soil stripping or final restoration works, a higher limit of 70 dB $L_{Aeq,\ 1\ hour}$ may be justified.

  The table below summarises the findings of the noise assessment and includes the results of the existing background noise levels taken at each of the noise sensitive receptors; the calculated noise levels attributable to operations on the site and the proposed maximum permitted noise level limit taking into account the account the PPG guidance.

Sensitive Receptor (SR) Locations	**Existing background Noise Level at SR monitoring point (dBL_{A90})**	**Calculated Noise Levels (dB $L_{Aeq,\ 1\ hour}$)**	**Proposed Normal Working Limit (dB $L_{Aeq,\ 1\ hour}$)**	**Within PPG Guidance Limit**
1 – Baston	43	23-30	53	Yes
2 – Wilsthorpe	36	27-32	46	Yes
3 – Greatford	36	24-30	46	Yes
4 – Stowe Farm Cottages	39	30-36	49	Yes
5 - Langtoft	44	23-31	54	Yes
6 – Truesdale Lodge	37	21-35	47	Yes

Table 2 Noise Evaluation in respect of Normal Working Limits

The above table and assessment results demonstrate that the noise levels attributable to the normal daytime operation of the quarry would remain very low at the surrounding residential receptors and substantially below the normal working limits. On this basis, the daytime operation of the quarry would be unlikely to result in any adverse noise effects upon surrounding residents. During temporary operations (i.e. soil stripping/replacement and soil bund construction) the noise levels generated from the site would be elevated above those experienced during normal operations however these would be limited in duration and would not exceed more than eight weeks per year or be at the higher limit of 70 dB $L_{Aeq,\ 1\ hour}$. Outside of normal working hours it is identified that the dewatering pump would operate to a limit of 42$dBL_{Aeq,\ 1hour}$ and the predicted noise levels experienced at the sensitive receptors has been calculated to 20 $dBL_{Aeq,\ 1hour}$ or below.

It is therefore concluded that noise levels from the development would remain substantially below the proposed maximum permissible noise operating limits and therefore would not have an unacceptable adverse impact on any of the nearest noise sensitive receptors.

- Air Quality/Dust – the submitted Air Quality Assessment was carried out in accordance with methodology agreed with Environmental Health of South Kesteven District Council. The report identified that the site is currently in active agricultural use and under cultivation. Reference was made to an assessment of fugitive dust emissions evaluated in accordance with the 'Guidance on the Assessment of Mineral Dust Impacts for Planning', published by the Institute of Air Quality Management. This guidance notes that air quality impacts are more likely within 250 metres of the site and identified that there were no sensitive receptors closer than 400 metres. Wind direction is acknowledged as a contributing factor and the prevailing direction was identified as being from the south west. Whist there are no Air Quality Management Areas (AQMA) closer than 28 kilometres distant, consideration was given to impacts of vehicular movement on air quality locally. However, the assessment considered that as a consequence of the operations and vehicle movements air quality would not be significantly affected.

- Land Quality – the application was supported by a report of Soil Resources and Agricultural Quality. The report stated that 73% of the 55.5 hectare site is classed as being within Agricultural Land Classification (ALC) Grades 2 & 3a and so is classed as best and most versatile farmland, with the remaining 27% being sub Grade 3b. The phased method of working would ensure that agricultural production on parts of the site could continue during the mineral extraction operations and the proposed restoration scheme would return 31 hectares back to best and most versatile agricultural land. The proposed irrigation reservoir to be created within the restored site would cover approximately 8 hectares and hold approximately 200,000 cubic metres of water. This reservoir would help support and increase productivity/yield of the restored agricultural land and enable a wider variety of crops to be grown on the land which would not currently be possible without the benefit of irrigation.

- Soil handling would be carried out in accordance with the 'Good Practice Guide for Handling Soils' produced by DEFRA, to minimise any damage and mixing of the topsoil with the subsoil. Any long term storage including screening bunds would be seeded with a wildflower grass mix to ensure stability and minimise pooling and erosion. Any temporary soil storage would include separation of top and sub-soil and restricting heights to ensure the integrity of the soil structure. Tracking over stripped soils would be kept to a minimum and where compaction occurs during replacement these areas would be ripped.

The remaining 30% of the site being restored to non-productive use as a wetland/biodiversity area would also contribute to maintaining water balance across the wider site.

- Rights of Way - although no Public Right of Way (PRoW) crosses the site, there are three in close proximity to the site. These include a Public Footpath Grea/8/1 which crosses the King Street Drain via a footbridge and runs adjacent to the south east corner of the site for a short distance before crossing an agricultural field in a south westerly direction towards Greatford village. Impacts to users of this footpath (both visual and audible) during the operations would be mitigated through the proposed site perimeter bund. To the east of King Street and opposite the Grea/8/1 footbridge there is the terminal end of Bridleway Lgt/4/1. Again views into the site from this PRoW would be mitigated by the perimeter bund. Finally, a third PRoW lies to the north of Baston Road and terminates at the junction with the road to Wilsthorpe village. Given the distance from the extraction area, together with the retained hedgerow and perimeter bund, views into the extraction area of the site would be wholly screened to external views. The Applicant does not propose to create any new or permissible footpaths within the site.

- Cumulative – there are no schemes locally that would give rise to any cumulative impacts.

Chapter 10: Conclusions – this chapter concludes that the application site is allocated within the Lincolnshire Minerals & Waste Local Plan: Site Locations document and is identified as a future sand and gravel site that would make a contribution to the aggregate landbank for Lincolnshire. The chapter reiterates who prepared the application and who owns the land and gives an overview of the proposed development, the potential impacts identified, mitigation strategy and proposed restoration.

Volume 2 Consultant's technical reports - this volume contains the plans, technical reports and data supporting the chapters in the PES above and where appropriate the content, data and conclusions have been incorporated in the relevant sections of Volume 1 to provide clarity .

Non-Technical Summary - this volume contains an overview of the main finding of the PES in an easily understandable and accessible format.

Further Information

The following Further Information supplements and updates the information contained within the original ES. The information comprises of the following:

- Highways Matters revisions to Transport Statement – the Updated Transport Statement identified, in accordance with the requirements of Lincolnshire Local Highways Authority, that the highway improvements would only be

required to the south of the site and that the roadworks and the construction of an asymmetric site entrance would be carried out in accordance with a Section 278 agreement with the Local Highway Authority. The statement also provided a proposal for the limitation of routing by way of a Section 106 Planning Obligation (to supplement Chapter 9 of the ES);

- Historic Environment and Historic England requested evidence to understand the potential impacts of the development on the significance of any heritage assets (to supplement Chapter 9 of the ES); and

- Public Rights of Way - response to a request by Lincolnshire County Council Countryside Access Officer for the provision of permissive paths linking footpath and bridleway north and south of the proposal site. Due to the nature of the proposed agricultural restoration the provision of a footpath bisecting the site could not be accommodated.

Site and Surroundings

8. The application site covers an area of 55.5 hectares and is located approximately 875 metres to the south east of Baston village centre; approximately 1.5 kilometres to the north-west of Langtoft village centre and approximately 1.25 kilometres to the north-east of Greatford village centre. The site lies immediately adjacent to King Street which runs north-south between West Deeping village (to the south) and Thetford/Baston (to the north).

9. The site is roughly triangular in shape and is currently in agricultural use with arable crops being bisected and surrounded by drainage ditches. The sites eastern boundary is separated from King Street by the presence of Kings Street Drain. The sites northern boundary runs alongside Baston Road which, like the sites western boundary, is planted with native species hedges interspersed with mature native species trees. The surrounding area comprises of predominantly flat, agricultural land with both former and currently active sand and gravel quarries located further to the south. The Greatford Road Verges (North) Local Wildlife Site abut the site along the boundary formed by Baston Road. Langtoft Gravel Pits SSSI is located approximately 875 metres metres to the south east. Baston Fen SAC is located approximately 4km to north east which is linked to the Baston and Thurlby Fen SSSI located 2.5km to north east of the proposal site. The nearest residential property to the site is Truesdale Lodge which is locate approximately 400 metres to the east.

View north from proposed new access identifying entrance to nearest residential property

10. The site is proposed to be accessed via a new site access constructed onto King Street approximately 2.5 kilometres south of the A15/King Street junction and 3.0 kilometres north of the A1175/King Street junction. King Street is a single carriageway flanked by verges and drainage ditches. There are four unclassified single carriageway roads off the length of King Street and four Public Rights of Way in close proximity to the site but none of these cross the site or would be directly affected by this proposal.

View of site from junction King Street and Baston Road

11. A number of Grade II Listed Buildings lie within Greatford village, the nearest being approximately 1 kilometre from the nearest boundary of the proposal site. The nearest Scheduled Monument is a Settlement site lying approximately 400 metres to the south west of the site.

12. A Western Power overhead power line lies approximately 125 metres to the south of the site at its nearest point to the site boundary.

Main Planning Considerations

Planning Policy Context

13. The National Planning Policy Framework (June 2019) sets out the Government's planning policies for England. It is a material consideration in determination of planning applications and adopts a presumption in favour of sustainable development. A number of paragraphs are of particular relevance to this application as summarised:

Paragraphs 7 to 12 (Sustainable development) – presumption in favour, which identifies three overarching objectives - economic; social; and environmental;

Paragraphs 83 & 84 (Supporting a rural economy) – states that planning decisions should enable development and diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure developments which

respect the character of the countryside. Rural sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist;

Paragraphs 108 - 110 (Promoting sustainable transport) – states that when considering development proposals it is necessary to ensure that there is safe and suitable access to the site and that any significant impact from the development on highway safety is mitigated, would not have severe residual cumulative impacts on the road network and addresses the needs of people with disabilities and reduced mobility;

Paragraph 118 & 120 (Making effective use of land) – states that decisions should encourage benefits from rural land and take opportunities to achieve net environmental gains such as new habitat creation;

Paragraph 163 & 164 (Planning and flood risk) – directs that decisions should ensure that developments do no increase flood risk and is appropriately flood resilient;

Paragraph 170 (Conserving and enhancing the natural environment) – directs that planning decisions should contribute to and enhance the natural and local environment, minimize impacts on and providing net gains for biodiversity';

Paragraph 180 (Ensuring development appropriate for its location) – taking into account the likely effects on health, living condition and the natural environment through mitigation and reduction of potential adverse impacts;

Paragraph 182 and 183 – (Ensuring that new development can be integrated effectively) - with existing businesses and community facilities and whether the proposed development is an acceptable use of land;

Paragraph 189 to 199 (Conserving and enhancing the historic environment) – sets out the requirements necessary to evaluate the historic significance of a site and the level of information necessary to determine a planning application. Local planning authorities should require developers to record and advance understanding of any heritage assets to be lost (wholly or in part);

Paragraph 203 to 205 (Facilitating the sustainable use of minerals) – Ensure sufficient supply of minerals, which can only be worked where they are found, that do not have unacceptable adverse impacts on the natural and historic environment and weigh the benefits of mineral extraction but ensure that there are no unacceptable local adverse impacts and provide for restoration and aftercare at the earliest opportunity;

Paragraph 207 (Maintaining Supply) - Minerals planning authorities should plan for a steady and adequate supply of aggregates and make provision in the form of specific sites, preferred areas and/or areas of search and locational criteria and

ensure that large landbanks bound up in very few sites do not stifle competition. Authorities should use landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and maintaining landbanks of at least seven years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised.

In addition to the NPPF, in March 2014 the Government published a series of web-based National Planning Policy Guidance notes (NPPGs). The NPPGs sets out the overall requirements for minerals sites, including the need to ensure a steady supply of minerals; the need to ensure the information provided in support of an application is sufficient to enable the environmental impacts to be assessed and that sites are restored at the earliest opportunity to high environmental standards.

Lincolnshire Minerals & Waste Local Plan: Core Strategy and Development Management Policies 2016 (CSDMP) – this document was formally adopted on 1 June 2016 and as an adopted document the policies contained therein should be given great weight in the determination of planning applications. The key policies of relevance in this case are as follows (summarised):

Policy M2 (Providing for an Adequate Supply of Sand and Gravel) states that the County Council will ensure a steady and adequate supply of sand and gravel for aggregate purposes. There are three Production Areas and the South Lincolnshire Production Area has a target to produce 15.66 million tonnes during the plan period of 2014 – 2031.

Policy M3 (Landbank of Sand and Gravel) states that to ensure a steady and adequate supply of sand and gravel for aggregate purposes, the County Council will seek to maintain a landbank of permitted reserves of sand and gravel of a least 7 years within each of the Production Areas.

Policy DM1 (Presumption in favour of sustainable development) states that when considering development proposals, the County Council will take a positive approach. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise;

Policy DM2 (Climate Change) states that proposals for minerals and waste management developments should address the following matters where applicable:

- Minerals and Waste – Locations which reduce distances travelled by HGVs in the supply of minerals and the treatment of waste; and
- Waste – Implement the Waste Hierarchy and reduce waste to landfill.
- Minerals – encourage ways of working which reduce the overall carbon footprint of a mineral site; promote new/enhanced biodiversity levels/habitats as part of the restoration proposals to provide carbon sinks and/or better

connected ecological networks, and; encourage the most efficient use of primary minerals;

Policy DM3 (Quality of Life and Amenity) states that planning permission will be granted for minerals and waste development provided that it does not generate unacceptable adverse impacts to occupants of nearby dwellings or other sensitive receptors as a result of a range of different factors/criteria (e.g. noise, dust, vibrations, visual intrusion, etc);

Policy DM4 (Historic Environment) states that proposals that have the potential to affect heritage assets including features of historic or archaeological importance should be assessed and the potential impacts of the development upon those assets and their settings taking into account and details of any mitigation measures identified. Planning permission will be granted for minerals and waste development where heritage assets, and their settings, are conserved and, where possible enhanced and where adverse impacts are identified planning permission will only be granted provided that:

- the proposals cannot reasonably be located on an alternative site to avoid harm, and:
- the harmful aspects can be satisfactorily mitigated; or
- there are exceptional overriding reasons which outweigh the need to safeguard the significance of heritage assets which would be harmed.

Policy DM6 (Impact on Landscape and Townscape) – states that planning permission will be granted provided that due regard has been given to the likely impact of the proposed development on the landscape, including landscape character, valued or distinctive landscape features and elements and important views. If necessary additional design, landscaping, planting and screening will also be required and where new planting is required it will be subject to a minimum 10 year maintenance period. Development that would result in residual, adverse landscape and visual impacts will only be approved if the impacts are acceptable when weighed against the benefits of the scheme. Where there would be significant adverse impacts on a valued landscape considered weight will be given to the conservation of that landscape.

Policy DM8 (Nationally Designated Site of Biodiversity and Geological Conservation Value) states that any harmful aspects of minerals operations can be satisfactorily mitigated so as not to adversely impact on SSSI's.

Policy DM9 (Local Sites of Nature Conservation Value) states that planning permissions should ensure any adverse effects are adequately mitigated or, as a last resort compensated for, with proposal resulting in a net-gain in biodiversity through the creation of new priority habitat in excess of that lost.

Policy DM11 (Soil) states that proposals should protect, and wherever possible, enhance soils and will only be permitted where there is an overriding need for the

development, no suitable alternative site of lower agricultural quality, the land can be restored to its previous agricultural quality or better, or other beneficial after uses consistent with other sustainability considerations.

Policy DM12 (Best and Most Versatile Agricultural Land) states that proposals that include significant areas of best and most versatile agricultural land will only be permitted where it can be demonstrated that no reasonable alternative exists and for mineral sites the site will be restored to an after-use that safeguards the long-term potential of the best and most versatile agricultural land.

Policy DM13 (Sustainable Transport Movements) – states that proposals for minerals development should seek to maximise where possible the use of the most sustainable transport option.

Policy DM14 (Transport by Road) states that planning permission will be granted for minerals and waste development involving transport by road where the highways network is of appropriate standard for use by the traffic generated by the development and arrangements for site access would not have an unacceptable impact on highway safety, free flow of traffic, residential amenity or the environment.

Policy DM15 (Flooding and Flood Risk) states that proposals for minerals and waste developments will need to demonstrate that they can be developed without increasing the risk of flooding both to the site of the proposal and the surrounding area, taking into account all potential sources of flooding and increased risks from climate change induced flooding. Minerals and waste development proposals should be designed to avoid and wherever possible reduce the risk of flooding both during and following the completion of operations. Development that is likely to create a material increase in the risk of off-site flooding will not be permitted.

Policy DM16 (Water Resources) states that planning permission will be granted for minerals and waste developments where they would not have an unacceptable impact on surface or ground waters and due regard is given to water conservation and efficiency.

Policy DM17 (Cumulative Impacts) states that planning permission will be granted for minerals and waste developments where the cumulative impact would not result in significant adverse impacts on the environment of an area or on the amenity of a local community, either in relation to the collective effect of different impacts of an individual proposal, or in relation to the effects of a number of developments occurring either concurrently or successively.

Policy R1 (Restoration and Aftercare) states the proposals must demonstrate that the restoration of mineral workings will be of high quality and carried out at the earliest opportunity and accompanied by detailed restoration and aftercare schemes.

Policy R2 (After-use) states that proposed after-uses should be designed in a way that is not detrimental to the local economy and conserves and where possible enhances the landscape character and the natural and historic environment of the area in which the site is located. After-uses should enhance and secure a net gain in biodiversity and geological conservation interests, conserve soil resources, safeguard best and most versatile agricultural land and after-uses including agriculture, nature conservation, leisure recreation/sport and woodland.

Policy R3 (Restoration of Sand and Gravel Operations within Areas of Search) refers specifically to South Lincolnshire (West Deeping/Langtoft):

- creation of wet fenland habitat or enhancement of existing wetland habitats.

Lincolnshire Minerals and Waste Local Plan: Site Locations (2017) – the policies contained therein should be given great weight in the determination of planning applications. The key policies of relevance in this case are as follows (summarised):

Policy SL1 (Mineral Site Allocations) – states that a steady and adequate supply of sand and gravel for aggregate purposes, in accordance with Policy M2 of the Core Strategy and Development Management Policies document, will be provided through the continued provision of sand and gravel from remaining permitted reserves at existing sites and also the identified allocated sites. Of relevance in this case is Site MS25-SL Manor Farm, Greatford which is the site subject of this application.

South Kesteven District Council Local Plan 2011- 2036 (2020) – as an adopted document, the policies contained therein should be given great weight in the determination of planning applications. The key policies of relevance in this case are as follows (summarised):

Policy SP5 (Development in the Open Countryside) states development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:

a. agriculture, forestry or equine development

Policy E8 (Other Employment Proposals) states that other employment proposals in locations not covered by the above policies will be supported, provided there is a clear demonstration that;

a. there are no suitable or appropriate sites or buildings within allocated sites or the built up area of existing settlements;
b. there is no significant adverse impact on the character and appearance of the area and the amenity of neighbouring uses;
c. there is no significant impact on the local highway network;

d. there is no significant likely adverse impact on the viability of delivering any allocated employment site.

Policy EN1 (Protection and Enhancement of the Character of the District) states that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

Policy EN2 (Protecting Biodiversity and Geodiversity) states that the Council working in partnership with all relevant stakeholders will facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals, where possible. Proposals that are likely to have a significant impact on sites designated internationally, nationally or locally for their biodiversity and geodiversity importance, species populations and habitats identified in the Lincolnshire Biodiversity Action Plan, Geodiversity Strategy and the Natural Environment and Rural Communities (NERC) Act 2006 will only be permitted in exceptional circumstances:

- In the case of internationally designated sites (alone or in combination), where there is no alternative solution and there are overriding reasons of public interest for the development.

- In the case of National Sites (alone or in combination) where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.

- In the case of Local Sites (e.g. Local Wildlife Sites) or sites which meet the designation criteria for Local Sites, the reasons for development must clearly outweigh the long term need to protect the site.

In exceptional circumstances where detrimental impacts of development cannot be avoided (through locating an alternative site) the Council will require appropriate mitigation to be undertaken by the developers or as a final resort compensation. Where none of these can be achieved then planning permission will be refused. Where any mitigation and compensation measures are required, they should be in place before development activities start that may disturb protected or important species.

Development proposals that are likely to result in a significant adverse effect, either alone or in combination, on any internationally designated site, must satisfy the requirements of the Habitats Regulations. Development requiring Appropriate Assessment will only be allowed where it can be determined, taking into account mitigation, that the proposal would not result in significant adverse effects on the site's integrity.

Policy EN3 (Green Infrastructure) states that the Council will maintain and improve the green infrastructure network in the District by enhancing, creating and managing green space within and around settlements that are well connected to each other and the wider countryside. Development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design, taking opportunities to enrich biodiversity habitats, enable greater connectivity and provide sustainable access for all. Where adverse impacts on green infrastructure are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided.

Policy EN4 (Pollution Control) states that development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. In achieving this:

Development should be designed from the outset to improve air, land and water quality and promote environmental benefits. Development that, on its own or cumulatively, would result in significant air, light, noise, land, water or other environmental pollution or harm to amenity, health well-being or safety will not be permitted. New development proposals should not have an adverse impact on existing operations. Development will only be permitted if the potential adverse effects can be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals. Development that would lead to deterioration or may compromise the ability of a water body or underlying groundwater to meet good status standards in the Anglian River Basin Management Plan (required by the Water Framework Directive) will not be permitted.

Policy EN5 (Water Environment and Flood Risk Management) directs that development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment (SFRA). Where this is not possible the sequential approach to development will be applied. Where the requirements of the sequential test are met, the exception test will be applied, where necessary. A Flood Risk Assessment (FRA) will be required for all development in Flood Zones 2 and 3 and for sites greater than 1 hectare in Flood Zone 1, and where a development site is located in an area known to have experienced flood problems from any flood source, including critical drainage.

All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)* storm event with an allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance.

Surface water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged.

On-site attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted. Development proposals should demonstrate that water is available to serve the development. Suitable access should be maintained for water resource and drainage infrastructure. Where development takes place in Flood Zones 2 and 3, opportunities should be sought to:

a. Reduce flooding by considering the layout and form of the development and the appropriate application of sustainable drainage techniques;
b. Relocate existing development to land in zones with a lower probability of flooding; and
c. Create space for flooding to occur by restoring functional floodplains and flood flow pathways and by identifying, allocating and safeguarding open space for storage.

Policy EN6 (The Historic Environment) states that the Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development.
Policy DE1 (Promoting Good Quality Design) states that to ensure high quality design is achieved throughout the District, all development proposals will be expected to:

a. Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape/townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;

b. Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and

c. Provide sufficient private amenity space, suitable to the type and amount of development proposed.

Development proposals should seek to:

d. Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;

e. Provide well designed hard and soft landscaping; and

f. Effectively incorporate onsite infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.

Results of Consultation and Publicity

14. The following summarises the views/comments received from consultees in response to the first round of consultation undertaken from 4 August 2020 and following consultation on the subsequent Further Information which commenced 30 December 2020.

(a) Local County Council Member, Councillor A Baxter - (elected 2021 and notified of this application 17 May 2021) – had not replied at the time this report was prepared.

(b) Greatford Parish Council – initially responded consultation (summarised) - the 'associated documents' provided with the application support our view that this scheme is not acceptable, as detailed below:

- traffic and safety along King Street – it considered that the submitted Transport Statement does not include any meaningful assessment of road safety, capacity, policy, or accessibility. The access onto King Street should have been subject to an independent Stage 1 Road Safety Audit before the application was submitted. The Parish Council consider that a comprehensive collision study has not been completed, given that King Street has collision rate higher than the national average with multiple serious and fatal collisions. No capacity analysis of the junction of A1175 and King Street was undertaken. The Parish Council stated that they disagree with the reports' findings based on the analysis of the transport survey that King Street has "modest flows" of traffic which are "within the capacity of the road" and consider that that the report fails to take into consideration the local context. The Parish Council consider that by not committing to widening the road to 7.3m there are a number of road safety risks, as follows:

    1. Two vehicles could misjudge positions and have a head on collisions;

2. HGVs travelling too slowly (as they must slow to pass) would encourage overtaking leading to head on collisions or loss of control collisions;
3. HGVs placing a wheel in the verge leading to mud on the road and loss of control collisions for other users, especially motorcycles;
4. HGVs placing a wheel in the verge and losing control and potentially over-toppling;
5. HGVs running close to the edge accelerating the deterioration of the road leading to premature edge failure and the potential for loss of control collisions.

Notwithstanding a proposal for a 'routing strategy' it is considered that any approval must be subject to a condition that requires no HGV traffic to pass through Greatford. It would be the preference of the Parish Council that this is secured via a weight limit restricting traffic to use King Street only. Further concerns are expressed that the road surface of King Street is poor and undulating with subsiding edges. The road is not gritted in winter with deep culverts either side, no provision for pedestrians or cyclists. Particular concern has been expressed for school children who attend local schools including Baston and having to cross King Street daily.

The proposed widening will destroy the habitat of water-voles and other wildlife in the King Street Drain.

The Transport Statement does not demonstrate compliance with the NPPF or SKDC Policy ID2 and fails to address sustainable access and environmental impacts of transport.

We would request that, if this Planning Application is granted, a condition of the approval is that King Street will be widened to a minimum of 7.3m, and to include a cycle-lane, to accommodate all HGV traffic and the other road-users safely.

Greatford is in a Conservation Area with several listed buildings and concern has been expressed by residents that there would be an increase in HGVs travelling through the village day and night, together with the impacts of their emissions.

Should the gravel extraction be permitted the residents feel extremely strongly that, prior to commencement, an enforceable 7.5t weight restriction must be implemented through Greatford. In addition, funding to introduce traffic-calming through the village must be provided.

Other points

- Noise – the noise assessment did not take account of the wind direction and strength. The assessment failed to provide a full picture of the maximum noise levels under different weather conditions. The report assumes that traffic would follow the assigned route and fails to consider the realistic worst case of traffic passing through local communities. No mitigation of noise has been proposed. We request that a condition to limit noise to be in accordance with the predicted levels is imposed and that this condition requires permanent monitoring. This monitoring should then be reported monthly to the Environmental Health Office and Parish Council to check compliance. We also request that excess noise is only during daytime working hours.

- Air quality - there are potential harmful effects from particulate matter up to 1km from the source, especially for children. The nearest houses are 450m away, with two schools in Baston and one in Langtoft, all very close to the proposed development. The Air Quality report mentions mean annual exposure, but it is unclear what assumptions have been made in calculations, e.g. variable weather conditions, which will affect the binary judgement made of 'significant' or 'not significant'. There is no reference to any mitigation of air pollution; we request that this is built into the requirements of any approved plan.

- Light - we request that quarry working would be guaranteed to be restricted to daylight hours and that security lighting is low-level and not visible from Greatford.

- Agricultural land - all the land from which it is proposed to extract gravel, is classified as Grade 2. This is the second highest grade. Although the indicative restoration does show some of the land being returned to agriculture, there will be a loss of agricultural area and probably of land quality, as well.

- Habitat for farmland birds and other wildlife - the Ecology Survey carried out in February - a sub-optimal time of year - observed five BoCC Red List Species: skylark, grey partridge, corn-bunting, fieldfare and yellowhammer. These are Protected Species of birds. In addition, there were three Amber List Species observed on the application area: reed bunting, dunnock, and meadow pipit. Water voles are confirmed as present on the site; these are a species of Principal Importance and a Protected Species. The survey, therefore, indicates that this area is a stronghold for these protected species. The proposed restoration of the site in no way compensates for the loss of this habitat, and it would be catastrophic for the ecology of this important landscape. The site is of significant value to wildlife. The Ecological Appraisal has shown numerous protected and rare species to be present and recommends

further survey requirements to establish the presence on the site of bats, breeding birds, wintering birds, water-voles, and otters. Consideration of the proposed traffic mitigation measures (road widening and visibility splay) should be considered with respect to the presence of water-voles in the King Street Drain. These traffic mitigation measures will destroy in excess of 1km of linear habitat for water-voles.

The proposal is inadequate in compensating for the loss of breeding bird habitat. The proposed biodiversity improvements merely provide screening for the gravel operations and are of very little ecological value. We ask that further surveys, as recommended in the Ecological Appraisal, are conducted by a competent authority and reported to the public before this Planning Application can be fully considered.

- Restoration - plan is only "illustrative" and therefore gives no guarantees that the landscape, and wildlife habitats will be made good again. Without such measures, there is great risk of visual disturbance, neglect, or worse, unauthorised uses such as motorcycle scrambling and fly-tipping. Existing trees and hedges on the site boundaries must be retained as they provide existing valuable wildlife habitat. We ask for a binding commitment to a well-informed and high-quality fully agreed restoration plan, managed by Lincolnshire Wildlife Trust, with an endowment to cover the cost of full restoration and of future management costs, before this Planning Application can be fully considered.

- Water – the risk of flooding varies from negligible to low; however, the effects of a quarry on the King Street Drain and the likely de-watering of the drain will affect the water table of the area including Greatford which could impact upon flood risk. Dewatering the drain will also affect the associated wildlife habitats, especially the habitat of the Water Voles resident in the King Street drain. It is also noted that road widening would likely impact upon many adjoining ditches. The proposed mitigation is likely to cause siltation and damage to valuable habitat. The report states that further consultation with the Environment Agency will be required to determine whether a flood defence consent or ordinary watercourse consent is required for the proposed work. The site restoration plan also refers to an agricultural irrigation reservoir. There is no detail as to whether an abstraction licence for such a reservoir has been applied for or granted. The area is classed as water-stressed and it is unlikely that a licence would be granted by the Environment Agency which raises questions as to the validity of the site restoration plan and the inclusion of a reservoir. The Environment Agency should be required to be consulted upon any proposals to pipe, or to relocate ditches, or to abstract water. This must be completed prior to any approvals.

- Archaeology – the archaeological survey is wholly inadequate, having been taken to a depth of only 35 cm. Being Fen Edge and in proximity to the significant site of Flag Fen, there is every likelihood of unearthing important archaeological sites from the Neolithic, Mesolithic and Roman eras. The evidence of human settlement in this locality for millennia speak of its special importance as a rural landscape and it must be conserved for future generations of people. Greatford Parish Council request a full archaeological survey before this Planning Application can be fully considered.

Following re-consultation on the Further Information the Parish Council provided the following additional comments (summarised):

- the PC maintains that King Street should be widened to 7.3 metres and that the proposed access is unsafe for cyclists and pedestrians due to lack of cycle lane or pavement. The updated transport statement does not included accident data of the junction King Street and A1175. The revised routing plan would not prevent HGV's using the junction at Stowe to take short cuts through Greatford, Barholm or Langtoft villages.

- the S106 agreement would not be adequate and request that weight limits be introduced as they are legally enforceable controls to prevent quarry traffic using the village as a shortcut.

Adjacent Parish Councils – the following Parish Councils generally concur with the representations received from Greatford Parish Council, citing, in response to the first consultation, specific concerns relating to their own areas (summarised):

(c) Barholm and Stowe Parish Council – the junction of Stowe Road and King Street. In response to Further Information the Parish Council acknowledge the proposal for routings but do not consider it adequate and that they maintain their original objection.

(d) Baston Parish Council – has concerns over the potential use of Greatford Road as a route to A15.

(e) Braceborough & Wilsthorpe Parish Council – has concerns that narrow roads are unsuitable for HGVs.

(f) Langtoft Parish Council – has expressed concerns about the potential use of Stowe Road as a route to A15. In response to further information the parish council maintain their objection to the proposal citing HGV movements impacts on King Street, road accident data, no improvements to junction Stowe Road and King Street. Road safety for cyclist and pedestrians and no reassurance that the routing agreement would be respected.

(g) Toft with Lound & Manthorpe Parish Council – has concerns about narrow roads being unsuitable for HGVs.

(h) West Deeping Parish Council – the junction of King Street and the A1175 and in response to further information the Parish Council maintain their objection insofar as they do not consider their concerns have been addressed.

In addition to questioning the content and accuracy of the Transport Statement, the points raised relate to the unsuitability of the wider road network to support HGV traffic identifying specific accident 'black spots'; the impacts on the fabric of the road infrastructure; inadequacy of the proposed road improvements; and impacts on highway safety including mud on road, speeding vehicles, ice, horse riders, cyclists and pedestrians. Further aspects of the proposed development would have adverse impacts on the amenity and health of the local residents due to dust, noise, light and air quality. The proposal would have adverse impacts leading to, a loss of wildlife, changes to the Fen Fringes landscape and damaging the historic environment. Finally, questioning the need for the development given the number of sand and gravel quarries operating in the area.

Following re-consultation on the Further Information submitted in support of the ES the parish councils have commented that, whilst recognising the planning commitment to routing traffic south, concerns remain that road infrastructure and the introduction of road safety measures on King Street are inadequate and that not all issues raised have been addressed.

Adjacent Parish Councils – the following parish councils submitted the following responses (summarised):

(i) Tallington Parish Council – no observations to make.

(j) Thurlby Parish Council - have no objections to this plan but comment that King Street would need some serious improvements in surface and width to accommodate the additional HGV traffic travelling in both directions with cars and cyclists that use this road.

Other consultees

(k) Environment Agency (EA) – have no objection to this application but requested an informative be attached, should planning permission be granted, relating to abstraction and discharge to the Kings Street Drain, these would require an environmental permit under The Environmental Permitting (England and Wales) Regulations 2016.

(l) Highway and Lead Local Flood Authority (Lincolnshire County Council) - following submission of the Further Information the Highways Officer requests that any permission given by the Local Planning Authority shall

include conditions relating to highway improvements, access, HGV cleaning and routing and the inclusion of an informative relating to Section 278 (Highways Act).

It is commented that whilst agreement remains to be reached on the extent of the area identified for 'local deliveries' the Highway Authority is satisfied that this detail can be resolved through the Section 106 Agreement process and this should not be cause to delay the determination of this application. Therefore having given due regard to the appropriate local and national planning policy guidance, in particular the National Planning Policy Framework document, the Highway Authority has concluded that, subject to compliance with the conditions listed below, there is no cause to withhold the grant of consent for the proposed development on highway grounds by reason that the development being expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the capacity of the local highway network.

(m) Countryside Services (Lincolnshire County Council) – has commented that:

i) it is expected that there will be no encroachment, either permanent or temporary, onto the rights of way as a result of the proposal;
ii) the proposed development should not pose any dangers or inconvenience to the public using the rights of way;
iii) care should be taken to ensure that the temporary bunding and advanced tree planting do not obscure the sight lines along King Street for path users crossing from Public Footpath 8 to Bridleway 4; and
iv) it would be desirable to create an additional public footpath across the restored site linking Bridleway 4 and Public Footpath 7.

(n) Welland & Deepings Internal Drainage Board – it is advised that an Informative be attached which advises the operator any watercourses that are going to be altered as part of the works require a Consent Application Form (Extended Area) to be submitted to the Board in advance. These are subject to payment of the relevant application fee, the Board's approval and the written consent from the Riparian landowner(s).

(o) Environmental Health Officer (EHO) (South Kesteven District Council) - following re-consultation on the Further Information the EHO has revised their earlier advice that an informative be attached relating to Environmental Permitting stating that this would not be required. However, it is recommended that a condition be attached requiring implementation of the proposed control and mitigation of noise associated with the operations and the submission of a scheme of dust management.

(p) Ministry of Defence Safeguarding (RAF Wittering) – identified that the site is 12.2 kilometres from the centre of the main runway and therefore MOD has no safeguarding concerns.

(q) HM Inspector of Health & Safety (Quarries) – has no adverse comments to make.

(r) Historic England (East Midlands) – initially responded stating that it has concerns on heritage grounds as the supporting documentation does not provide for an analysis of the setting impact of the development upon Scheduled Monuments located to the south of the site - in particular as regards the loss of what appear to be contemporary archaeological remains forming the landscape setting of the Scheduled Monument. Historic England also commented that a more robust archaeological mitigation strategy should be provided than that contained in the ES as the proposed development would result in the loss of all archaeological features within the proposal site. The loss of those assets would be evidently harmful to the significance of Scheduled Monuments to the south through loss of archaeological landscape setting and association. Further Information was therefore requested in order to demonstrate compliance with the requirements of the NPPF.

Further Information was submitted in support of the ES which included information that sought to address the concerns raised by Historic England. Historic England was consulted on this Further Information and the following advice/comments have been received (summarised):

In respect of impacts on the Scheduled Monument setting, it is commented that the archaeological remains identified within the proposal site appear to comprise (being of similar date) parts of the shared archaeological landscape setting of the Scheduled Monuments and as such there would appear to be harm to the significance of the scheduled sites from the loss of those remains as a result of this development. That harm is considered to be 'less than substantial' and derives from the loss of those parts that are nearest or partially inter-visible with the Scheduled Monument. The submitted setting report tends to place emphasis upon indivisibility between archaeological sites somewhat at the expense of their overall proximity and shared landscape context, lying together west of the Roman road. Whilst Historic England note the proposal site is allocated in the Minerals & Waste Local Plan: Site Locations document, it is advised that the MPA will therefore need to balance the need for this development against the 'less than substantial harm' caused to the Scheduled Monuments (via setting) arising as a result of the development.

Overall, whilst Historic England has not formally objected to this proposal, concerns remain regarding the understanding of the character and complexity of archaeological remains within the proposal site and that if permission is to be granted a viable and proportionate scheme of mitigation would need to be secured in order for the application to meet the requirements of paragraphs 189, 190, 193, 194, 196, 197 and 199 of the National Planning Policy Framework.

(s) Historic Places Officer (Lincolnshire County Council) – initially responded commenting that the application site contains cropmarks recorded on aerial photographs of archaeological features thought to date back to the period of Roman occupation. It is an inevitable consequence of mineral extraction that archaeological features are lost however there is no indication that the loss in this area will be of features of national importance. However, there are clearly features of archaeological significance which need to be recorded and so it is recommended that if planning permission is granted a condition should be imposed which would secure the implementation of a Written Scheme of Investigation (WSI). The WSI would provide for the monitoring of the topsoil strip, the mapping of the location of all features and the sample recording of those of significance and provide an appropriate record of the archaeological resource of this site. Whilst the submissions contained in the application do not go into a huge level of detail about the impact of the quarry on the setting of the various designated heritage assets in the vicinity, it does not appear likely that the setting would be compromised to an extent that it will cause harm to those heritage assets.

Following submission of the Further Information, and notwithstanding the comments made by Historic England, they have advised that they are content with the information generated from the archaeological work undertaken on this site and that this will contribute knowledge, which will potentially add to the significance of adjacent monuments, scheduled or not, and that an appropriate archaeological response can be managed through conditions if permission is granted.

(t) Force Designing Out Crime Officer (Lincolnshire Police) - do not have any objections to this application and provided an informative relating to access to developers for discussion on site security.

(u) Conservation Officer (Lincolnshire Wildlife Trust) – do not object to the development in principle but would like to suggest changes and improvements to the restoration scheme. Lincolnshire Wildlife Trust would be happy to discuss more detailed restoration plans with the developer. Believe that a restoration scheme designed solely for nature conservation would better support these species during critical times of the year when the surrounding arable areas are compromised for food, shelter and nesting. An improved scheme could complement the surrounding arable landscape, including enhanced in-depth boundary features, broken hedge and scrub, tall seed baring composites and ruderals with occasionally mown boundary edges. It would provide biodiversity net gain, contribute to a landscape scale nature recovery network and, by allowing access to nature, would support the health and well-being of the local population. Representatives from Greatford, Baston and Langtoft Parish Councils sit on the steering group of the South Lincolnshire Fenlands Partnership. Have worked on nature conservation projects with all three parishes, including a developing

'Community Naturehood' in Baston. We would like to see the restored Greatford site included in a nature recovery network that is supported and enjoyed by local people. We suggest that all three parishes are included in discussions for restoration plans.

(v) Natural England (NE) – has no objection and considers that the proposed development will not have significant adverse impacts on designated sites. With regard to the best and most versatile land NE is satisfied that the Soils and Agricultural Land Classification (ALC) Report constitutes a record of the pre-working ALC and recommends that any grant of planning permission should be made subject to conditions to safeguard soil resources and promote reclamation appropriate to proposed after uses.

Further advice has been provided including Defra's 'Good Practice Guide for Handling Soils' and would welcome the adoption of "Loose-handling" methods described in the Guide. A comprehensive suite of conditions has been provided, for guidance to decision makers, to require the operator to manage the soil resources, in accordance with 'Good Practice Guide for Handling Soils' and to ensure their protection and preservation during operations and to achieve a satisfactory standard of reclamation. Natural England supports the introduction of wetland habitat and has provided an 'Informative' link to a metric to quantify Biodiversity Net Gain and other standing advice relating to protected species.

The following bodies/persons were consulted on the application and again following submission of the Further Information. No response or comments had been received within the statutory consultation period or by the time this report was prepared:

County Council, Councillor P Dilks (Lincolnshire County Council Adjacent)
Public Health (Lincolnshire County Council); and
Arboricultural Officer (Lincolnshire County Council).

15. The application was originally advertised in the local press (Lincolnshire Echo on 10 August 2020) and through the display of five site notices on and at locations around the site (displayed 3 August 2020 at the existing entrance of the site; waymarkers for Public Rights of Way refs: Grea/7/1, Grea/8/1 and Lang/4/1 and the junction of Baston Road and King Street. Following receipt of the Further Information this was advertised again in the Lincolnshire Echo and by way of two site notices on 30 December 2020 (at the existing site entrance and waymarker of Public Right of Wat ref: Grea/8/1). Letters of notification were sent to the 10 nearest residents to the site.

16. A total of 179 representations have been received in response to the publicity/notifications undertaken within the statutory consultation period or by the time this report was prepared (162 which object/raise concerns; 1 which is

neutral and 16 that lend support). A summary and outline of the comments and views received are set out below:

Objections/Concerns - the responses received covered a number of issues including the following (summarised):

- Application – doubt expressed as to the credibility and partiality of the technical reports supporting the application. Seeking that the Planning Committee should commission their own reports.

- Conditions - to ensure no adverse impacts and to secure the restoration and long term management.

- Consultation - residents have not been made aware of this proposal and because of Covid unable to attend meetings.

- Traffic – the Transport Statement provided skewed results on traffic survey and accident data. Weight restriction areas required on surrounding minor roads and gritting King Street during the winter. King Street widening up to 10.5 metre. Speed limit imposed. Lorries would damage the road surface and cause subsidence. Dirt/mud on road. Lack of pavements/cycle path would mean that the development would be a hazard to horse riders, cyclists and pedestrians and runners. The updated Transport Statement does not address the concerns raised by parish councils and local residents. The whole of King Street should be widened or a private access road should be built to the A15 from King Street.

- Ecology - the ecological report did not fully consider all species that have access to the site. No did it include the pond and waterway external to the site.

- Agriculture - loss of grade 2 agricultural land for 15-20 years with no firm commitment to restore to agriculture. Soil stored in bunds results in dramatically reduced quality and fertility. Low level agriculture is not effective resulting in poor low quality yields.

- Landscape - the character of the rural area is being changed by an Industrial site in a pretty rural environment. The excavation will leave a permanent scar. It is inevitable that extraction will eventually extend toward Greatford village.

- Pollution and Amenity - to close to the villages. Noise, Vibration, Dust, Light and poor Air Quality. Harmful effects up to 1km from the site. Intolerable impacts on local residents and a danger to school children and elderly. SKDC have declared 'a climate emergency' and committed to tackling the causes and effects of climate change. Greater weight should be given to residents' wellbeing and health. Vibration from lorries, will damage property.

- Historic Environment - the archaeological survey is inadequate and an archaeological mitigation strategy has not been properly addressed. Heritage assets should be conserved for future generations. Greatford is a Conservation Area and has several listed buildings.

- Flood Risk and Groundwater - the development would increase risk of flooding. The presence of pollutants will contaminate Groundwater.

- Cumulative Impacts - over quarrying in the local area, with two quarries already on King Street.

- Community - no consultation locally before applying. No commitment to local community. No evidence that the seven jobs would be for locals. Effects on house prices.

- Stowe Residents Association – do not consider that the proposed widening is adequate. The safety of Stowe junction is still a major concern and the Association seeks a control of speed through this area.

Neutral

- the Roman Roads Association provided information on the historic context of King Street.

Support

- Application - the proposal is in keeping with the existing quarrying in the area.

- Traffic - only King Street to be used but not side roads.

- Ecology - the restoration will change an ecologically barren farmland to an aquatic nature reserve and recommend that Lincs Wildlife Trust be engaged with post-operation management.

- Agriculture - water reservoir would allow irrigation of restored agricultural land and beyond. This would enhance yields of a greater diversity of crops.

- Restoration - the development would be beneficial to the local environment.

- Landscape - the proposed restoration will improve an uninteresting landscape.

- Historic Environment - the site is devoid of significant archaeological features.

- Amenity - the site is remote nearest residence 500 yards away and only last 15 years.

- Community - the development could be included in some natural educational or leisure aspect of benefit to young people.

- Commercial - supply of sand and gravel required for construction industry.

District Council's Recommendations

17. South Kesteven District Council has no objections to raise but would like to make the following comment:

    The council notes and strongly endorses the serious concerns raised by local residents and parish council regarding the potential adverse impacts of any quarrying at this site and urges the county council to ensure that, if consent is granted, all necessary conditions are imposed to address those concerns and mitigate the impact of the development on local residents and members of the public generally, including the following aspects:

    (a) noise, dust, air quality and residential amenity generally;
    (b) health;
    (c) local wildlife and ecology;
    (d) highway safety; and
    (e) archaeology.

    The council would also query if the proposed quarry meets the aims and requirements of the county council's Minerals and Waste Local Plan.

Conclusions

18. Section 38(6), of the Planning & Compulsory Purchase Act 2004, states that all applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision taking and in fact confirms that proposed developments which conflict with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

19. The proposed development would constitute a new sand and gravel quarry with restoration back to a mixture of after-uses including low level agricultural land (utilising best and most versatile soils), an agricultural irrigation reservoir and wetland habitat. The proposed development is subject of an Environmental Impact Assessment submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and a Planning and Environmental Statement - Volumes 1 and 2 (PES), Non-Technical Summary (NTS) and Further Information (submitted in response to Regulation 25). The ES and Further Information assess the potential impacts of the proposed development along with the mitigation measures proposed to avoid, reduce and, if possible, remedy any significant adverse impacts.

20. The key issues to be considered in this case are:

- the need and justification for new mineral reserves and the principle of extracting sand and gravel from this site; and
- the environmental and amenity impacts associated with the development including flood risk and drainage; highways and traffic; Public Rights of Way; landscape and agricultural land; nature conservation interests; historic environment considerations; and including amenity impacts on local residents and villages, in particular traffic, noise, dust and visual impacts given the developments proximity.

Need for sand and gravel aggregate

21. The NPPF advises that Mineral Planning Authorities make provision for a landbank of at least seven years for sand and gravel and Policies M2 and M3 of the CSDMP reflect this policy by seeking to ensure that there is an adequate and steady supply of sand and gravel to meet projected demands and that a landbank of at least seven years is maintained within each of the Production Areas. Policy M2 confirms that 42.66 million tonnes (Mt) of sand and gravel is required to meet projected demands up to 2031 and that 15.66 Mt of this would be required within the South Lincolnshire Production Area. In order to meet this demand provision for the release of new sand and gravel reserves has been provided for in the Site Locations Document and this includes the allocation of three specific sites in the South Lincolnshire Production Area. Policy M4 states that sites allocated in the Site Locations Document will be granted planning permission for aggregate purposes provided that, in the case a of new quarry, it is required to replace an existing Active Mining Site that is nearing exhaustion.

22. The Lincolnshire Local Aggregates Assessment (LAA) dated December 2019 contains the most recent published data on aggregate sales and reserves within the County. The LAA shows that at the end of 2018, the amount of permitted sand and gravel reserve available within the County was around 19.67Mt which equates to a landbank of 9.55 years and so above the seven year minimum as advised by the NPPF. However, at a sub-county level, and more specifically the South Lincolnshire Production Area, the reserves available amounted to 5.81Mt which equates to a landbank of 7.81 years. This was just above that recommended by the NPPF and Policy M2.

23. There are a total of five permitted sand and gravel quarries within the South Lincolnshire Production Area. Four of these are active however one of these has around four years of production left based on current permitted reserve estimates and another is at an advanced stage of closure following the exhaustion of permitted mineral reserves. The other site is currently inactive. During 2019 planning permissions were granted for the release of new sand and gravel reserves from two sites within the South Lincolnshire Production Area – one being an extension to an existing quarry and another being as a result of the construction of

an irrigation reservoir. These permissions post-date the information and figures cited in the current LAA and so have added to the reserves/landbank figures available within the South Lincolnshire Production Area.

24. The proposal site is one of the three allocated sites within the Sites Location document and is proposed as a new replacement quarry for the South Lincolnshire Production Area. The data contained within the current LAA shows that one of the currently active sites is soon due to close and the other is nearing exhaustion so this site would act as a replacement. There is no evidence that any of the other sites allocated within this Production Area are likely to come forward in the foreseeable future and despite permissions have been granted in 2019 which would had added to the reserves/landbank available, aggregate sales have continued and increased since 2018. As a result it is highly likely that the actual reserves/landbank within the South Lincolnshire Production Area is now around or even below the seven years as required by the NPPF and Policy M3 of the CSDMP. The release of new mineral reserves from the proposal site would therefore help to make up any shortfall in productive capacity in this Production Area and ensure a suitable landbank is maintained. In principle therefore, the proposed development would meet the objectives of Policies M2, M3 and M4 of the CSDMP and ensure compliance with the strategic objectives of the NPPF.

25. Notwithstanding the benefits the development offers in terms of ensuring the provision of an adequate supply of aggregate, it is also necessary to ensure that the proposed development accords with all relevant Development Management Policies and Restoration Policies contained within the Development Plan.

Environmental and Amenity Considerations/Impacts

Landscape & Visual Impacts

26. The Landscape and Visual Impact Assessment (LVIA) acknowledged that it is inevitable that any extractive industry, that does not include importation of material to achieve restoration back to original ground levels, would permanently alter a landscape. It is therefore necessary to consider whether the proposed programme of works and restoration strategy are acceptable in terms of landscape and visual impact and would not have an unacceptable adverse impact on the amenity of local communities, adjacent land-users and the overall landscape.

27. None of the existing boundary planting would be removed as a part of this proposed development, which included details of advanced landscape planting to the north east corner and eastern boundary, south of the proposed site entrance. This planting includes infill of native hedgerows; planting of standard oaks (seven); and small areas of goat willow (Salix caprea). The existing hedgerows would be permitted to grow to a greater height than normally maintained for agricultural purposes and during the first phase of the development all soils and sub-soils would be progressively stripped and deployed to the perimeter of the site to create bunds up to 4 metres in height above ground level. These bunds would be

retained for the duration of the development to screen the plant site from external views, including the nearest public rights of way, and would be sown with a wildflower grass mix to help them assimilate into the wider landscape. Except in proximity to the Plant Site, internal to the operational areas, soil bunds would be formed and removed sequentially as each working phase is developed. The soils contained within these internal bunds would be used to restore the preceding phases of working at the earliest opportunity and therefore reduce the overall amount of open and active operations at any one time.

28. The plant site could, throughout the duration of the development, present a visual impact within the flat and open landscape. However, the proposed preparation of the plant site would require the removal of top and sub-soils, which would result in the overall lowering of heights of the processing equipment by approximately 1.0 metre. This would include the discharge end of the field conveyor that may reach heights up to 12 metres but would not be substantial in design nor construction. The submitted plant site layout and cross sections, albeit illustrative, identifies that the majority of the infrastructure would then be substantially screened from external views by virtue of the 4 metre grassed bunds. However it is considered prudent to require the submission of Plant Site Layout and Elevations plans, prior to construction of the plant site to ensure that there would be no visual impacts over and above that proposed through this application. Notwithstanding, the stockpiling of both as-raised mineral and segregated product could result in substantial exposure above the bunds and as a consequence if planning permission were to be granted then a condition is recommended to restrict the heights of all stockpiles to not exceed 5.0 metres in height above original ground level.

29. It is acknowledged that there would be a residual long-term effect on the landform of the site which would be predominantly restored at a lower level agricultural use. However, it is considered that the visual impacts would be localised and that the proposed mitigation landscaping, along with conditions to restrict the height of stockpiles and to ensure the progressive working and restoration proposals are delivered, would help to reduce these impacts to an acceptable level. The restoration of the site to the proposed after-uses identified, including wetland habitat creation, would represent a beneficial change and have a negligible impact on the wider landscape character.

30. Overall therefore I am satisfied that the proposed mitigation and restoration proposals are acceptable and that the development, as a whole, would not have a significant unacceptable adverse impact on visual amenity of the residents of the surrounding settlements or adjacent land users. Therefore if planning permission were to be granted then subject to conditions to secure, details of plant site layout; and to restrict the heights of the stockpiles; and to secure details of advance landscape planting and wildflower grass mixes, the proposed creation of a new sand and gravel quarry could be carried out without significant unacceptable adverse visual impacts and therefore the development meets the aims and objectives of the NPPF and Policies DM3 and DM6 of the CSDMP and would not conflict with nor compromise Policies E8, EN1 and DE1 of the SKLP.

Amenity – Dust, Noise and Light

31. The assessments contained within the supporting PES identify the operations and processes likely to cause dust, noise and light impacts and makes recommendations for mitigation measures to be adopted to minimise and control the impacts of these upon sensitive receptors.

Dust mitigation measures proposed include:

- extracting and processing the sand and gravel in a damp state;
- transportation of mineral to the plant site using a field conveyor;
- soil handling in a manner to minimise drop heights and suspending such operations in adverse weather conditions;
- seeding bunds and storage mounds where retained for more than three months;
- restrict stock pile heights;
- maintaining an internal speed limit of 10 mph;
- employing dust suppressions methods in dry conditions; and
- sheeting vehicles carrying aggregates dispatched from the site.

32. In terms of noise, the assessment undertaken as part of the PES has demonstrated that the quarrying operations could be carried out without exceeding the recognised acceptable noise limits as set out within the NPPG and therefore would not have an adverse impact on noise sensitive receptors. Whilst the construction of bunds was not factored into the modelling it is acknowledged that they would contribute to the mitigation of any potential adverse impacts on the amenity of sensitive receptors.

33. South Kesteven Environmental Health Officer has not objected to the application but seeks that a Dust Management Scheme be secured by condition and submitted prior to commencement of the proposed development. In addition that noise levels should be restricted to levels identified in the submitted noise assessment.

34. In terms of lighting, the proposed development would only require lighting, in and around the plant site and offices, during periods of reduced light levels and within the proposed hours of work. The lighting sources would have cowls and directed downward and into the plant site.

The operations would be carried within time constraints as follows:

07:00 to 18:00 hours - Monday to Friday;
07:00 to 13:00 hours - Saturday; and
No operations on Sundays, Bank or Public Holidays.

35. Subject to suitable conditions being imposed, I am satisfied that the potential amenity or environmental problems that could occur as a result of dust, noise and light could be adequately controlled and mitigated against. Therefore if planning

permission were to be granted then conditions are recommended to secure dust management and lighting schemes and to limit noise levels to those proposed within the PES. Such conditions would ensure that proposed development would not have significant adverse impact in terms of dust, noise and light and therefore accord with advice contained within the NPPG and CSDMP Policy DM3 and would not conflict with nor compromise the relevant criterion of DE1 of the SKLP.

Heritage & Archaeology

36. There are no designated heritage assets (i.e. Scheduled Monuments, Listed Buildings, etc) lying within the site, which are considered likely to be adversely affected by the development. Historic England had stated initially that insufficient information had be submitted to assess the historic landscape setting of the Schedule Monument to the south west of the proposal site. A historic landscape setting assessment was submitted as part of the Further Information submitted in response to the Regulation 25 Notice and Historic England considers that this assessment demonstrates that any harm caused by the development would be 'less than substantial'. Although Historic England has not formally objected to this application and note that the site is allocated site in the adopted Minerals & Waste Local Plan, they still have expressed concerns and advise that the MPA will need to balance the need for this development against the 'less than substantial harm' caused to the Scheduled Monuments (via setting) arising as a result of the development.

37. It is acknowledged and accepted that this proposal, involving the excavation and removal of minerals, does have the potential to affect the historic record associated with external designated heritage assets and non-designated features of archaeological interest. Assessments have been undertaken in support of the application which have identified and evaluated this potential and those assessments have been reviewed by the County Council's Historic Environment Officer and are considered acceptable and consequently no objections have been raised. None of the assessments identify features of such significance that the development should not proceed however, a planning condition is recommended to ensure that an appropriate scheme of works is adopted so than the features identified in the reports are, when encountered, appropriately recorded and where necessary preserved. Such a condition would ensure that all reasonable measures are taken to record and preserve (by record) any features.

38. In response to the comments/advice of Historic England, as already reported above, the proposal site is an allocated site that is planned as a replacement quarry for the South Lincolnshire Production Area. Based on the latest LAA data on reserves/landbank, it is clear that there is a need for new sand and gravel reserves to be released in order maintain access to an adequate and suitable supply of minerals in this area. The concerns raised by Historic England are noted but not echoed by the county councils own Historic Environment Team.

39. I am satisfied that, on balance, the need for and public benefit of allowing the release of new reserves from this site, so as to maintain aggregate supplies would outweigh the 'less than substantial harm' that would be caused to the historic landscape setting of the Scheduled Monuments which are located some distance from the site. Conditions are recommended to ensure that any archaeological features encountered during the development are appropriately and subject to this I am satisfied that the development accords with the objectives of the NPPF and CSDMP Policy DM4 and Policy EN6 of the SKLP that seek to protect, record and enhance knowledge and understanding of heritage assets and their settings.

Ecology

40. The PES was supported by a comprehensive suite of reports and surveys as part of a Preliminary Ecological Appraisal. Physical surveys were carried out on the site and where possible adjacent habitats. It is acknowledged that some habitats external to the site were not accessible to ecologists and as a consequence assumptions were made with regards to their potential for interaction with the proposal site. The related impacts of the proposal on ecology (including species specific) were assessed and recommendations to implement mitigation measures have been designed into the working scheme and restoration programme that would ensure that any impacts are minimal. The LVIA also identified the site lies adjacent to the South Lincolnshire Fenlands Project Area.

41. Where necessary precise details of the proposed mitigation measures could be secured through appropriate conditions attached to a decision, should the application be approved. Lincolnshire Wildlife Trust (LWT) and Natural England welcomed the restoration strategy insofar as it would enhance the native ecology and create habitats that would meet national and local BAP priority habitat targets, although LWT considered that the whole site could be restored for biodiversity gain. No significant adverse effects were identified in relation to statutory or non-statutory designated sites adjacent and nearby.

42. Given that the original site is considered 'Best and Most Versatile Agricultural Land' the proposed development would ensure a substantial portion of the site would remain in agricultural use. However, the restoration proposal would also have positive impacts in terms of net gain, through the creation of new wetland, of habitat of biodiversity importance. Therefore the net biodiversity gain would meet the aims and objectives of the NPPF, emerging Draft revision to the NPPF and Policies DM2, DM9 and R3 of the CSDMP and meets the criterion set out in Policies EN2 and EN3 that seeks to ensure development that protects and enhances Biodiversity and the Districts Green Infrastructure network.

Highways & Traffic

43. A significant proportion of the objections received from local residents and parish councils relate to concerns that King Street is unsuitable for the amount of HGV traffic proposed by this development and that the road is a dangerous route with a

history of frequent incidents that have led to fatalities and road closures. The Transport Statement (TS) submitted with the application identified that the majority of accidents did not involve HGV traffic. Notwithstanding this, various suggestions have been proposed by the local communities to reduce the impacts of this development which include road widening up to 10 metres, speed limits, weight restriction on side roads, traffic calming and junction improvements.

44. It was deemed necessary, by the Local Highway Authority, that amendments be made to the original TS. The amendments requested as part of the Regulation 25 Notice included within the Further Information and included revisions to the geometry of the proposed new site access and further details of the extent and nature of the proposed highways improvements on King Street. The amended TS and Further Information also, given the level of concern from local residents about the use of side roads and villages off King Street, proposed that a HGV Routeing Agreement could be secured by way of a Section 106 Planning Obligation as part of any planning permission granted. Such an agreement would seek to restrict HGV movements via side roads off King Street to local deliveries only and that all access and egress of the site would be restricted to the stretch of King Street south of the proposed access only.

45. The Highways Officer has reviewed all the highways information submitted in support of the application and confirmed that given the revisions to the access layout and road improvements there is no cause to withhold consent on highway grounds. The proposed development is not expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the capacity of the local highway network subject to the development being carried out as proposed and with the highway improvements proposed. Suitable conditions are therefore recommended to secure the implementation of the proposed highway and access improvements, signage within the site directing HGV drivers to exit site in a southerly direction and facilities to ensure no deposit of detritus on the highway. In respect of the HGV Routeing Restriction, a Section 106 Planning Obligation is recommended which would further ensure HGV traffic utilises the approve routes to the site (other than for local deliveries).

46. I am therefore satisfied that, if planning permission were to be granted, then conditions and measures could be secured to ensure that the proposed new quarry would not have a significant adverse impact upon the highway network and as such would be acceptable in highways terms and in accord with the objectives of the NPPF, Policy DM14 of the CSDMP and Policy E8 of SKLP.

Public Rights of Way

47. Representations have been received raising concerns over the safety of users of the nearby bridleway and footpaths to the north and south of the site. The Countryside Access Officer has raised no objection to this proposal and no diversion (temporary or permanent) of existing routes would be required as a result of this development. Whilst users of the nearby routes would be exposed to

new mineral working any views of the site would be limited by virtue of the proposed screening bunds and landscape planting and conditions to control dust and noise would reduce any impacts to an acceptable degree. In order to seek improved connections between the existing network of definitive paths/rights of way in the area the Countryside Access Officer had requested that consideration be given to providing a permissive footpath within the restored site to link the Public Footpath Grea/7/1 (to the north) with the Bridleway Lgft/4/1(to the south). This request was noted but the applicant has declined this suggestion as they feel the proposed route would bisect the site and would be liable to conflict with the proposed agricultural restoration

48. Although the applicant has declined to provide a permissive path within the restored site I am satisfied that the proposed development is acceptable overall. There are no Public Rights of Way that cross the site and so would not be directly affected by this development and the site design and proposed screening measures and conditions to control site operation would ensure there is no unacceptable direct or indirect impacts on existing Public Rights of Way or users of those routes.

Hydrology, Hydrogeology & Flood Risk

49. The assessments undertaken as part of the PES confirm that given the proposed working schemes and the restoration strategy there would be no adverse impacts on groundwater and that surface waters would be managed during and following restoration. The active management of surface water and discharge at existing greenfield run-off rates would be maintained until such time as the restoration strategy has been fully implemented. The development would remove an existing internal drainage ditch however this would be re-instated on restoration. The Environment Agency and Welland & Deepings Internal Drainage Board have confirmed that the proposals relating to water management are acceptable but have requested that Informatives be attached should a decision for approval be issued.

50. Subject to conditions being attached to a decision to secure details of the construction of an agricultural irrigation reservoir and the implementation of the mitigation measures proposed as part of the application, the development would not have an adverse impact upon the underlying groundwater or surface water regimes or pose a risk of flooding elsewhere and therefore would not be contrary to the objectives of the NPPF and Policies DM15 and DM16 of the CSDMP and does not conflict with nor compromise Policies EN4 and EN5 of the SKLP.

Soil Management and Agriculture

51. The PES acknowledges that the development would result in a 30% loss of Best and Most Versatile Agricultural Land being Grade 2, 3a and 3b. However, overall the restoration proposal would ensure that the land restored back to agriculture would be in the optimum area of the site and that the loss of agricultural land is balanced

by the creation of a new wetland habitat and the agricultural irrigation reservoir. The reservoir would support the agricultural after-use by providing a readily available source of water that can be used to irrigate the restored land (and wider farmholding) and therefore enable a larger variety of crops to be grown on the land. Throughout the PES reference is given to the effective management of soils so as to ensure these are handled, stored and utilised at the earliest opportunity in restoration. Natural England has supported the proposed restoration regime and provided a suite of suggested conditions relating to soil management that would ensure these restoration regimes are implemented.

52. Consequently, whilst it is concluded that the development would reduce the availability of best and most versatile agricultural land, on balance, the benefits of the scheme on whole as a result of the creation of an irrigation reservoir and enhanced habitat creation, outweigh the loss. I am therefore satisfied that the development would not be contrary to the objectives of the NPPF, emerging revision to the NPPF and Policies DM11, DM12, R1 and R2 of the CSDMP and Policies SP5 and EN1of the SKLP.

Restoration and Aftercare

53. An illustrative restoration scheme, which provides for the progressive restoration of the site to a mixture of agricultural and nature conservation after-uses has been submitted as part of the application. This proposed scheme would not only therefore recreate and replace (albeit smaller in area) the agricultural land lost but also result in the creation of a new wetland habitat which would represent a net gain in biodiversity consistent with the objectives of the adjacent South Lincolnshire Fenlands Project Area. The water bodies to be created would be formed from the accumulation of silt associated with the mineral extraction together with a small balancing pond and a large agricultural irrigation reservoir that would service the restored agricultural land and other land adjacent in the ownership of the Applicant. As previously stated Natural England (NE) and Lincolnshire Wildlife Trust (LWT) support the introduction of the wetland habitat and although LWT would have preferred that the whole site be restored to biodiversity use the restoration of part of the site back to low level agricultural use (and therefore reinstatement of best and most versatile agricultural land) is supported by which NE. Policy R3 of the CSDMP supports the restoration of quarries that contain best and most versatile soils back to agricultural uses and this can be achieved through the practices proposed as part of the development and a programme of suitable aftercare.

54. Overall I consider that the restoration proposals are acceptable and that the proposed restoration and aftercare would contribute to the objectives outlined in the NPPF and the objectives set out in Policy R3 of the CSDMP and Policies SP5 and EN1of the SKLP that seek green infrastructure and enhancements to local nature conservation in the South Kesteven District. Conditions are recommended to ensure that full details of the proposed agricultural restoration, irrigation reservoir and wetland habitat proposed, along with details of an initial five year

aftercare programme, are secured. In addition to these conditions, it is also recommended that as part of the proposed S106 Planning Obligation, schemes be secured which would provide for an extended and longer-term period of aftercare and management plan of the wetland area (to ensure that the proposed water management regime as part of the restoration are secured and maintained after the initial five year period). The applicant has confirmed their willingness to include these provisions into a S106 Planning Obligation should planning permission be granted.

Final Conclusions

55. The proposed new quarry would release 3.0 million tonnes reserve of sand and gravel over a 16 year period. The site is identified and allocated within the Site Locations Document of the Lincolnshire Minerals & Waste Local Plan and would therefore help to ensure a continuity of supply by making new reserves available to meet demands and increase the landbank within the South Lincolnshire Production Area above the recommended minimum seven years. The release of new sand and gravel reserves from the proposed quarry would therefore be in line with the advice and polices contained within the NPPF and Policies M2, M3 and M4 of the CSDMP.

56. In terms of environmental, historic setting and amenity impacts, whilst there would be some landscape and visual impact from the creation of a new quarry, it is not considered that these would be so detrimental so as to warrant refusal of the application. Any impacts would be very localised and the proposed restoration proposals would result in recreation of best and most versatile agricultural land as well as providing net biodiversity gain through the creation of new wetland habitat. The cumulative impacts of the proposed development have also been assessed through the ES and these focus not only on the proposed operations but also consider other sand and gravel operations in the locality. The assessment concludes that the progressive restoration of the site, coupled with the separation distances between the site and other existing quarries, would mean the impacts are not considered adverse on the villages of Greatford, Baston and Langtoft; and the parish of Barholm & Stowe.

57. The potential highway impacts are also considered to be acceptable insofar as the access arrangement to the site would ensure that there would be no impact on highway safety and routeing restrictions (as secured by the current S106 Planning Obligation) would be in place. I am therefore satisfied that the proposal is in accord with the NPPF and Policy DM17 of the CSDMP.

58. Overall I am satisfied that the potential impacts of the development would largely be mitigated, minimised and reduced through the implementation of the mitigation measures proposed within the application and the proposed extension, consolidation of existing planning permissions and overall improved restoration strategy would accord with the relevant policies as cited above and identified within the Lincolnshire Minerals & Waste Local Plan and South Kesteven Local Plan.

Human Rights Implications

59. The Committee's role is to consider and assess the effects that the proposal will have on the rights of individuals as afforded by the Human Rights Act (principally Articles 1 and 8) and weigh these against the wider public interest in determining whether or not planning permission should be granted. This is a balancing exercise and matter of planning judgement. In this case, having considered the information and facts as set out within this report, should planning permission be granted the decision would be proportionate and not in breach of the Human Rights Act (Articles 1 & 8) and the Council would have met its obligation to have due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

RECOMMENDATIONS

(A) The applicant entering into a S106 Planning Obligation to cover the following matters:

- to route all HGVs travelling to and from south of site access onto King Street and the A1175, except to for local deliveries;
- to provide a Long Term Management Plan to ensure continuous aftercare of the restored wetland habitat.

(B) Subject to the completion of the Planning Obligation referred to above, the Executive Director for Place be authorised to grant planning permission subject to the conditions set out below.

(C) This report (including appendices) forms part of the Council's Statement pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 – which requires the Council to make available for public inspection at the District Council's offices specified information regarding the decision. Pursuant to Regulation 24(1)(c) the Council must make available for public inspection a statement which contains:

- the content of the decision and any conditions attached to it;
- the main reasons and consideration on which the decision is based,
- including, if relevant, information about the participation of the public;
- a description, when necessary, of the main measures to avoid, reduce and if possible offset the major adverse effects of the development;
- information recording the right to challenge the validity of the decision and the procedures for doing so.

Informatives

Attention is drawn to:

(i) Highways and Lead Flood Authority letter dated 12 February 2021;
(ii) Environment Agency letter dated 08 September 2020 ref: AN/2020/130760/01-L01;
(iii) Welland & Deepings IDB e-mail dated 11 August 2020;
(iv) Environmental Health Services South Kesteven District Council e-mail dated 4 August 2020;
(v) Western Power Plant Enquiry Ref Job No. 19462939 dated 22 July 2020;
(vi) Natural England letter Ref: 338637 dated 12 February 2021;
(vii) Lincolnshire Wildlife Trust letter dated 27 August 2020 relating to South Lincolnshire Fenlands Partnership;

(viii) In dealing with this application the Mineral Planning Authority has worked with the applicant in a positive and proactive manner by giving pre-application advice in advance of the application and seeking Further Information to address issues identified and processed the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015; and

(ix) The validity of the grant of planning permission may be challenged by judicial review proceedings in the Administrative Court of the High Court. Such proceedings will be concerned with the legality of the decision rather than its merits. Proceedings may only be brought by a person with sufficient interest in the subject matter. Any proceedings shall be brought promptly and within six weeks from the date of the planning permission. What is prompt will depend on all the circumstances of the particular case but promptness may require proceedings to be brought at some time before the six weeks has expired. Whilst the time limit may be extended if there is good reason to do so, such extensions of time are exceptional. Any person considering bringing proceedings should therefore seek legal advice as soon as possible. The detailed procedural requirements are set out in the Civil Procedure Rules Part 54 and the Practice Directives for these rules.

Appendix

These are listed below and attached at the back of the report	
Appendix A	Committee Plan
Appendix B	Schedule of conditions

Background Papers

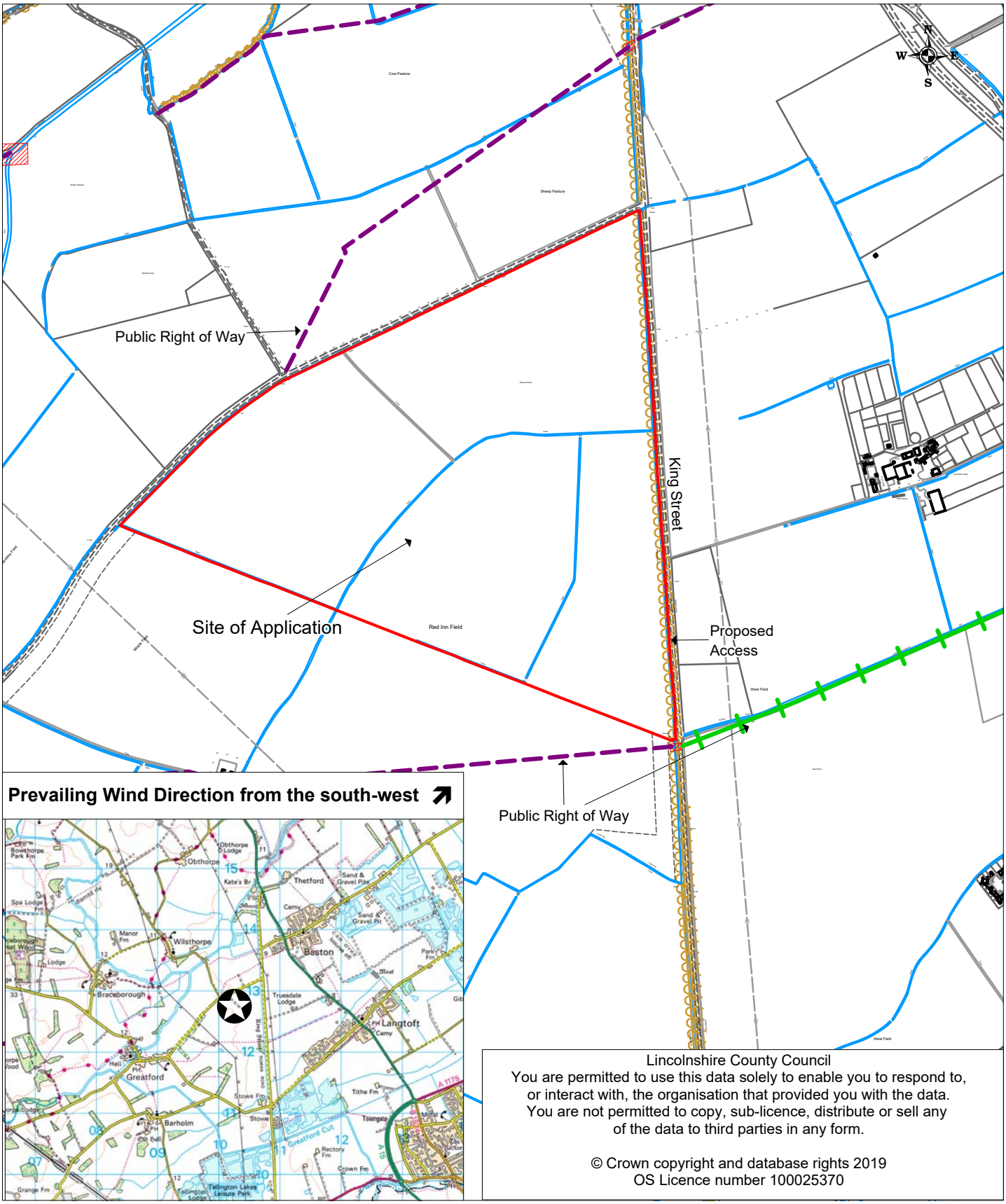
The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File S20/1351	Lincolnshire County Council's website https://lincolnshire.planning-register.co.uk/
National Planning Policy Framework (2012) Planning Policy Guidance (2014)	The Government's website www.gov.uk
Lincolnshire Minerals & Waste Local Plan (2016) Lincolnshire Minerals & Waste Local Plan Authority Monitoring Report (2019)	Lincolnshire County Council's website https://www.lincolnshire.gov.uk
South Kesteven Local Plan (2020)	South Kesteven District Council's website www.southkesteven.gov.uk

This report was written by Felicity Webber, who can be contacted on 01522 782070 or dev_planningsupport@lincolnshire.gov.uk

LINCOLNSHIRE COUNTY COUNCIL Appendix A

PLANNING AND REGULATION COMMITTEE 5 JULY 2021



Location:
Land at King Street
Greatford

Application No: S20/1351

Scale: 1:10000

Description:
To extract and process sand and gravel and to progressively restore the site to a mixture of agricultural land, nature conservation area and an agricultural water reservoir

Appendix B Conditions

Commencement and Duration

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

   Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The winning and working of minerals or the depositing of mineral waste must cease not later than the expiration of the period of 20 years beginning with the date of the permission.

   Reason: In accordance with the requirements of Schedule 5 of the Town and Country Planning Act 1990 (as amended).

Definition and Scope

3. This permission relates to the site edged red on Drawing No.1725/A/1 v2 (hereafter referred to as 'the Site') for the progressive winning and working of sand and gravel and restoration of the Site.

4. The development and operations hereby permitted shall only be carried out in accordance with the following documents and drawings, unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions:

   Documents

   Planning Application Form; Planning and Environmental Statement and Non-Technical Summary (both dated June 2020 - refs: 200708OY-V3 and 200708OY-V4) and the following supporting technical assessments/reports:

   - Air Quality Assessment (Report Ref: 2658r1);
   - Archaeological Desk-Based Assessment (Report Ref: 2205) and Archaeological Evaluation (Report Ref: GQL 19/186);
   - Preliminary Ecological Appraisal (Report Ref: 7978 V4.0); Breeding Bird Survey (Report Ref: 7978 V1.0); Ground Level Roost Assessment (Report Ref: 7978 V1.0); Wintering Bird Surveys Interim Summary, and; Wintering Bird Surveys (Report Ref: 7978);
   - Flood Risk Assessment (Report ref: 2720/FRA VF1);
   - Hydrological and Hydrogeological Impact Assessment (Report ref: 2720/HIA VF1);
   - Landscape & Visual Impact Assessment (Ref: Issue 01);

- Noise Assessment (Report ref: Greatford Noise v1.0 181119);
- Soil Resources and Agricultural Quality (Report Ref: 1532/1); and

The following information and reports which formed part of the Further Information:

- Letter from OHL Ltd (dated 15 December 2020);
- Updated Transport Statement dated 12 November 2020 (Report ref: SJT/JLA/21035-01c_Updated TS_Tracked);
- Heritage Settings Assessment dated December 2020 (Report ref: P20-3250).

Plans/Drawings

- Plan No. 1725/A/1 v2 – Application Plan;
- Plan No. 1725/CO/1 v5 – Illustrative Composite Operations Plan;
- Plan No. 1725/PO/1 v4 - Illustrative Progressive Operations Plans – Stage 1;
- Plan No. 1725/PO/2 v4 - Illustrative Progressive Operations Plans – Stage 2;
- Plan No. 1725/PO/3 v4 - Illustrative Progressive Operations Plans – Stage 3;
- Plan No. 1725/PO/4 v4 - Illustrative Progressive Operations Plans – Stage 4;
- Plan No. 1725/PO/5 v4 - Illustrative Progressive Operations Plans – Stage 5;
- Plan No. 1725/PO/6 v4 - Illustrative Progressive Operations Plans – Stage 6;
- Plan No. 1725/CS/1 v1 – Illustrative Cross Sections (showing proposed landform);
- Plan No. 1725/RS/1 v5 – Illustrative Restoration Scheme;
- Drawing No. 21035-01 Rev B – Proposed Site Access.

Reasons: To define the extent and scope of the planning permission and for the avoidance of doubt as to the nature of the development hereby permitted and to ensure development is carried out in accordance with the approved application details.

Pre-commencement Condition - Archaeology

5. (a) No development shall take place within the Site until a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Mineral Planning Authority. This scheme should include the following:

    1. An assessment of significance and a proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
    2. A methodology and timetable for site investigation, recording and reporting.
    3. Provision for site analysis.
    4. Provision for publication and dissemination of analysis and records.
    5. Provision for archive deposition.
    6. Nomination of a competent person/organisation to undertake the work.

The scheme of archaeological investigation shall thereafter be carried out and implemented in accordance with the approved details.

(b) The applicant will notify the Mineral Planning Authority of the intention to commence at least fourteen days before the start of each phase of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without the prior consent of the Mineral Planning Authority.

(c) A report of the archaeologist's findings shall be submitted to the Mineral Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council in accordance with the approved scheme unless otherwise agreed in writing by the Mineral Planning Authority. This part of the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: To ensure that satisfactory arrangements are made for the investigation, retrieval and recording of archaeological deposits within the site.

Pre-commencement Conditions – Site Access

6. No development shall take place until full construction details relating to the design and specification of the site entrance (the Site Access) as identified in Drawing No. 21035-01B – 'Proposed Site Access' (as contained within the approved Updated Transport Statement) have been submitted to and approved in writing by the Mineral Planning Authority (in consultation with the Highway Authority and Environment Agency). No other operations, except the construction of the Site Access, shall be carried out until the Site Access has been constructed in accordance with the approved details. Following construction of the Site Access it shall be retained and maintained as the only access/egress to the Site for the duration of the development.

Reason: To ensure the site access is constructed to an acceptable standard.

Pre-commencement – Advanced Landscaping

7. No development shall take place until full details of an advanced landscape screening, tree and hedge planting scheme have first been submitted to and approved in writing by the Mineral Planning Authority. The landscape screening, tree and hedge planting scheme shall include information on perimeter screen bund construction; species, numbers, spacing and locations of all grasses, trees, shrubs and hedgerows to be planted as part of the development. Thereafter the landscaping and planting shall be implemented in accordance with the approved details. All planting shall be maintained weed free for the duration of the development during which all losses shall be replaced in the following planting season.

Reason: To ensure that the advance screening measures proposed for the site are carried out and maintained to reduce the visual impacts for the duration of the development.

Programme of Working

8. The winning and working of mineral shall be carried out in accordance with the methodology detailed in Sections 4.2, 4.3, 4.8 and 4.9 of the 'Planning and Environmental Statement' (June 2020) and as illustrated on Plan Nos. 1725/PO/1 v4 to 1725/PO/6 v4 (inclusive).

9. Mineral extracted from each sub phase/block of the development shall be transported to the Plant Site by means of field conveyor.

   Reason: To ensure development is progressively worked in accordance with the scheme of working and phasing contained within the approved application details.

Processing Plant & Stockpiles

10. No winning and working of mineral shall take place until detailed proposals for the siting, design and external appearance of all buildings, structures and plant or machinery proposed to be stationed, erected or installed within the area associated with the processing of minerals and their products (the Plant Site Area) have been submitted to and approved in writing by the Mineral Planning Authority. All buildings, structures and plant or machinery shall thereafter be implemented in accordance with the approved details.

    Reason: To ensure details of the processing plant and equipment and is carried out in accordance with the approved application details.

11. No mineral stockpile shall exceed 5 metres in height above surrounding ground level.

    Reason: To ensure that visual and dust impacts are minimised.

Hours of operation

12. Other than for water pumping, essential maintenance or in an emergency to maintain safe quarry working, no operations and activities authorised or required in association with this development, including the entry and egress of quarry traffic, shall take place except between the following hours:

    07:00 hours to 18:00 hours Mondays to Friday;
    07:00 hours to 13:00 hours Saturday; and
    No such operations or activities shall be carried out on Sundays, Public or Bank Holidays.

Reason: To minimise potential impacts and disturbance from the operations on local residents and the surrounding areas.

Access and Highways

13. No winning and working of mineral shall take place until the Site Access has been constructed and the highway improvement works, comprising of the widening of King Street, have been carried out and completed to the satisfaction of the Mineral Planning Authority (in consultation with the Highway Authority). The widening and improvement works shall be constructed within the limits of the public highway between the Site Access and the King Street/Stowe Road junction south of the Site Transport Statement).

    *Reason: To ensure the highway improvement works identified as necessary to support the development are carried out so as to allow quarry traffic to safely pass on the public highway. *See Informative (i) for further information.*

14. No winning and working of mineral shall take place until details relating to the design, specification and position of wheel cleaning facilities to be installed within the site have first been submitted to and approved in writing by the Mineral Planning Authority. The approved facilities shall thereafter be installed in accordance with the approved details and shall be available and in full working order at all times for the duration of the development.

15. No winning and working of mineral shall take place until details relating to the specification for the surface finish of the internal haul route between the Site Access and the wheel cleaning facilities have first been submitted to and approved in writing by the Mineral Planning Authority. The approved internal haul road shall prior thereafter be constructed in accordance with the approved details and shall be retained and maintained to the approved specification at all times for the duration of the development.

16. The surface of the Site Access and internal site roads shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times for the duration of the development so as to prevent such materials being deposited on the public highway.

17. No Heavy Goods Vehicle (HGVs) or commercial vehicle shall enter King Street unless its wheels and chassis have been cleaned to prevent mud, sand and any other deleterious material being deposited on the public highway. Any deposition of mud, debris or other deleterious materials onto the public highway shall be removed immediately.

18. No HGV loaded with aggregate shall leave the site un-sheeted.

19. Upon exiting the Site all Heavy Goods Vehicles (HGVs) and commercial vehicles shall turn right onto King Street and head towards the King Street/A1175 junction

unless carrying out local deliveries. *A sign(s) advising all drivers of the route to be taken upon exiting the Site shall be erected at the Site Access and thereafter maintained for the duration of the development hereby permitted.

** The routeing of quarry traffic associated with the Site is also subject of a Section 106 Planning Obligation and therefore this decision should be read in conjunction with that agreement.*

Reason: To ensure a safe access to the Site and to prevent mud or other deleterious materials derived from the development being transferred onto the public highway in the interests of highway safety and safeguarding the local amenity and the environment.

Vegetation Clearance and Breeding Birds

20. No site preparation works that involve the destruction or removal of trees, shrubs or that require vegetation clearance shall be undertaken during the bird breeding season (March to August inclusive) unless otherwise agreed in writing by the Mineral Planning Authority. If these works cannot be undertaken outside of this time, the land affected should be evaluated and checked for breeding birds by an appropriately qualified ecologist and if appropriate, an exclusion zone set up. No work shall be undertaken within the exclusion zone until birds and any dependent young have vacated the area. Where such a report has been produced that report shall be submitted to the Mineral Planning Authority before removal commences.

    Reason: To ensure that the existing boundary trees are retained throughout the development so as to help minimise the visual impact of the development, to secure the ecological mitigation measures and enhancements proposed as part of the development and to avoid disturbance to birds during the breeding season in the interests of wildlife conservation.

Soil stripping, storage and replacement

21. No topsoil, subsoil or overburden shall be removed from the Site.

22. Topsoil, subsoil or soil making material shall only be stripped and handled when they are in a dry and friable condition and no movement of soils shall take place between the months October and March (inclusive) unless otherwise agreed in writing by the Mineral Planning Authority.

23. The movement and handling of soils shall be in accordance with sheets 1-4 (soils handling using excavators and dump trucks) and sheet 15 (soils replacement with bulldozers and dump trucks) of the “Good practice guide for handling soils” published by the Ministry of Agriculture Fisheries and Food in April 2000 or any subsequent amending or replacement edition or guidance thereof.

24. Before any soils are stripped from each sub phase/block of the development (as illustrated on Plan No. 1725/CO/1 v5) details of the area to the stripped of soils and the design, volumes, height and location of any soil storage mounds (where these are proposed) shall be submitted to and approved in writing by the Mineral Planning Authority. All soils stripped from each phase/block shall then be stored in the locations as set out in the approved details and where topsoil, subsoil or soil making material is to be stored for periods in excess of three months the storage mounds shall be grass seeded immediately following construction and be maintained weed free for as long as they are retained.

25. Wherever possible, soils stripped from each sub phase/block of the development shall be immediately re-spread over previous areas of working as part of the approved progressive scheme of restoration. If this immediate re-spreading is not practicable, the soils shall be stored in accordance with the approved locations agreed with the Mineral Planning Authority until their subsequent reuse.

26. The restored soil depths shall accord with the details within Sections 4.3, 4.8 and 4.9 of the 'Planning and Environmental Statement' (June 2020) and all stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the areas to be restored to an agricultural after-use shall be picked and removed from that restored area.

    Reason: To protect the soil resource and ensure all soil materials are retained and appropriately handled and retained so as to ensure they are of a suitable condition to achieve the final restoration of the site and reinstate of best and most versatile agricultural land.

Noise Management

27. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specifications at all times and shall be fitted with and use effective silencers and white noise reversing devices.

28. Except for temporary operations noise levels at any other noise sensitive property around the site shall not exceed 55dB(A) LAeq, 1 hour free field during hours of operation.

29. For temporary operations such as soil stripping, replacement and bund formation, the noise level at any noise sensitive location identified in shall not exceed 70dB(A) LAeq, 1 hour free field. Temporary operations which exceed the normal daytime criterion (set out in the above condition) shall be limited to a total of eight weeks in any twelve month period at any individual noise sensitive property; the dates of these occurrences shall be notified in writing to the Mineral Planning Authority.

30. Any water pumping required during the night-time period (between 22:00 – 07:00 hours) should not exceed 42dB(A) LAeq,1hour free field, at the boundary of any noise-sensitive property.

31. In the event of a substantiated complaint being notified to the operator by the Mineral Planning Authority relating to noise arising as a result of the operations undertaken at the site, the operator shall carry out a noise survey to establish whether or not the relevant permitted noise levels are being breached. The results of the noise survey, along with details of any additional mitigation measures to be implemented to address and remedy any identified breaches, shall be submitted for the attention of the Mineral Planning Authority. Any additional measures identified as part of the survey shall be implemented and thereafter maintained for the duration of the development.

Reasons: To minimise potential impacts and disturbance from the operations on local residents and the surrounding areas as a result of noise. To reflect the recommendations as set out in the Environmental Statement and to ensure that noise levels arising from the development do not have an adverse impact upon local amenity or the surrounding environment and to reduce the impacts of dust disturbance from the site.

Dust Management

32. During periods of dry weather a bowser and spray shall be used to suppress dust emissions within operating areas and on internal roads.

33. In the event of any substantiated complaint being notified to the operator by the Mineral Planning Authority relating to dust arising as a result of the operations undertaken at the Site, the operator shall provide the Mineral Planning Authority with a dust monitoring scheme for its written approval. The dust monitoring scheme shall be carried out within one week of the written approval and the results of the survey, along with details of any additional mitigation measures identified as necessary to address the complaint received, shall be submitted to the Mineral Planning Authority within one week of the completion of the survey. Any additional mitigation measures identified shall thereafter be implemented within one week of the having received the written approval of the Mineral Planning Authority.

Reason: To ensure that local amenity is protected from fugitive dust emissions

Retention of existing trees, shrubs and hedgerows

34. The existing trees, hedgerows and shrubs around the boundary of the Site shall be retained except where provision for their removal has been made in the approved scheme of working or details are approved subject to conditions attached elsewhere to this planning permission. Where trees, hedgerows and shrubs are required to be removed as part of the development they shall only be removed prior to mineral extraction operations taking place within the sub phase of development that requires their removal. Any vegetation removed without the prior written consent of the Mineral Planning Authority or which dies, becomes severely damaged or diseased as a result of operations permitted by this

permission, shall be replaced with trees or shrubs of such size and species as may be specified by the Mineral Planning Authority in the planting season immediately following such occurrence.

35. Stand-off distance(s) shall be retained in accordance with Section 5.4 of the 'Planning and Environmental Statement' (June 2020) between the perimeter bunds areas and all boundary trees and hedgerows that are to be retained as part of the development.

Reason: To ensure that the existing boundary trees and hedgerows are retained throughout the development so as to help minimise the visual impact of the development and in the interests of amenity and wildlife conservation.

Water Management & Groundwater Protection

36. No winning and working of mineral shall take place until a full scheme of surface water management as detailed in Sections 4.2.2 and 9.5 of the 'Planning and Environmental Statement' (June 2020) has first been submitted to and approved in writing by the Mineral Planning Authority. The surface water management scheme shall include drawings and elevations detailing the construction design of the proposed clean water pond, silt lagoon and new 'link' drain between the southern drain and King Street Drain. The clean water pond, silt lagoon and 'link' drain shall be constructed in accordance with the approved details and shall be maintained and retained for the duration of the mineral extraction.

Reason: To ensure that surface water arising from the winning and working of mineral is controlled so as to prevent discharge of silt laden water to the King Street Drain.

37. No basal clay shall be exported from the site and only basal clay extracted from within the site shall be used to line those areas to be restored to an agricultural after-use.

38. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there are multiple tanks, the compound shall be at least equivalent to the capacity of the largest tank, or the capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

39. There shall be no discharge of foul or contaminated drainage from the site into either the ground water or any surface waters, whether direct or via soakaway. Prior to the installation of any buildings requiring the disposal of foul drainage,

details of the method of managing such foul water shall be first submitted to and agreed with the Mineral Planning Authority.

Reason: To prevent and minimise the risk of pollution to watercourses and groundwater.

Details of Irrigation Reservoir

40. No winning and working of mineral shall take place within Block F as illustrated in Plan No. 1725/PO/6 v5 until details for the construction and design of the agricultural irrigation reservoir have been submitted to and approved in writing by the Mineral Planning Authority. The details shall include drawings and cross-sections together with details of the means to line and seal the reservoir as illustrated on Plan No. 1725/RS1 v5 and described in Section 4.7.10 of the 'Planning and Environmental Statement' (June 2020). The agricultural irrigation reservoir shall thereafter be constructed in accordance with the approved details.

Reason: To secure details of the final design and construction of the irrigation reservoir so as to ensure this is fit for purpose.

External Lighting

41. No fixed lighting, including security lighting, shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Mineral Planning Authority. The details shall ensure that the lighting is designed to minimise the potential nuisance of light spillage outside of the site. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: To minimise the potential nuisance and disturbances to the local wildlife and the surrounding area.

Restoration and Aftercare

42. No winning and working of mineral shall take place until a scheme of progressive restoration for the site has first been submitted to and approved in writing by the Mineral Planning Authority. The progressive restoration scheme shall detail the steps to be taken to ensure that the land is prepared and suitable to support the habitats and/or after-uses proposed within Sections 4.2, 4.7, 4.9 and 9 of the 'Planning and Environmental Statement' (June 2020) that are to be created as part of the restoration scheme. The scheme shall include information on the species, numbers, spacing/density and locations of all grasses, trees, shrubs, hedgerows and bushes to be planted as part of the restoration proposal. Thereafter all restoration planting shall be implemented in accordance with the approved details and maintained for a period of five years, from the date of planting. Any planting which dies, becomes severely damaged or diseased within the five years of being

planted shall be replaced in the planting season immediately following such occurrence.

43. No winning and working of mineral shall take place until a detailed five year aftercare scheme has been submitted to and approved in writing by the Mineral Planning Authority. The aftercare scheme shall include details of the management and maintenance practices to be taken to ensure the successful establishment of the after-uses identified for each part of Site created as part of the approved restoration scheme. The aftercare programme, which shall cover a period of five years for each sub phase, shall commence following the final placement of soils within each sub phase. The aftercare programme shall be implemented in accordance with the approved details and a site meeting shall be held each aftercare year with a representative of the Mineral Planning Authority to review progress on site.

Reason: To ensure that the successful re-instatement of best and most versatile agricultural land and the creation of wet fenland habitat is successful and established as biodiversity gain.

Cessation

44. In the event of a premature cessation of mineral operations for period in excess of two years and prior to the achievement of the completion of the restoration of the site, a revised scheme of restoration and aftercare shall be submitted for the written approval of the Mineral Planning Authority. The restoration works shall thereafter be carried out and implemented in accordance with the revised scheme of restoration and aftercare.

45. Any building, plant, machinery, foundation, hardstanding, roadway, structure or erection in the nature of plant or machinery used in connection with the development hereby permitted shall be removed from the Site when no longer required for the purpose for which built, erected or installed and in any case shall not be retained such that it would delay or prevent the progressive restoration of the site.

Reason: To ensure that the cessation of operations of the site is managed appropriately and to secure restoration of the land.

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