

Green Hill Solar Farm

EN010170

Environmental Statement

Appendix 11.1: Earls Barton Mineral

Planning Permissions

Prepared by: Clover Planning

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APFP Regulation 5(2)(a)



Contents

<u>1</u>	<u>Summary of Permitted Mineral Operations South of Earls Barton</u>	<u>3</u>
1.1	Earls Barton Quarry	3
1.2	Earls Barton Spinney Quarry	5
1.3	Great Billing Quarry	7



Issue Sheet

Report Prepared for: Green Hill Solar Farm

DCO Submission

Appendix 11.1: Earls Barton Mineral Planning Permissions

Prepared and Approved by

Name: Edmund Clover

Job title: Director

Revision	Date	Prepared by	Approved by
Original	23/05/2025	EC	EC



1 Summary of Permitted Mineral Operations South of Earls Barton

1.1 Earls Barton Quarry

Introduction

- 1.1.1 Earls Barton quarry lies approximately 2 km to the south and southeast of Earls Barton extending along the southern bank of the River Nene. It has a long history of sand and gravel extraction dating back to the 1930s with mineral extraction progressing westwards along the River. It is still an operational sand and gravel quarry contributing to the supply of aggregates in Northamptonshire.

Planning History

- 1.1.2 Earls Barton Quarry has been granted numerous planning permissions for mineral extraction and associated development, most of which lie to the east of Station Road and are not relevant to The Scheme and thus not referred to here.
- 1.1.3 In December 2009 planning permission reference WP/2007/0039 and SN/2006/1670 was granted for the current working area known as the Western Extension area. This permission extended the working westwards to include land on the west side of Station Road. The extraction area extended to 111.3 hectares and was stated to contain 2.64 million tonnes of saleable aggregate, to be worked at a rate of 250,000 tonnes per annum and to a depth of 4.5 metres below existing ground level. Approximately 150,000 tonnes per annum of suitable inert material will be imported, in order to establish proposed restored land levels. The permission was subject to conditions that required mineral extraction to cease within 11 years from the implementation of permission, and the land be fully restored within 4 years of cessation of extraction. The planning permission was implemented 2012.
- 1.1.4 For a various commercial reasons mineral extraction did not progress as quickly as originally envisaged and in June 2003 planning permission was sought to extend the timescale for completion of sand and gravel extraction. In August 2023 planning permission reference NN/23/00014/MINVOC was granted to extend the time period for completion of mineral extraction until the 27 August 2026 and restoration to be completed within 4 years of cessation of mineral extraction. This planning permission effectively superseded, consolidated and replaced all previous planning permissions and is now the extant planning permission for mineral working and restoration on the site. A copy of this planning permission, site plan (Drawing number E77/220), approved phasing plan (Drawing number E77/225) and approved restoration plan (Drawing number E77/245a) are appended (Annexes A-C).

Operation

- 1.1.5 The quarry is being worked in 11 phases with progressive restoration to agriculture and wet woodland using imported inert materials. Mineral extraction takes place using tracked excavator and dump truck with the excavated sand and gravel being transport back to the processing plant area by field conveyor, on the east side of Station Road for processing and removal from the site.



- 1.1.6 Extraction began at the south eastern end of the extension at Phase 1 and work progressed in a westerly direction through phases 2 to 8a, allowing for progressive stripping, extraction and restoration before heading back in an easterly direction to work the north western part of the site (phases 8b to 10a). The final area of extraction will follow the removal of the haul road ie. Phases 10b and 11a.
- 1.1.7 The inert materials would be transported onto the site via the plant site and an internal haul road (which crosses Station Road) for restoration in each phase
- 1.1.8 The first working phases 1a, 1b, 2a and 11b all lie within The Scheme. Phases 1a, 1b and 2a have all been worked and at least partially restored. Phase 11b is the last phase of mineral extraction involving the extraction of mineral beneath the quarry haul road and soil storage area has yet to take place. Submitted planning application documents stated that in the June 2023 the site contained c.420,000 tonnes of saleable sand and gravel.

Restoration

- 1.1.9 The approved restoration scheme provides for the reinstatement and enhancement of the original higher grade agricultural land on the edges of the flood plain. This involves inert waste backfilling, with full hedgerow scrub and tree planting using native species and restoring the undulating topography and surface drainage features. This part of the strategy takes up the majority of the restored area and is situated at the furthest point from the river.
- 1.1.10 The remainder of the restoration scheme provides for the conversion of the original lower quality, frequently flooded agricultural land into a range of habitats in keeping with natural features that are found next to rivers, in floodplains and valleys. The first being riparian wetland areas with outlying riparian woodland features, which would restore the River Nene's connectivity with its floodplain. The wetland areas would include a diverse range of wetland vegetation including reed swamp, fen, tall and short grassland.
- 1.1.11 The progressive restoration within the scheme is required to be completed within four years of the last phase of extraction. A ten year aftercare management period is proposed following restoration of each phase.
- 1.1.12 There is a Section 106 Agreement to dedicate a right of way, extending to 7.2 kilometres, along the old railway embankment that passes through the centre of the extraction and processing area and land that extends beyond the site.



1.2 Earls Barton Spinney Quarry

Introduction

- 1.2.1 Earls Barton Spinney Quarry is located south of junction 10 of the A45 approximately 1.2km south of the village centre of Earls Barton, the site is shown on the accompanying Location Plan (Annex D Plan Ref: E18/01). It is an operational sand and gravel quarry contributing to the supply of aggregates in Northamptonshire.

Planning History

- 1.2.2 The quarry site has a long planning history and was originally granted planning permission (ref 07/00050/MIN) in March 2008. The planning permission was however amended and renewed on several occasions and operations finally commenced in 2017 under the terms of a planning permission ref 15/00091/MINVOC granted in November 2015. That planning permission was subject to several non-material amendment permissions.
- 1.2.3 The site was mothballed in January of 2020 owing to market conditions.
- 1.2.4 In June 2022 planning permission ref NN/22/00001/MINVOC was granted for the variation of condition 6 of planning permission 15/00091/MINVOC for an extension of time in order to complete extraction of permitted minerals for a further 4 years. This planning permission effectively superseded, consolidated and replaced all previous planning permission and is now the extant planning permission for mineral working on the site. A copy of this planning permission, site plan, phasing plan and restoration plan are appended.
- 1.2.5 The site was reopened with a new operator in early 2024.

Operation

- 1.2.6 The workings are divided into 3 phases (see Annex G Drawing Number EB 1), Phase 1 occupies the area between the A45 and the River Nene, it consists of the first phase of mineral extraction which is nearing completion. Phase 1 accommodates the processing plant area and associated silt lagoons and provides the site access onto Grendon Road.
- 1.2.7 Phase 2 lies to the south of the River Nene and is separated from the remainder of the site by the River and is in agricultural use. Submitted planning application documents states that Phase 2 contains around 193,000 tonnes of sand and gravel. Access to this part of the site is to be achieved by way of a temporary Bailey Bridge installed to cross the River Nene for the working period of Phase 2. Condition 43 of planning permission requires details of the Bailey Bridge to be submitted for approval prior to construction. North Northamptonshire Council advise these details have yet to be submitted.
- 1.2.8 Phase 3 is a triangle of land approximately 450 metres to the west of Phase 1 south of the A45. It is connected to Phase 1 by a haul road which would run parallel to the A45 on the south side. Phase 3 is currently predominately in agricultural use. Submitted planning application documents states that Phase 3 contains around 158,000 tonnes of sand and gravel.



1.2.9 Mineral extraction takes place using tracked excavator and dump truck with the excavated sand and gravel being hauled back to the processing plant area for processing and removal from the site. The proposed rate of sand and gravel extraction is proposed to be 100,000 tonnes per annum.

1.2.10 Phases 1 and 3 lie outside the Scheme.

Restoration

1.2.11 The site is to be restored using inert fill in Phase 1 and 3 and low level in Phase 2 to create a mix of habitats including agricultural land, wet grassland, reedbed and open water and woodland. The wetland habitats being created within the southern part of Phase 1 and Phase 2. (See Annex H drawing number E18/04).



1.3 Great Billing Quarry

- 1.3.1 In October 2017 planning permission ref 17/00053/MINFUL for extraction of sand and gravel, construction of concrete batching plant, processing plant, including ancillary weighbridge, office, workshop, recycling activities and access, plus the importation of inert material and restoration to agriculture and nature conservation at Land to the East of Great Billing. This planning permission covers the majority of the Earls Barton West Extension (NM&WLP Policy 4, Site M4). At its closest this site lies 930m from the Cable Route Corridor and thus is outside the Study Area and unaffected by the Scheme.
- 1.3.2 However submitted as part of the Environmental Statement was Combined Restoration Plan which usefully combines the restoration plan for the new quarry in the context of the approved restoration plans for Earls Barton Quarry and Earls Barton Spinney Quarry. This Plan (see Annex I Figure 6.8) has been included as it gives an overview of the landscape and habitats to be created in the Nene Valley between Wellingborough and Northampton post permitted quarry operations.



Annex A: Planning permission reference NN/23/00014/MINVOC



Name and address of agent:

Name and address of applicant:

Hanson Quarry Products Europe Ltd
Arena Court (Second Floor)
Crown Lane
Maidenhead
Berkshire
SL6 8QZ

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

Date Valid:

1 June 2023

Application Number:

NN/23/00014/MINVOC

Location: Earls Barton Quarry, Grendon Road, Earls Barton, NN6 0PE

Description: Proposed variation of conditions 4 & 57 of planning permission WP/2007/0039 & SN/2006/1670 dated 16 December 2009 to extend the time limits for extraction of sand and gravel with progressive restoration to wet woodland and agriculture utilising imported inert materials; and to extend the time limit for the operation of the plant site.

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above-mentioned Act

GRANTS PERMISSION

for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following conditions:

Note: This consent supersedes, consolidates, and updates the previously granted planning permission for the site; reference WP/2007/0039 & SN/2006/1670 (granted 16 December 2009).

Commencement of Development

1. The development has already been commenced.

Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

Approved Documents

2. The development hereby approved shall only be carried out in accordance with the following documents and plans (as amended by Non-Material Amendment ref. nos. 12/00040/MINNMA, 15/00007/MINNMA, 15/00009/MINNMA, 17/00018/MINNMA, 17/00036/MINNMA, and 18/00021/MINNMA), unless otherwise agreed in writing with the Mineral Planning Authority:

Planning Documents

- Environmental Statement (November 2006); Planning Statement (November 2006); Addendum Document (November 2007) including revised development proposals, revised landscape and visual assessment, supplementary archaeological survey, revised transport assessment, revised and additional ecological surveys which supersede earlier documents.
- Plans 1-14, 27 and 28 of the Planning Statement (November 2006).
- Revised Plans 15a-26a and new Plans 29 and 30 of the Addendum Document (November 2007).
- Working and Progressive Restoration Scheme of the Addendum Document (November 2007).
- Flood Risk Assessment - Main Report and Modelling Report 30 January 2008

Planning Documents NN/23/00014/MINVOC

- Application Forms dated 26 April 2023
- S.73 Covering Letter from Hanson UK dated 26 April 2023
- Planning Statement dated June 2023
- Drawing No. E77-225 Working Scheme
- Drawing No. E77-245a Restoration Scheme - Western Extension

Reason: To specify the scope of this planning permission.

3. From the date of the commencement to the completion of the development (excluding aftercare), a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the main office for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

Completion

4. All mineral extraction shall cease by no later than **27 AUGUST 2026**, and the restoration shall be completed within 4 years of cessation of mineral extraction.

Reason: To specify the date when the conditions of this permission shall have been fully implemented and to enable the Mineral Planning Authority to reconsider the development position in the light of the circumstances prevailing at the end of the consent period having regard to Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

Working Hours

5. Works shall only be carried out between 07.00 hours to 18.00 hours Monday to Friday and 07.00 hours to 13.00 hours on Saturdays (excluding bank and public holidays) unless otherwise approved in writing by the Mineral Planning Authority.

Reason: To ensure that operations are carried out within reasonable hours so as to avoid disturbance to nearby residents having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Lighting

6. With the exception of the Plant Site area no external lighting shall be erected or installed unless full details have been submitted to and approved in writing by the Mineral Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual and rural amenities of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Noise and Dust

7. Noise shall be controlled in accordance with the following:
 - a) All equipment and machinery used on the quarry and plant site, including vehicles, shall be designed, and maintained to reduce noise levels to a minimum and shall be operated in accordance with manufacturer's instructions.
 - b) All equipment and machinery used on the quarry and plant site, including vehicles, capable of being fitted with silencers, baffles, cladding or rubber linings shall be so fitted and maintained. Reversing beepers of vehicles should be directional and be broadband.
 - c) With the exception of Condition 9 the application area shall be worked in accordance with the measures set out in Part 1, Section 5 of the British Standard 5228: 1997 "Noise Control on Construction and Open Site". The equivalent sound level (L_{Aeq}), measured over any 1 hour time period, attributable to the normal operations on site, as measured free field shall not exceed 55 dBA ($1hrL_{Aeq}$) at all sensitive receptors identified in the Noise Assessment, Section 12, Environmental Statement (November 2006).
8. Surveys of noise from the mineral extraction operations and plant operations from sensitive receptors referred to in Condition 7(c) shall be undertaken following notification of this requirement in writing by the Mineral Planning Authority. The survey shall record background noise (without the plant or other machinery operating) for a period of 15 minutes and then record noise with all of the plant and other machinery operating on the quarry site for 15 minutes. The results of such an exercise shall be provided to the

Minerals Planning Authority in the form of a report within one month of the survey completion.

9. For temporary operations involving soil stripping, replacement and bund works, the L_{Aeq} level at all sensitive receptors identified in the Noise Assessment, Section 12, Environmental Statement (November 2006) shall not exceed 70 dB L_{Aeq} 1h.
10. The results of the noise monitoring shall be submitted to the Mineral Planning Authority when required and shall include the following information:
 - a) The measured L_{Aeq} (free field) level in dB(A)
 - b) Date and time of measurement
 - c) Description of site activity
 - d) Details of measuring equipment
 - e) Weather conditions, including wind speed and direction

Reason for Conditions 7, 8, 9 and 10: To safeguard the amenity of the area and of the residents having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

11. **Dust management shall be controlled throughout the life of the development in accordance with the details set out in the letter submitted by Hanson, ref. E77/P8/015, dated 21 May 2010, and formally discharged in connection with Planning Permission SN/2006/1670 and WP/2007/0039 on 27 May 2010.**

Reason: To safeguard the local environment and protect amenity of the residents from unreasonable dust levels having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Pollution Control

12. Pollution control shall be in accordance with the following:
 - a) Any facilities, above ground, for storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges, and sight 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 should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.
 - b) All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Reason: To minimise risk of watercourse and aquifer pollution and to prevent pollution of the water environment having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Surface Water Drainage, Controlled Waters and Flood Risk Management

Flood Risk Related Matters

13. The proposed development shall be carried out in full accordance with the working scheme shown on submitted plan 8.

Reason: In order to ensure that elements of the proposed development that would be unacceptably vulnerable to flooding are excluded from those parts of the site that are at a high risk of flooding having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

14. **The diversion and retention of the Whiston Brook shall be undertaken and retained in accordance with the plans and details approved under Environment Agency Permit no. EPR/WB3793QD and Bedford Group of Drainage Boards Land Drainage Consent no. 000489/NCC, as shown in principle on the following plan/drawing ref. no. 37417/S/CVC019. The banks of the diverted brook shall be landscaped in accordance with a scheme that has been submitted to, approved in writing by the Mineral Planning Authority and fully implemented by the operator no later than 30th April 2019.**

Reason: To ensure that flood risk from the realignment of the brook does not increase having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Evacuation Plan

15. ~~Within 1 month of the commencement of development a flood evacuation procedure for the site shall be submitted for the approval of the Mineral Planning Authority. Any subsequent flood evacuation shall be implemented in accordance with the procedure as approved.~~ **Condition discharged on 24 June 2010.**

Reason: In order to ensure that satisfactory proposals are put in place to enable appropriate management of any residual flood risk having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Mineral Extraction - Western Extension

Extent of operations

16. Mineral extraction working shall be confined to the areas shown on Plan 5 labelled 'Extraction Area' and work shall be carried out in accordance with the phasing shown on approved Plans 8-24a, unless otherwise approved in writing by the Minerals Planning Authority.

Reason: To specify the working scheme in the interests of amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Protection of Hedgerows

17. ~~Hedgerows shall be protected in accordance with the following:~~

- a) ~~Prior to commencement of hedgerow removal, a scheme shall be submitted for approval to the Mineral Planning Authority for the protection of all hedgerows and trees shown as being retained, enhanced, or transferred on Plans 9-24a. This scheme should also demonstrate how hedgerow plant species will be transferred and how all hedgerow plant species will be protected once planted if they are intended to be part of the final restoration scheme.~~
- b) ~~Operations that involve the destruction and removal of hedgerows or other vegetation or buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Mineral Planning Authority, once a survey report has been submitted to establish that breeding birds will not be adversely affected. Where appropriate, hedgerows shall be netted in advance of removal to prevent nesting occurring.~~

Condition discharged on 20 October 2011.

Reason: To enable the Mineral Planning Authority to consider the detailed hedgerow protection scheme in the interests of amenity and biodiversity having regard to Policies 18, 20 and 21 of the Minerals and Waste Local Plan (2017).

Access and Highway Safety

- 18. The Heavy Goods Vehicle access to and from the Plant Site to the western extension shall only be gained via the internal haul road shown on Plan 6. The access ways and associated infrastructure shall be constructed in accordance with this plan before it is brought into use unless otherwise approved by the Minerals Planning Authority.
- 19. The internal haul roads, including the crossing at Station Road shall be maintained in a condition free from potholes while in use.
- 20. ~~A scheme shall be submitted showing appropriate signage to be erected at the crossing point of Station Road alerting HGV drivers of other potential traffic and footpath users. Signs shall also be erected informing footpath users and other traffic of this crossing. The scheme shall include provision for a routine of road sweeping and foliage/vegetation maintenance on Station Road and carriageway markings on the approaches to the crossing. This scheme shall be approved in writing by the Minerals Planning Authority prior to the crossing point being brought into use.~~ ***Condition discharged on 21 July 2010.***
- 21. The existing signage located at the main quarry entrance as indicated on Plan 6 alerting all vehicles of the section 106 routing agreement shall be retained and maintained, as required, for the duration of the development.

Reason for Conditions 18, 19, 20 and 21: To ensure the haul road is maintained to a satisfactory condition and to safeguard the interests of users of the footpaths and public highways and in the interests of highway safety having regard to Policy 18 and 19 of the Minerals and Waste Local Plan (2017).

Inert Waste Importation

- 22. No materials shall be imported and deposited on the site other than those of a dry, inert, non-hazardous nature comprising topsoil, subsoil, clays, and other inert materials that

are unsuitable for recycling. Waste importation shall only take place in areas indicated in the submitted application and to the extent that final restored land levels shall be in general accordance with the submitted restoration plan 25a.

Reason: To control the types of waste to be deposited in the interests of amenity and the protection of water resources having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Soil Handling and Storage

23. The Mineral Planning Authority shall be given at least 48 hours notice in writing before any soil stripping takes place. All topsoil shall be stripped from any areas to be excavated, or used for the stationing of plant and buildings, the storage of subsoil and overburden, haul roads and other areas to be traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.

Reason: To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil having regard to Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

Soil Handling Assessment

24. Unless otherwise agreed in writing with the Mineral Planning Authority, all topsoil, subsoil, and soil making material shall only be handled when they are in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil's wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3mm diameter can be formed, the soil is wetter than the lower plastic limit, and soil movement should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples of each major soil type.
25. Unless otherwise agreed in writing with the Mineral Planning Authority the movement and handling of soils shall be in accordance with sheets 1-4 (soils handling using backacters and dump trucks) and sheet 15 (soil replacement with bulldozers and dump trucks) of the MAFF's Good Practice Guide for handling soil.

Reason for Conditions 24 and 25: To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist, which as such does not meet best practice having regard to Policies 18 and 24 of the Minerals and Waste Local`1 Plan (2017).

26. Annual Soils Management Audit shall be submitted before the **30 November** each year during the working of the site detailing the following:
- a) Summary of all soil movements undertaken on site in the previous 12 months and volumes of all soils stored on site as at **31 October**.
 - b) Details of all envisaged soil movements within the following 12 month period.

c) Summary of areas reinstated to agricultural use as at **31 October**.

27.

a) ~~Within 1 month of the commencement of soil stripping and storage mound construction, a scheme of grass seeding, weed control and management of all storage mounds that will remain in situ for more than 6 months or over winter shall be submitted to and approved in writing by the Mineral Planning Authority. Seeding and management of the storage mounds shall be carried out in accordance with the approved details.~~

b) ~~Bunds for the storage of agricultural soils shall conform to the following criteria:~~

- ~~• Subsoil bunds shall not exceed 5 metres in height~~
- ~~• Topsoil bunds shall not exceed 3 metres in height~~

c) ~~All soil stripped from the highest quality land within the extraction area (Agricultural land classification Subgrade 3a, the areas of which are identified on Plan 3 of the soils assessment contained at Section 7 of the Environmental Statement) should only be replaced on the areas of land to be returned to agricultural use.~~

Condition discharged on 20 October 2011.

Reason for Conditions 26 and 27: To protect mounds from soil erosion, prevent build-up of weed seeds in the soil and remove vegetation prior to soil replacement having regard to Policies 18 and 20 of the Minerals and Waste Local Plan (2017).

Method of Working

28. The site shall be worked sequentially generally in accordance with details contained in Section B of the Addendum Document and the working scheme shown on Plan 8 unless otherwise agreed in writing with the Mineral Planning Authority.

Reason: To specify working methods in accordance with this planning permission, in the interests of amenity and reclamation of the site having regard to Policies 18, 20 and 24 of the Minerals and Waste Local Plan (2017).

Rights of Way

29. ~~Prior to any phase of the development likely to affect any right of way, a scheme detailing any appropriate safety measures at any crossing points with public rights of way shall be submitted to the Mineral Planning Authority for approval in writing and implemented in accordance with that approval.~~ **Condition discharged on 8 September 2010.**

30. Prior to the temporary or permanent diversion of any public rights of way details of the surfacing of such routes shall be submitted to the Mineral Planning Authority for approval. The development shall be carried out in accordance with the approved details.

31. All rights of way, existing, diverted or newly created, shall be clearly signposted. Any diversions or new paths shall be clearly shown on a plan which shall be maintained and kept up to date at all times and shall be located at the boundary of the site at the points where the right of way enters the permitted area.

32. All rights of ways shall be reinstated in general accordance with plan 25a unless otherwise approved by the Mineral Planning Authority.

Reason for Conditions 29, 30, 31 and 32: To ensure that existing and diverted rights of way are fully protected and that rights of way users are not endangered having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Site Maintenance

33. From the date of commencement until restoration of the site, the following shall be carried out unless otherwise agreed in writing by the Minerals Planning Authority:
- a) the maintenance of fences in a stock proof condition between any areas used for development authorised by this planning permission and any adjoining agricultural land used for grazing purposes.
 - b) all areas, including the amenity/screening bund are to be kept free of weeds and necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.

Reason: To maintain site security and control visual amenity effects having regard to Policies 18 and 20 of the Minerals and Waste Local Plan (2017).

Items of Archaeological or Scientific Interest

34. No development within any individual phase of working as shown on Plan 8 shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work within that phase of working in accordance with a written scheme of investigation which has been submitted by the applicant (Section D; Addendum, November 2007) and approved by the Mineral Planning Authority.
35. A buffer of ten metres should be maintained between the Scheduled Monument 171135 and the medieval fishponds as indicated in the Plan 4 of the application. The boundary of these buffer zones should be marked out on the ground prior to commencement of works in any of phases 8a and 9.

Reason: To ensure that adequate archaeological investigations and recording is undertaken prior to the development taking place having regard to Policy 22 of the Minerals and Waste Local Plan (2017).

Removal of Machinery

36. All machinery used on site in accordance with this permission or in accordance with the General Development Order 1988 shall be removed from the site by the end of the restoration completion period specified in Condition 4.

Reason: To ensure removal of machinery following restoration having regard to Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

Removal of Access and Haul Roads

37. Upon cessation of mineral extraction and inert tipping operations, all areas of hardstanding, including any access road and haul roads not required to be retained as part of the restoration scheme shall be removed or restored in accordance with the restoration scheme outlined in Condition 38 and 39 and Plan 25a.

Reason: To ensure removal of unwanted access and haul roads following restoration having regard to Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

Restoration and Habitat Creation and Aftercare

38. Within six months of the commencement of mineral extraction of any identified phase's 1-11b of the development as shown on Plan 8, a detailed scheme for the restoration of that given phase or area shall be submitted to and agreed in writing with the Mineral Planning Authority and thereafter implemented. The scheme(s) shall generally be in accordance with Plan number 25a and shall be prepared in general accordance with the Addendum document (Part 11, section 14.0 Restoration Proposals in General and section 16.0 Restoration of the Extension Area). The submitted schemes shall include details of the following:

Non-Agricultural Areas

- Final contours including profiles of any water bodies
- Details of reedbed establishment and management
- Details of wet grassland establishment and management
- Details of woodland establishment and management

Agricultural Land

- Final contours
- Depth of subsoil to be placed
- Depth of topsoil to be placed
- Details of hedgerows to be planted
- Details of any tree planting

Measures to be taken to Drain the Restored Land

39. Each of the restoration schemes referred to in Condition 38 shall also set out the following:
- a) Details of the works which the applicant proposes to carry out in order to restore the land and to protect, preserve and enhance the flora and fauna and other natural and recreational features.
 - b) Details on the maintenance and management of all retained and created habitats and landscaping for a period of ten years from the completion of the restoration of the land and the scheme shall address the aims set out in the addendum document and more specifically section 18.0 Management and Aftercare and plan 30 of the addendum document.

- c) And any other relevant matters including the regular monitoring of the works carried out and provide for an annual report containing recommendations for further action to be submitted to and approved in writing by the Mineral Planning Authority.

Reason for Conditions 38 and 39: To ensure restoration and habitat creation maximises biodiversity and is in accordance with agreed plans/schemes having regard to Policies 18, 20 and 24 of the Minerals and Waste Local Plan (2017).

Upper River Nene Gravel Pits SSSI, pSPA and potential Ramsar site

Siltation Management

40. ~~Prior to deposition of silt into lakes G1 and G2 as shown on drawing E77/274a (contained at Section F of the Addendum), a siltation management plan shall be submitted to and agreed in writing by the Mineral Planning Authority.~~
41. ~~The siltation management plan referred to in Condition 40 shall contain mitigation measures designed to limit the extent of suspended silt to not more than 10% of the total combined water area of lakes G1, G2 and G6. These mitigation measures shall be employed throughout the life of the silting operation.~~
42. ~~The siltation management plan shall describe how the effectiveness of the mitigation measures will be monitored and what further action will be taken to remediate any residual impacts, should they arise, in consultation with the Mineral Planning Authority and Natural England.~~

Conditions discharged on 18 June 2018.

Restoration

43. Restoration of G1, G2 and G6 lakes shall commence no later than six months after the date operations end in the Western Extension area as notified to the Mineral Planning Authority pursuant to Condition 4 of this permission.
44. No other lakes other than the lakes referred to as G1, G2, and G6 on drawing E77/274a shall be disturbed.
45. A Restoration Scheme for the SSSI/pSPA shall be submitted to the Mineral Planning Authority for approval in writing before the commencement of restoration work in the designated SSSI/pSPA area and this scheme shall be in general accordance with plan 26a and section 15.0 Restoration of Current Operational Areas (Addendum Document, November 2007) of the submitted application and shall be completed within the timeframe set out in the Working Programme Restoration Scheme (November 2007, Addendum Document).
46. The Restoration Scheme referred to in Condition 45 shall include all information, where appropriate, detailed in Condition 38 and 39.

Reason for Conditions 40 to 46: To ensure restoration and habitat creation maximises biodiversity and is in accordance with agreed plans/schemes having regard to Policy 24 of the Minerals and Waste Local Plan (2017).

Plant site and operations

General Conditions

47. **Notwithstanding the provisions of Parts 7 and 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), no building, plant or machinery other than those already permitted by submitted planning application number 18/00021/MINNMA, Plan E77/318a (dated April 2018) and Plan E77/319 (dated March 2016) shall be erected, extended, installed, rearranged, repaired, or altered without the prior written approval of the Mineral Planning Authority.**
48. **The plant site operations hereby shall be carried out in accordance with the proposals, plans and documents within the submitted planning application number 18/00021/MINNMA, Plan E77/318a (dated April 2018) and Plan E77/319 (dated March 2016) unless otherwise provided for in these conditions or agreed in writing by the Minerals Planning Authority.**

Reason: For the avoidance of doubt and to protect the amenities of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Restoration of the Plant site

49. A Restoration Scheme for the Plant Site Area shall be submitted to the Minerals Planning Authority for approval in writing six months before the commencement of such work and this scheme shall be in general accordance with plan 26a and section 15.0 Restoration of Current Operational Areas (Addendum Document, November 2007) of the submitted application and shall be completed within the timeframe set out in the Working Programme Restoration Scheme (November 2007, Addendum Document).
50. The Restoration Scheme referred to in Condition 49 shall include all information, where appropriate, detailed in Condition 38 and 39.
51. The scheme shall incorporate the measures for the removal of all buildings, plant machinery, foundations mineral and mineral waste stockpiles and the removal of any other object which would impede restoration.

Reason for conditions 49 to 51: To ensure that the plant site is restored in the interests of amenity and to ensure restoration and habitat creation maximises biodiversity and is in accordance with agreed schemes having regard to Policy 24 of the Minerals and Waste Local Plan (2017).

Lorry Sheeting

52. No Heavy Good Vehicle loaded with sand and gravel shall leave the site unless its load has been securely sheeted.

Wheel Cleaning

53. Wheel cleaning facilities shall be provided on site and thereafter maintained. No quarry HGV shall leave the site in a condition whereby mud, dirt or other deleterious material may be deposited on the public highway
54. The plant site access and egress road shall be metalled up to and including the wheel cleansing facility.

Reason for Conditions 52, 53 and 54: To safeguard the interest of users of the public highway and highway safety having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Highways and access

- 55.
- a) Access to and egress from the Plant site shall be solely via the main quarry entrance off Station Road as indicated on plan 6 of the application.
 - b) The Plant site entrance shall be maintained in a condition free from potholes while in use.
- 56.
- a) ~~Mineral extraction in the western extension shall not commence until the following safety measures are implemented on the A45 eastbound off-slip road:~~
 - ~~▪ Installation of flexible marker post chevron signs~~
 - ~~▪ White lining~~
 - ~~▪ Remove/cut back vegetation~~
 - b) ~~On completion of the proposed development, restoration of the site access and highway surfaces, including the crossing point at Station Road, shall be reinstated to a condition to be agreed in writing with the Mineral Planning Authority.~~

Condition discharged on 10 June 2011.

Reason for 55 and 56: To safeguard the interests of users of the public highway and highway safety, and the amenity of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Cessation of Plant Site

57. The plant site shall cease operating no later than 27th August 2030.
58. Upon cessation of the plant site, all areas of hard standing, including the internal access road and any haul roads not required to be retained as part of the restoration scheme shall be removed or restored in accordance with the restoration scheme outlined in Condition 38, 39 and 49 and Plan 26a.

Reason for Conditions 57 and 58: To ensure the plant site/current operational area continues to operate in the same manner as in the past till the end of its operating life and is restored in accordance with the proposed application in the interests of the

landscape, amenity and biodiversity having regard to Policies 18 and 20 of the Minerals and Waste Local Plan (2017).

Aftercare

59. The aftercare period for all restoration areas shall be for a period of ten years and the aftercare shall be in general accordance with the submitted schemes pursuant to Conditions 38, 39, 45 and 49.
60. Prior to the reinstatement of public rights of way, details of the surfacing of such routes shall be submitted to the Mineral Planning Authority for written approval.
61. Trees planted in accordance with the Submitted restoration schemes required by Conditions 38, 39, 45 and 49 shall be maintained during the aftercare period, such maintenance should include the following:
 - a) Replacing any plants which die or are lost.
 - b) Weeding to prevent the growth of plants being retarded.
 - c) Maintaining any fences around planted areas in a rabbit-proof condition.
62. Before **30 November** of every year during the aftercare period, an Aftercare Management Report shall be submitted to the Mineral Planning Authority recording the restoration operations carried out on the land during the previous 12 months and setting out the intended restoration operations for the next 12 months.
63. Six months prior to the final restoration of the site, details of restoration interpretation boards shall be submitted to the Mineral Planning Authority for approval. The interpretation boards shall include information regarding details of the newly created habitats and the proposed management objectives of the new flood plain habitats within the Nene Valley.
64. During the aftercare period, temporary drainage works (e.g. ditches, watercourses, settling lagoons) shall be carried out as necessary to prevent soil erosion, flooding of land within or outside the site or the erosion or silting up of existing drainage channels within or outside the site.

Reason for conditions 59 to 64: To ensure appropriate aftercare in the interests of agriculture and biodiversity and appropriate management in accordance with agreed restoration schemes having regard to Policy 24 of the Minerals and Waste Local Plan (2017).

Informatives

Surface Water Drainage, Controlled Waters and Flood Risk Management

1. The applicant should investigate the drainage regime from The Gatehouse property, which is routed under the road to the south and thence into Hanson's site. Because this property is likely to be affected by the proposals, the applicant is advised to check as to whether any remedial works can be undertaken to improve drainage away from The Gatehouse site. It is understood that The Gatehouse site has flooded in the past as a

result of backing up from the culvert under the road when Whiston Brook has been in flood.

2. Any work within 9.0m of the top of the bank of any Main River (in this case the Nene and Whiston Brook), will require submission to the Environment Agency of an application for Flood Defence Consent. Such application will be separate from the planning permission process, and the granting of one will not automatically ensure granting of the other.

Need for Land Drainage Consent

3. Under the terms of the Land Drainage byelaws the written permission of the Environment Agency is required before undertaking any temporary or permanent works within 9m measured horizontally in a landward direction from the top of a bank enclosing a main river.
4. The Agency is unlikely to grant Land Drainage Consent for the planting of trees within 9m of a main river due to the potential for obstruction to maintenance/access. Any such planting proposals would need to show how the watercourse could be accessed and maintained.
5. Under Section 109 of the Water Resources Act 1991 the written permission of the Environment Agency is required before undertaking any temporary or permanent works in, under or over the channel of a main river.
6. Diverting a section of Whiston Brook main river (as illustrated on drawing number E77/225) will require Land Drainage Consent under Section 109 of the Water Resources Act 1991.
7. The Environment Agency will require a clear maintenance/access strip 9m in width between the proposed acoustic bund and Whiston Brook, to ensure continued maintenance access.
8. Section 23 of the Land Drainage Act 1991 requires the written permission of the Environment Agency to be obtained before erecting a mill dam or weir-like structure affecting the flow of an ordinary watercourse or constructing or altering a culvert. This includes the infilling and potentially the diversion of an ordinary watercourse.
9. Land Drainage Consent is required irrespective of planning permission. Land Drainage Consent is not given or implied by the above advice, and it should not be assumed that such Consent will necessarily be forthcoming.

Water Resources Issues

10. The existing abstraction licence details included in the supporting documents are incomplete. There is a licensed groundwater abstraction point 5/32/05*G/0015 at SP 8710 6319, and a licensed surface water abstraction reach on a tributary of the R Nene between SP 8777 6270 and SP 8830 6330. Whilst the supporting documents refer to the presence of abstraction licences, no comments on the potential effects of the proposed activities is made. This should be clarified.

11. The Environment Agency's Water Resources team in Lincoln should be contacted (Darren Smith: 01522 785851) if there is any possibility that the current Abstraction Licence held by Hanson needs to be modified. Early consultation is vital. There is no guarantee that modifications can be made. Any water management activities (including restoration) proposed on site should not affect any neighbouring licensed or lawful unlicensed water users. The Water Resources Team should be consulted regarding detailed restoration plans since they may imply associated impounding or Abstraction Licensing requirements.
12. In respect of the restoration proposals referred to in the Supporting Statement, at 16.0 onwards, it is considered essential that the applicant should submit, for agreement with the Environment Agency, a water management scheme as referred to at 16.18 (xiv). This would be particularly relevant to the potential river channel works referred to at 16.18 (xii). Such scheme should include reference to the restoration proposals for "small brooks" and the meandering Whiston Brook. Depending on the details of the proposed wetland landscape it might be necessary to apply for abstraction/impounding licences. In addition, the future management regime for proposed water features such as reed beds etc (see 18.1) should take into account the need to maintain levels within such features.
13. The water management scheme referred to above should also provide a basis for discussion of:
 - the impact on agricultural drainage ditches. Has the potential impact on neighbouring water features/users of not re-instating some ditches (see 11.3 Addendum document) been assessed?
 - Similarly, have the potential impacts of the Whiston Brook diversion proposals (see 11.13 Addendum document) been assessed?
 - Means of maximizing the amount of local recharge that would take place as part of the local dewatering process.

Water Quality Issues

14. Any new discharges originating from quarry dewatering would require prior consent from the Environment Agency. The applicant should contact the Agency's Northampton Environmental Management Team (Veronica Price: 01536 385150), based in Kettering, for early discussions prior to submission of an application to the Agency's National Permitting Service.

Ground Water and Contaminated Land Issues

15. Any new discharge or change to the volume, nature or discharge point of an existing discharge will require a new application for consent.
16. Any restoration works must comply with the Landfill Directive 1999.
17. The application site is within 250 metres of a landfill site. The Environment Agency has insufficient information to enable an adequate assessment of the extent to which landfill gas may pose a risk to the proposed development. The responsibility for safe development and secure occupancy of the site rests with the developer, who is advised to consider the possibility of the presence or future presence of gas and satisfy themselves concerning any gas precaution measures that may be necessary. The

Agency holds landfill gas monitoring results for many landfills. This information is publicly available and can be viewed by appointment. The Local Authority Environmental Health Department may hold environmental monitoring information for closed landfill sites.

18. Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging, to a surface watercourse, dewatering water from any excavation or development.
19. Any facilities above ground for the storage of oils, fuels or chemicals must be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges, and sight glasses must be located within the bund. The drainage system of the bunded compound shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bunded compound.
20. Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

Material Assets on site

21. Central Networks have a number of high voltage lines overhead and other equipment within the cartilage of the proposed works. There will be safety issues associated with this equipment with regard to ensuring that all minimum statutory safety clearances are not infringed upon as a result of the proposed development. The applicant should meet their statutory obligations under the Electricity, Safety, Quality, and Continuity Regulations 2002 to consult with Central Networks with regard to these overhead power lines.
22. The National Grid should be contacted by the contractor before operations commence so that they can arrange for a site engineer to visit to discuss all safe working proximities and practices as they have a local high pressure main running through the site. There is also electricity transmission infrastructure and gas distribution assets in the area and a number of ways to prevent damaging or interfering with these assets have been put forward.

Decision Date:

29 August 2023

Signed:



Name: Graeme Kane

Title: Interim Executive Director Place and Economy

IMPORTANT NOTES:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice. *

Purchase Notices

If either the local planning authority or The Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part IV of the Town and Country Planning Act, 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Inspectorate on appeal or on reference of the application to him.

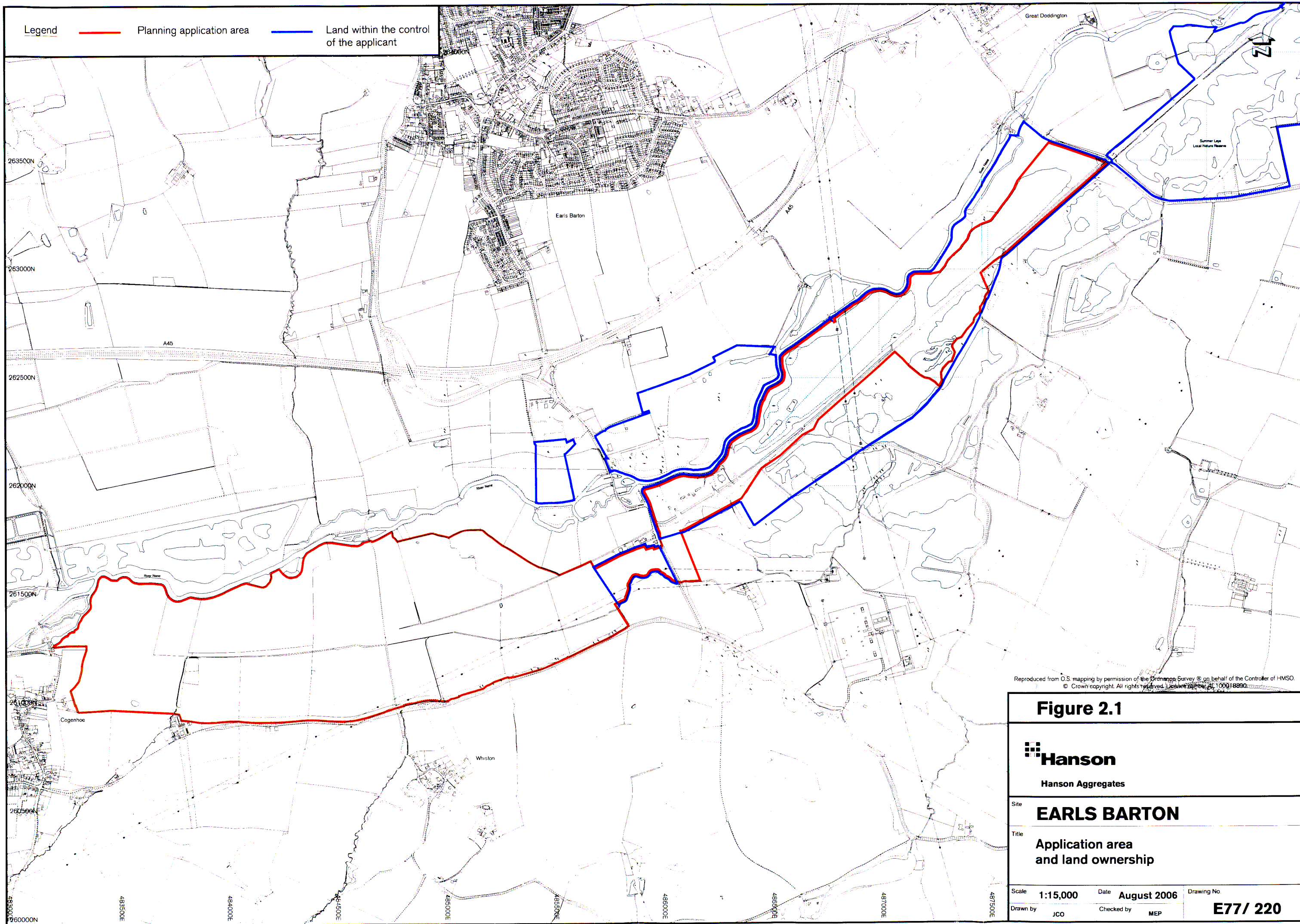
These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act, 1990.

NOTES: This decision notice relates solely to planning control. If the development includes the erection or alteration of a building or a change of use the work must not be carried out nor the change of use take place until the Building Regulations have been complied with.

WHERE by any act of Parliament, statutory instrument or other authority, other CONSENTS, LICENCES, PERMISSIONS OR APPROVALS IN ADDITION TO THOSE SPECIFIED IN THIS PERMISSION ARE REQUIRED in respect of the development or notice thereof is required to be given to any person, (including a local authority), THE APPLICANT MUST COMPLY with such requirements BY SEPARATE APPLICATION OR NOTICE. This includes applications for ADVERTISEMENT CONSENT and LISTED BUILDING CONSENT.

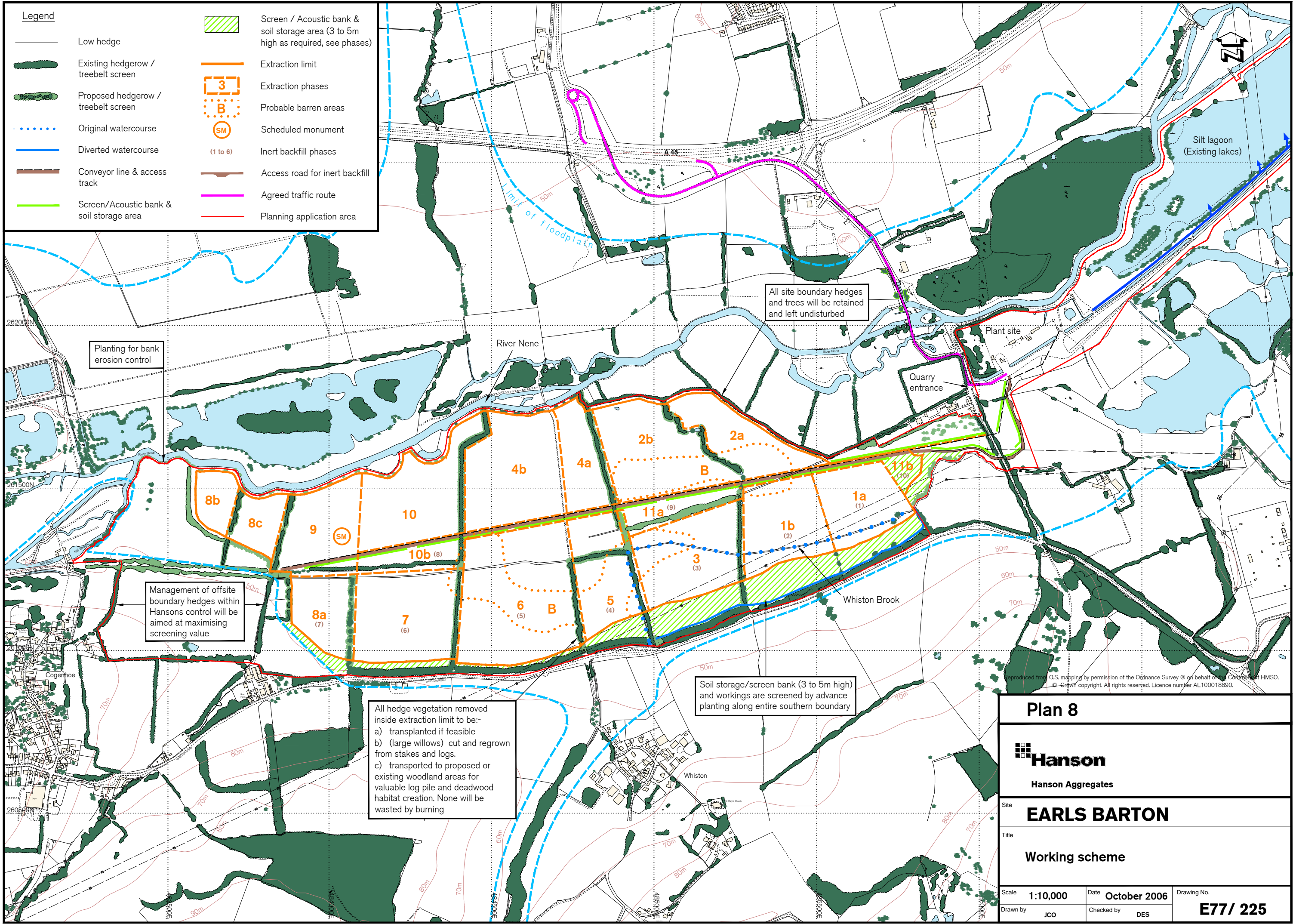


Annex B: Figure 2.1 Application Area and land ownership (Drawing number E77/220)



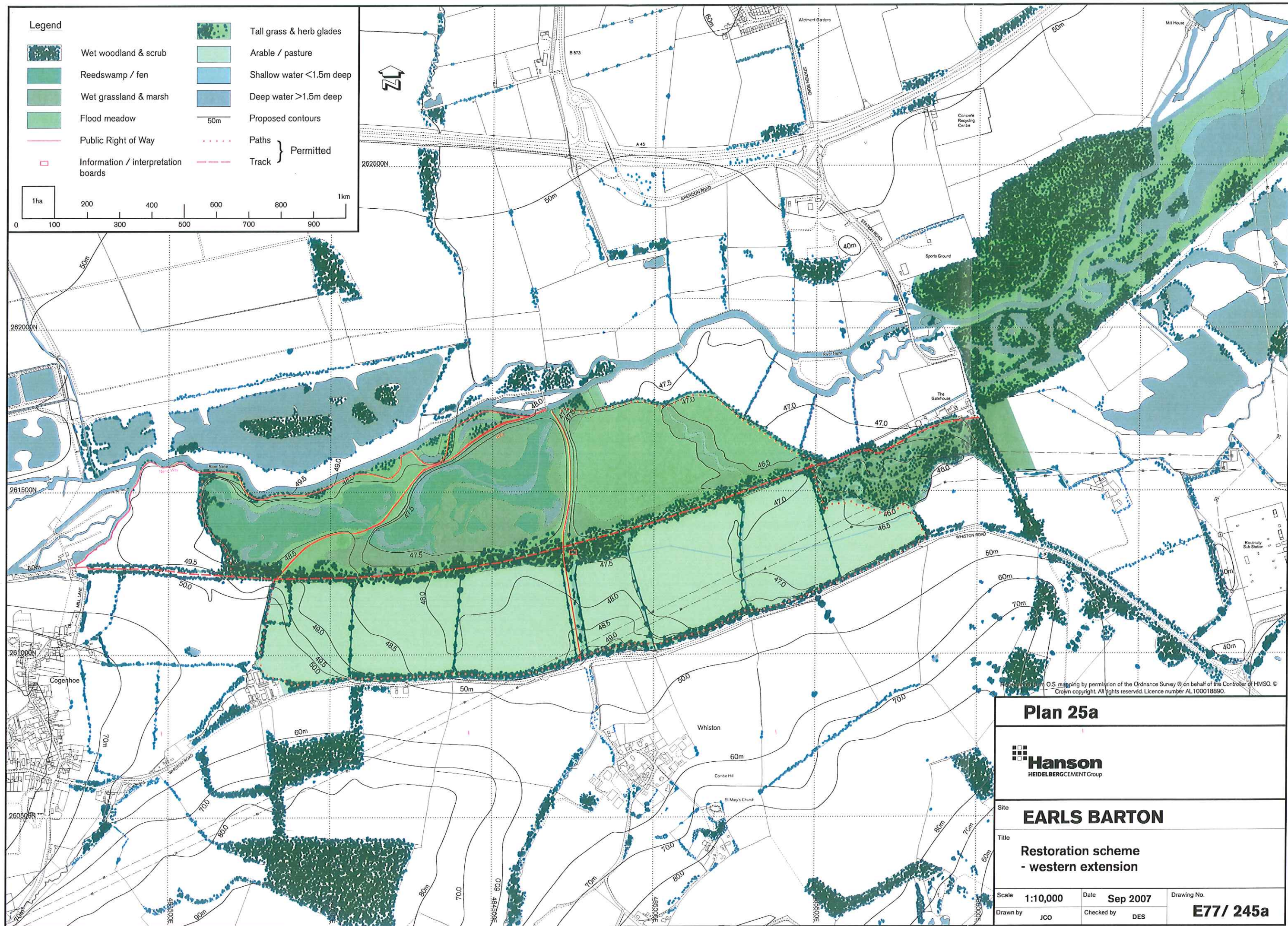


Annex C: Plan 8 Working Scheme (Drawing number E77/225)





Annex D: Plan 25a Restoration scheme – western extension (Drawing number E77/245a)





Annex E: Planning permission ref NN/22/00001/MINVOC



Name and address of agent:

Heatons
The Arc
6 Mallard Way
Pride Park
Derby
DE24 8GX

Name and address of applicant:

Breedon Trading Limited
Pinnacle House
Main Street
Breedon on the Hill
Derby
DE73 8AP

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

Date Valid:

26 January 2022

Application Number:

NN/22/00001/MINVOC

Location: Earls Barton Spinney Quarry, Grendon Road, Earls Barton NN6 0RB

Description: Variation of condition 6 of planning permission 15/00091/MIN for an extension of time in order to complete extraction of permitted minerals

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned Act

GRANTS PERMISSION

for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following conditions:

Commencement of Development

1. The development has already been commenced.
2. The development hereby permitted shall supersede, consolidate and replace planning permission ref. nos. 10/00066/MINEXT, 13/00110/MINNMA, 15/00091/MINVOC, 17/00022/MINNMA, 17/00015/MINNMA, 18/00008/MINNMA and 19/00022/MINNMA.

Reason for conditions 1 & 2: For the avoidance of doubt and as required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

Approved Documents

3. Except where modified by this schedule of conditions, the development hereby approved shall only be carried out in accordance with the following documents and plans, unless otherwise agreed in writing with the Mineral Planning Authority:

Application ref. no. 07/00050/MINFUL:

- a) Environmental Statement (September 2007) including the amended:
 - (i) Hydrological and Hydrogeological Assessment (Revised February 2008)
 - (ii) Archaeological Evaluation Supplementary Statement (November 2007)
- b) Drawing No. E18/04
- c) Drawing No. E18/05
- d) Drawing No. E18/06
- e) Drawing No. E18/07

Application ref. no. 15/00091/MINVOC:

- a) Drawing no. EB/1 (dated August 2015, submitted on 9 February 2016);
- b) The revised Working Scheme received on 26 November 2015, as amended by Sections 5 – 7 of the document titled 'Non-Material Amendment of Planning Permission 15/00091/MINVOC' received on 3 March 2017, and Sections 3 – 5 of the supplementary statement by Breedon Aggregates dated 26 April 2017 (Version 2) accompanying NMA ref. no. 17/00015/MINNMA;
- c) Letter from Breedon dated 26th March 2019

Application ref. no. NN/22/00001/MINVOC:

- a) Planning Statement dated January 2022

Reason: To specify the scope of this planning permission.

4. From the date of the commencement to the completion of the development (excluding aftercare), a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the Earls Barton Spinney Quarry site office for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

5. Mineral extraction working shall be confined to the areas shown on Drawing No. EB/1 (dated August 2015).

Reason: To specify the scope of this planning permission.

Completion

6. All mineral extraction shall cease by no later than the expiry of four years from the date of this permission, and the restoration completed by no later than the expiry of five years from the date of this permission. Aftercare shall be for a period of 10 years.

Reason: To retain control over the development and to ensure that the development does not prejudice the overall restoration of the site (Policies 18 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Protection of Hedgerows

7. Except for amendments that are previously approved in writing by the Mineral Planning Authority under this condition, for the duration of the development hereby permitted the protection of trees and hedgerows shall be undertaken in full accordance with the scheme submitted and approved pursuant to condition 6 of permission ref. no. 10/00066/MINEXT (dated 22 November 2013) as amended by Non-Material Amendment ref. no. 18/00008/MINNMA (for the removal of T1 – T6 and reduced protection arrangements to H6 and H7). Operations that involve the destruction and removal of vegetation or buildings shall not be undertaken during the months of March to October inclusive, except when approved in writing by the Mineral Planning Authority, once a survey report has been submitted to establish that breeding birds will not be adversely affected.

Reason: In the interests of the local landscape and biodiversity (Policies 18, 20, 21 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Working Hours

8.
 - a) With the exception of the construction of any soil screening mound operations authorised by this permission, the development hereby permitted shall only be carried out between 07.00 hours to 18.00 hours Monday to Friday and 07.00 hours to 13.00 hours on Saturdays, with no works permitted on Sundays or public and bank holidays.
 - b) No operations for the construction of any soil screening mound shall be carried out other than between 08.00 hours and 18.00 hours Monday to Friday inclusive and 08.00 hours and 13.00 hours on Saturdays, and no such operations shall take place on Sundays or bank or public holidays.

Reason: To ensure that operations are carried out within reasonable hours so as to avoid disturbance to nearby residents (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Access and Highway Safety

9. The scheme for the construction of the Heavy Goods Vehicle access to and from the quarry submitted and approved by the Mineral Planning Authority pursuant to condition 9 of permission ref. no. 15/00091/MINVOC shall be fully implemented and maintained as approved.

10. Access to and egress from the site shall be solely via that section of Grendon Road proposed for site access and its junction with the A45 as set out in the Environmental and Supporting Statements accompanying application ref. no. 07/00050/MINFUL. No lorries or other heavy commercial vehicles based at or visiting the site shall travel along the minor roads leading to Earls Barton, Mears Ashby, Ecton, Little Houghton, Lower End, Cogenhoe, Whiston, Castle Ashby and Grendon, unless delivering or collecting materials from these villages.
11. No Heavy Good Vehicle loaded with sand and gravel shall leave the site unless its load has been securely sheeted.
12. Effective means shall be employed to ensure that the wheels and chassis of vehicles leaving the site are sufficiently clean to prevent the deposit of mud, dust or other detritus on the public highway. Any vehicle wash water, including steam cleaning effluent should be contained in a sealed vessel and either re-circulated or disposed of off-site. A dedicated area, graded to ensure that wash water is directed to the discharge point, should be provided.

Reason for conditions 9 – 12: To ensure satisfactory means of access to the highway, safeguard the interest of users of the public highway and highway safety. (Northamptonshire Minerals & Waste Local Plan Policy 18 (2017)).

Soil Handling and Storage

13.
 - a) All topsoil shall be stripped from any areas to be excavated, or used for the stationing of plant and buildings, the storage of subsoil and overburden, haul roads and other areas to be traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.
 - b) During the Phase 3 operations, should animal remains be discovered with potential to harbour Anthrax, then the operator shall take all appropriate precautions to minimise risks to health including immediately:
 - ceasing operations in the vicinity of the discovery
 - reporting the occurrence to the DEFRA (Department for Environment, Food and rural Affairs and any other appropriate authority

Reason: To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil, and protection of human health. (Northamptonshire Minerals & Waste Local Plan (2017)).

14. Unless otherwise agreed in writing with the Mineral Planning Authority, all topsoil, subsoil and soil making material shall only be handled when they are in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil's wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll and ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3mm diameter can be formed, the soil is wetter than the lower plastic limit, and soil movement should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed,

then the soil is dry enough to move. This assessment shall be carried out on representative samples of each major soil type.

15. Unless otherwise agreed in writing with the Mineral Planning Authority the movement and handling of soils shall be in accordance with sheets 1-4 (soils handling using backactors and dump trucks) and sheet 15 (soil replacement with bulldozers and dump trucks) of the MAFF's Good Practice Guide for handling soil.

Reason for conditions 14 & 15: To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist, which as such does not meet best practice (Policies 18 and 20 of the Northamptonshire Minerals & Waste Local Plan (2017)).

16. An Annual Soils Management Audit shall be submitted before the 30 November each year during the working of the site detailing the following:

- a) Summary of all soil movements undertaken on site in the previous 12 months and volumes of all soils stored on site as at 31 October;
- b) Details of all envisaged soil movements within the following 12 month period; and,
- c) Summary of areas reinstated to agricultural use as at 31 October.

17. Topsoil and subsoil storage shall only take place in the locations shown on plan/drawing EB/1 (dated August 2015) submitted with this application, with topsoil storage not exceeding 3m in height and subsoil storage not exceeding 5m in height. The bunds and mounds shall be seeded, managed and maintained in accordance with the measures (received on 22 November 2013) submitted and approved pursuant to condition 15 of permission ref. no. 10/00066/MINEXT.

Reason for conditions 16 and 17: To protect mounds from soil erosion, prevent build up of weed seeds in the soil and remove vegetation prior to soil replacement. Policies 18 and 20 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Deposit of Waste

18. Only inert waste shall be deposited on the site and only within Phases 1A, 1B, 1F, 1G, 3A and 3B as shown on Drawing No. EB/1 (dated August 2015). Written notice of the date of commencement of the deposit of waste shall be sent to the Mineral Planning Authority within 7 days of such commencement.

Reason: To prevent the increased risk of pollution to the water environment and to enable the Mineral Planning Authority to monitor compliance with Condition 19 (Northamptonshire Minerals & Waste Local Plan Policy 18 (2017)).

Method of Working

19. The site shall be worked sequentially generally in accordance with details contained in the amended Section 2.3 of the Environmental Statement accompanying planning application ref. no. 15/00091/MINVOC, as amended by Non-Material Amendment ref. no. 19/00022/MINNMA, unless otherwise agreed in writing with the Mineral Planning Authority.

Reason: To specify working methods in accordance with this planning permission. (Northamptonshire Minerals & Waste Local Plan Policy 24 (2017)).

Lighting

20. No external lighting shall be erected or installed unless full details have been submitted to and approved in writing by the Mineral Planning Authority. The lighting shall only be operated in accordance with the approved details.

Reason: In the interests of the visual and rural amenities of the area (Northamptonshire Minerals & Waste Local Plan Policies 18, 20 and 21 (2017)).

Rights of Way

21. Prior to any development likely to affect any right of way, details of crossing points with public rights of way shall be submitted to the Mineral Planning Authority for approval in writing and implemented in accordance with that approval. The details shall also include signs warning lorry drivers of the presence of public rights of way.

22. Prior to the temporary or permanent diversion of any public rights of way details of the surfacing of such routes shall be submitted to the Mineral Planning Authority for approval. The development shall be carried out in accordance with the approved details.

23. All rights of way, existing, diverted or newly created, shall be clearly signposted. Any diversions or new paths shall be clearly shown on a plan which shall be maintained and kept up to date at all times and shall be located at the boundary of the site at the points where the right of way enters the permitted area.

24. Prior to the reinstatement of public rights of way, details of the surfacing of such routes shall be submitted to the Mineral Planning Authority for written approval.

Reason for conditions 21 – 24: To ensure that existing and diverted rights of way are fully protected and that rights of way users are not endangered (Northamptonshire Minerals & Waste Local Plan Policy 18 (2017)).

Noise and Dust

25. For the duration of the development hereby permitted site operations shall only be undertaken in accordance with the following requirements:

- a) All plant, equipment and machinery used on site, including vehicles, shall be designed and maintained to reduce noise levels to a minimum and shall be operated in accordance with manufacturer's instructions;
- b) All plant, equipment and machinery used on site, including vehicles, capable of being fitted with silencers, baffles, cladding or rubber linings shall be so fitted and maintained; and,
- c) The site shall be worked in accordance with the measures set out in Part 1, Section 5 of the British Standard 5228: 1997 "Noise Control on Construction and Open Site". The equivalent sound level (L_{Aeq}), measured over any 1 hour time period,

attributable to the normal operations on site, as measured free field shall not exceed 55 dBA (1hrL_{Aeq}) at Appleton's Place, Fairacres, The Gatehouse, Dunkleys and Eden House.

26. Monitoring of noise from the mineral extraction operations within the quarry at the above locations shall be undertaken following notification of this requirement in writing by the Mineral Planning Authority for a period of 1 hour during operational phases. Monitoring shall include assessment and management of dewatering pumps during all periods of their operation.
27. The results of the noise monitoring shall be submitted to the Mineral Planning Authority when required and shall include the following information:
- a) The measured L_{Aeq} (free field) level in dB(A)
 - b) Date and time of measurement
 - c) Description of site activity
 - d) Details of measuring equipment
 - e) Weather conditions, including wind speed and direction

Reason for conditions 25 – 27: To safeguard the amenity of the area and of the local residents (Policy 18 of the Minerals & Waste Local Plan (2017)).

- 28.
- a) The scheme of measures to minimise dust generation submitted to and approved in writing by Mineral Planning Authority (received on 22 November 2013) and approved pursuant to condition 27 of permission ref. no. 10/00066/MINEXT shall be implemented in full throughout the life of the development hereby permitted.
 - b) In the event that complaints regarding noise or dust are received by the Mineral Planning Authority from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for rectifying and a program for the implementation of remedial measures to be undertaken, shall be submitted to the Mineral Planning Authority no later than 5 working days from the receipt of the complaint.

Reason: To safeguard the local environment and protect amenity of local residents from unreasonable dust levels (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Pollution Control

- 29.
- a) Any facilities, above ground, for storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight 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 should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

- b) All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Reason: To minimise risk of watercourse and aquifer pollution and to prevent pollution of the water environment (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Site Maintenance

30. From the date of commencement until restoration of the site, the following shall be carried out:

- a) the maintenance of fences in a stock proof condition between any areas used for development authorised by this planning permission and any adjoining agricultural land;
- b) the maintenance of fencing around retained hedgerows;
- c) all sites, including the amenity/screening bund are to be kept free of weeds and necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.

Reason: To maintain site security and control visual amenity effects (Policies 20 and 21 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Archaeology

31. No development within any individual phase of working as shown on Drawing No. EB/1 beyond the approved operations under permission ref. no. 13/00110/MINNMA shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work within that phase of working in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Mineral Planning Authority.

Reason: To ensure that adequate archaeological investigations and recording is undertaken prior to the development taking place (Policies 18 and 21 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Removal of Plant, Machinery and Buildings

32. All plant and machinery erected in accordance with this permission or in accordance with the General Permitted Development Order shall be removed from the site by the end of the restoration completion date specified in Condition 6.

Reason: To ensure removal of plant, machinery and buildings following restoration (Policies 18, 20 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Removal of Site Compound and Access and Haul Roads

33. Upon cessation of mineral extraction, all areas of hardstanding, including any access road and haul roads not required to be retained as part of the restoration scheme shall be broken up, removed and the area restored in accordance with the restoration scheme required by Condition 34.

Reason: To ensure removal of site compound, access and haul roads following restoration (Policies 18, 20 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Restoration and Habitat Creation

34.

- a) Within three months of commencement of the development a Conservation Management Plan (CMP) shall be submitted to and approved in writing by the Mineral Planning Authority and be in accordance with the following objectives:

Ideal long-term Ecological Management Objectives

The main objective for the site are based on the requirement to maintain and enhance the nature conservation value of the retained habitats whilst contributing to the objectives of the UK and Northamptonshire Biodiversity Action Plans, ensuring that habitats provide enhanced features for species using the area such as bittern, otter and kingfisher. A summary of the habitats to be retained, enhanced and created is detailed in para 3.2.53 of the Environmental Statement and summarised:

Area		Habitat to be retained
Phase 1 (North) – Agricultural Land		Trees
		Hedgerows
		Broad-leaved mixed woodland
Phase 1 (South) & Phase 2 – Floodplain		Open water
		Trees
Phase 3 – Agricultural Land		Hedgerows
		Mixed plantation woodland
		Trees
Objective 1	Maintain and enhance the existing nature conservation value of retained features including River Nene, former County Wildlife Sites (CWS's), hedgerows and associated habitats and species.	
Objective 2	Create a new wetland habitat mosaic through the establishment of reedbeds, mesotrophic grassland and fen communities that will enhance the biodiversity and ecological value through appropriate management for associated wildlife assemblages, without detriment to objective 1.	
Objective 3	Plant new hedgerows and woodland habitats in order to enhance biodiversity and ecological value through appropriate management for associated wildlife assemblages, without detriment to objective 2.	
Objective 4	Manage the wetland habitat mosaic to maintain areas of reedbed, fen, carr woodland and open water in favourable conditions to provide habitat for breeding bitterns, bird species objective and other wildlife.	
Objective 5	Ensure than recreational use of the site is not detrimental to objectives 1-4.	

- b) The CMP shall include a detailed scheme for the restoration of the land as each phase progresses and is completed and shall set out in detail the works which the applicant proposed to carry out in order to restore the land and to protect, preserve and enhance the flora and fauna and other natural features.
- c) The CMP shall provide for the maintenance and management of all retained and created habitats and landscaping for a period of ten years from the completion of the restoration of the land and shall address the aims set out in the CMP and any other relevant matters including the regular monitoring of the works carried out and provide for an annual report containing recommendations for further action to be submitted to and approved in writing by the Mineral Planning Authority. The CMP shall be fully implemented as approved.

35. The Habitat Management Group established pursuant to condition 34 of permission ref. no. 10/00066/MINEXT shall meet at least once a year throughout the operational life of the quarry development and subsequent aftercare and will oversee the progress of the restoration scheme and advise on any modifications that may be required.

36. Six months prior to the commencement of restoration of any identified phase of the development as shown on Drawing No. EB/1 (dated August 2015), a detailed scheme for the restoration of that given phase shall be submitted to and agreed in writing with the Mineral Planning Authority and thereafter fully implemented as approved. The scheme(s) shall generally be in accordance with Drawing No. E18/04, E18/05 and E18/06 and shall be prepared in general accordance with the Conservation Management Plan and be in consultation with the Habitat Management Group referred to in Condition 35 above. The submitted schemes shall include:

Non-Agricultural Areas

- Final contours including profiles of any water bodies
- Details of reedbed establishment and management
- Details of wet grassland establishment and management
- Details of carr woodland establishment and management

Agricultural Land

- Final contours
- Depth of subsoil to be placed
- Depth of topsoil to be placed
- Details of hedgerows to be planted
- Details of any tree planting

Measures to be taken to Drain the Restored Land

Reason for the conditions 34 – 36: To ensure restoration and habitat creation maximises biodiversity and is in accordance with agreed objectives (Policies 20, 21 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Aftercare

37. Trees planted in accordance with the Conservation Management Plan required by Condition 34 shall be maintained during the aftercare period, such maintenance to include the following:
- a) Replacing any plants which die or are lost;
 - b) Weeding to prevent the growth of plants being retarded;

c) Maintaining any fences around planted areas in a rabbit-proof condition.

38. Before 30 November of every year during the aftercare period, an Aftercare Management Report shall be submitted to the Mineral Planning Authority recording the restoration operations carried out on the land during the previous 12 months and setting out the intended restoration operations for the next 12 months. A site meeting shall be arranged to discuss the report to which the Mineral Planning Authority shall be invited together with representatives of the Habitat Management Group and any other parties as necessary.

39. Six months prior to the final restoration of the site, details of restoration interpretation boards shall be submitted to the Mineral Planning Authority for approval. The interpretation boards shall include information regarding details of the newly created habitats and the proposed management objectives of the new flood plain habitats within the Nene Valley.

At least two interpretation boards shall be provided and located adjacent to public rights of way.

40. During the aftercare period, temporary drainage works (e.g. ditches, watercourses, settling lagoons) shall be carried out as necessary to prevent soil erosion, flooding of land within or outside the site or the erosion or silting up of existing drainage channels within or outside the site.

Reason for conditions 37 – 40: To ensure restoration and habitat creation maximises biodiversity and is in accordance with agreed objectives (Policies 20, 21 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Flood Risk Related Matters

41. The flood mitigation scheme submitted and approved by the Minerals Planning Authority pursuant to condition 42 of permission ref. no. 10/00066/MINEXT shall be fully implemented as approved.

Reason: In order to ensure that elements of the proposed development that would be unacceptably vulnerable to flooding are excluded from those parts of the site that are at a high risk of flooding (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Flood Plain Compensatory Storage

42. The areas for temporary and permanent flood plain storage identified on plan E18/07 shall be developed as such before any other development takes place within phases 1C, 1E and 1F and before the proposed Bailey bridge is erected and the associated approach/support ramps are constructed. The temporary compensatory storage area shall be retained as such until mineral working has ceased in phases 1C, 1E and 1F and in the whole of phase 2.

Reason: In order to ensure that sufficient provision is made for sufficient on-site compensatory flood storage to minimise the potential for the flooding of the site and adjoining land and land downstream of the site (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Bailey bridge

43. Before the proposed temporary Bailey bridge is erected, precise details of its intended location, orientation in relation to the channel of the River Nene, dimensions, design and form of construction, and materials shall be submitted for the approval of the Mineral Planning Authority. The details shall demonstrate that the lowest level of any part of the bridge soffit shall be 50.35m AOD. The Bailey bridge shall be constructed in accordance with such details as approved.

Reason: In order to ensure that any construction made by the proposed Bailey bridge, to the risk of additional flooding, is limited to the minimum reasonably achievable, and in the interests of maintaining navigation along the River Nene (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

44. The erection of the proposed temporary Bailey bridge and construction of the approach/supporting ramps shall take place in accordance with a timetable to be agreed with the Mineral Planning Authority before any such erection or construction is commenced.

Reason: In order to ensure that these temporary elements of the development are not in place during periods when the highest risk of flooding would normally be anticipated (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

45. Unless otherwise agreed in writing by the Mineral Planning Authority the proposed temporary Bailey bridge and the whole of its associated approach/support ramps shall be completely removed from the river banks within a maximum period of 18 months from the construction date, and their site restored to the level of adjoining land. That 18 month maximum period shall commence no earlier than 21 March in the year of construction and shall not extend beyond 21 September in the following calendar year.

Reason: The bridge and ramps are required only temporarily to accommodate the transport across the River Nene of excavated materials from Phase 2 of the proposed workings. Retention outside the stated time limits would unnecessarily and significantly increase the risk of flooding of the site, adjoining land and land downstream (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Evacuation Plan

46. The flood evacuation procedure for the site submitted and approved in writing by the Mineral Planning Authority pursuant to condition 47 of permission ref. no. 10/00066/MINEXT (received on 22 November 2013) shall be implemented in accordance with the procedure as approved.

Reason: In order to ensure that satisfactory proposals are put in place to enable appropriate management of any residual flood risk (Policy 18 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Water Resources

47. The scheme of protection against any impact on water levels in the Earls Barton Spinney Pond Former County Wildlife Site submitted and approved by the Mineral

Planning Authority pursuant to condition 47 of permission ref. no. 15/00091/MINVOC shall be fully implemented in accordance with the provisions of the scheme of protection as approved including on-going monitoring, on a weekly basis, of the water level in the pond and for its maintenance at a level to be agreed with the Mineral Planning Authority.

Reason: In order to ensure that the effect of the proposed development on this site of known wildlife interest is minimised in the interests of the general amenity of the area (Policies 20, 21 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

48. Before the development of Phase 3 is commenced, details of a scheme for the protection of the existing spring on the southern margin of Phase 3 shall be submitted for the approval of the Mineral Planning Authority. Such scheme shall address the potential impact of the proposed means of mitigation if required. The development shall be carried out in accordance with the provisions of the scheme of protection as approved.

Reason: In order to ensure, in the interests of general amenity, that any adverse effect on the water resource of the area is minimised (Policies 20, 21 and 24 of the Northamptonshire Minerals & Waste Local Plan (2017)).

Informatives

Surface Water Drainage, Controlled Waters and Flood Risk Management

1. An Abstraction License may be required from the Environment Agency for the abstraction of water for dewatering and minerals processing, and for maintaining water levels in recharge trenches and pond protection operations. The applicants are advised that there is no guarantee that an application for such a License would be successful, and that a 4-5 month period would be required for application processing.
2. The applicants are reminded that Flood Defence Consent is needed for any works, in, under, over or near any main river watercourse or flood defence, in particular the Bailey bridge and ramps would require from the Agency a Flood Defence Consent. This includes notifying the Agency of the date on which the bridge/ramp works would start. Please contact the Agency for further details.

Water Quality/Environmental Management

3. Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required to any dewatering or discharge to controlled waters from gravel washing activities. The discharge of surface water will require the Agency's consent under Schedule 10 of the Water Resources Act 1991. Such consent is not implied by this advice. Notice of the need for consent will be issued and a separate application must be made. The Act allows a 4 month period for the consideration of each application.
4. Any foul drainage from the proposed development may be discharged to a septic tank and soakaway system meeting the requirements of BS6297:1983 and complying with the following requirements:

- a) There shall be no connection to any watercourse or land drainage system and no part of the soakaway system shall be situated within 10 metres of any ditch or watercourse or within 50 metres of a well, borehole or spring.
- b) Porosity tests shall be carried out to the satisfaction of the Mineral Planning Authority, to demonstrate that suitable and adequate land area is available for the soakaway (BS6297:1983 refers).

NB: Controlled waters include streams, underground waters reservoirs, estuaries and coastal waters.

5. The requisite consents and permits should be sought by the applicant, from the Agency's newly created National Permitting Service, following preliminary discussions with the Agency's Northampton Environmental Management Team.

Landfill

6. Any restoration involving landfilling must comply with the Landfill Directive (Council Directive 199/31/EC) and consequently with the Landfill (England and Wales) Regulations 2002. In addition, Environment Agency authorisation will be required for the deposit of inert waste.

Waterways

7. It is requested that careful consideration be given to the possibility of incorporating, into the area proposed to be restored to floodplain habitats, a navigable point of connection to the River Nene. Such a connection could add considerably to the future recreational potential of this park of the upper Nene Valley. The Environment Agency's Waterways Team would be pleased to comment further on the potential for designing such a feature into the restoration scheme and would welcome discussions with the developers/landowners.

Ecology

8. The developer is reminded that they ought to have a number of protected species surveys or checks completed to ensure that the development is undertaken in accordance with the Wildlife and Countryside Act 1981 (as amended), the Habitats and Species Regulations 2010 (as amended) and the Protection of Badgers Act 1992. Mitigation ought then to be implemented as recommended by their ecologists. Where necessary protected species licences should be secured. The developer is reminded that the Conservation Management Plan under condition 34 that is required to be submitted within 3 months of commencement of development, should be based on habitat and species surveys that are more up to date than those approved in 2017.

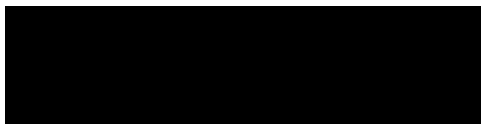
Positive and Proactive Statement

In determining this application the Minerals Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. The applicant has been given the opportunity to comment upon the draft planning conditions. to this application has been taken in accordance with the

requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Decision Date:

13 June 2022



Name: George Candler

Title: Executive Director Place and Economy

IMPORTANT NOTES:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. *

Purchase Notices

If either the local planning authority or The Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part IV of the Town and Country Planning Act, 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act, 1990.

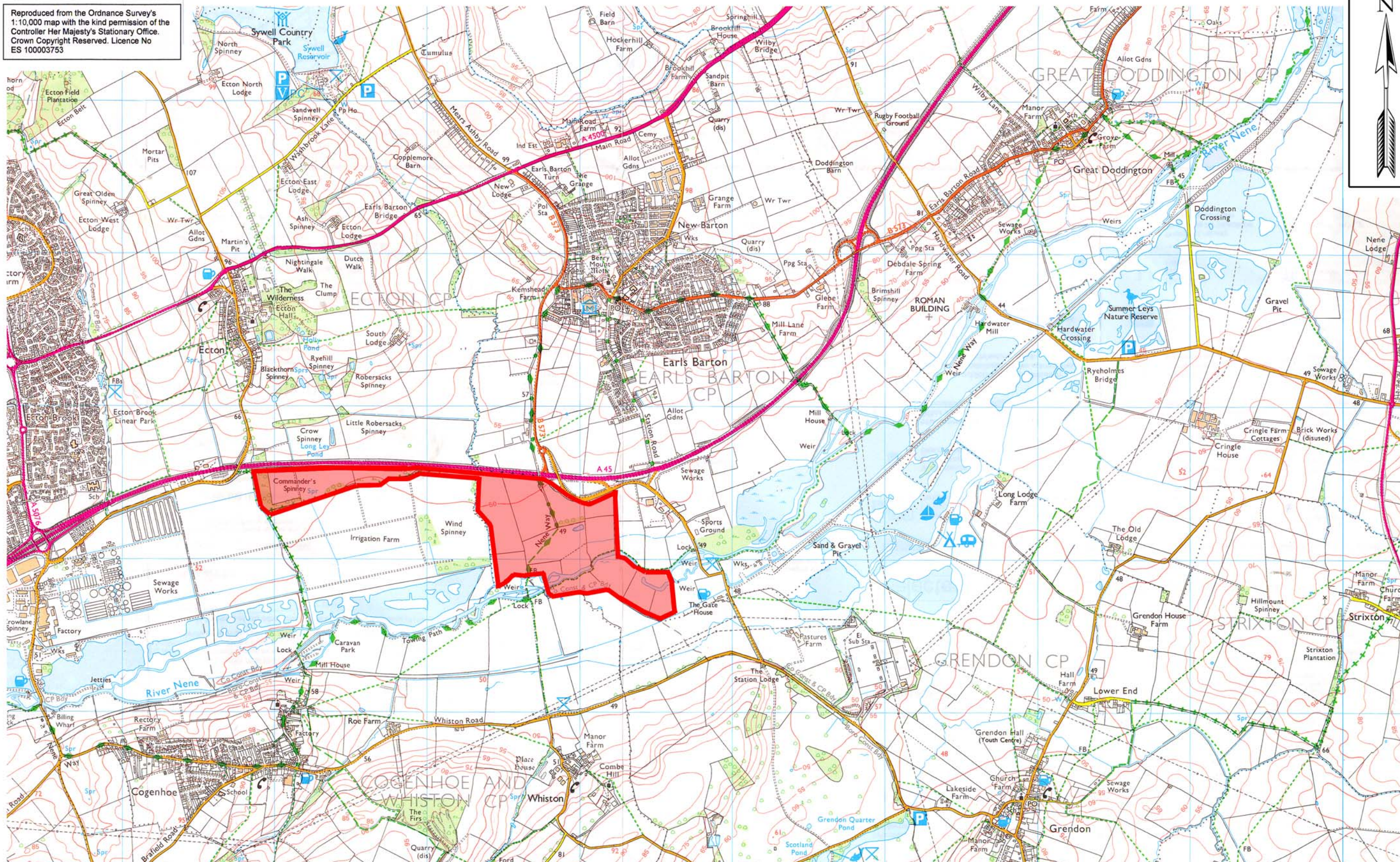
NOTES: This decision notice relates solely to planning control. If the development includes the erection or alteration of a building or a change of use the work must not be carried out nor the change of use take place until the Building Regulations have been complied with.

WHERE by any act of Parliament, statutory instrument or other authority, other CONSENTS, LICENCES, PERMISSIONS OR APPROVALS IN ADDITION TO THOSE SPECIFIED IN THIS PERMISSION ARE REQUIRED in respect of the development or notice thereof is required to be given to any person, (including a local authority), THE APPLICANT MUST COMPLY with such requirements BY SEPARATE APPLICATION OR NOTICE. This includes applications for ADVERTISEMENT CONSENT and LISTED BUILDING CONSENT.



Annex F: Drawing Number E18/01 Location Plan

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Legend



Planning Application Area



**ENNSTONE
JOHNSTON
LIMITED**

Location

Earls Barton Spinney Quarry

Title

Location Plan

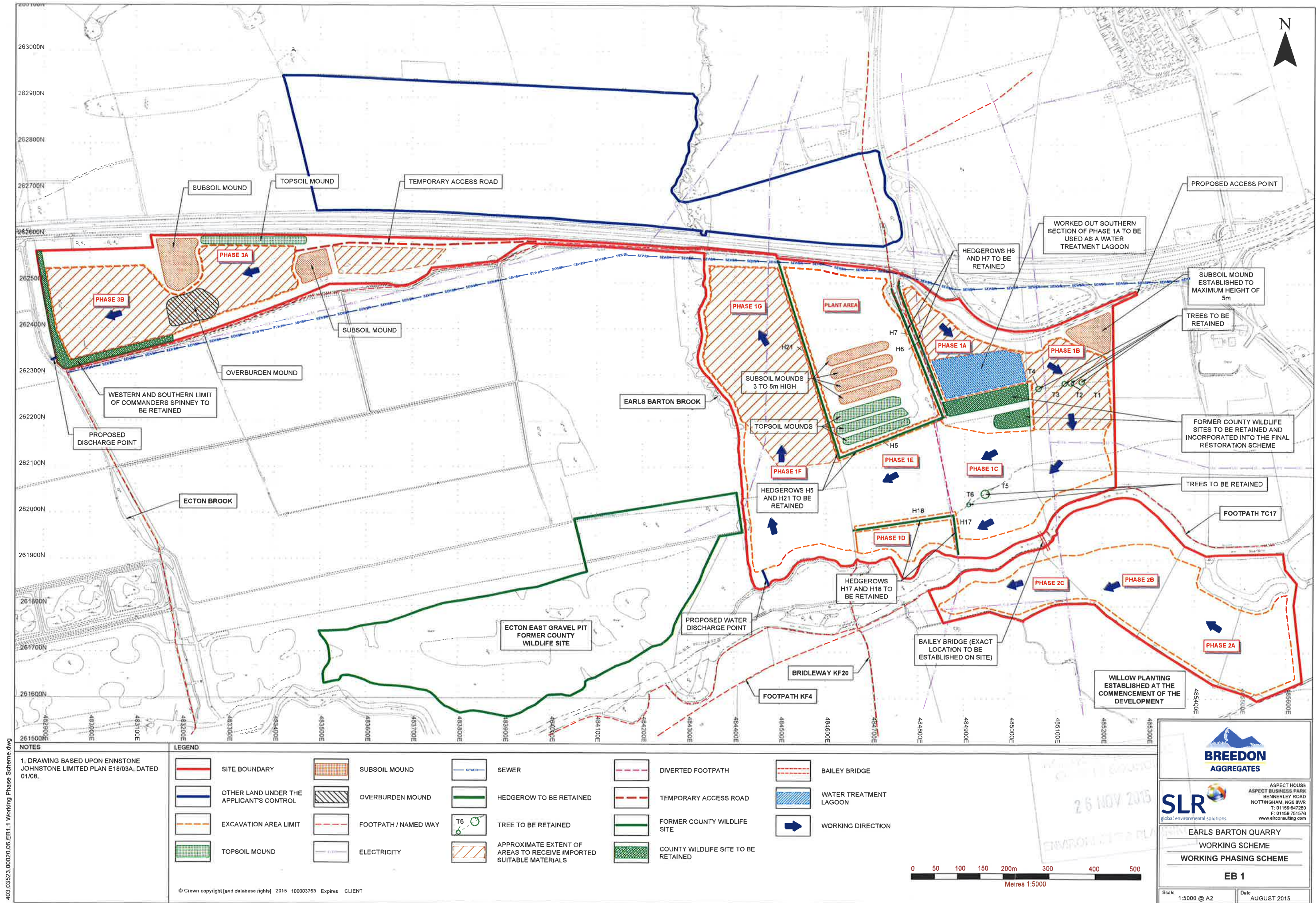
Plan Ref
E18/01

Scale
1:25,000

Date
06/07



Annex G: Drawing Number EB 1 Working Phasing Scheme





Annex H: Drawing Number E18/04 Restoration Proposals Phases 1 and 2



Annex I: Figure 6.8 Combined Restoration Plan

