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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2019/0433/FUL	ITEM 2	
Proposal:	Southern extension to Clipsham Quarry (primarily to release blockstone reserves); restoration of the southern extension through the importation of restoration material; continuation of aggregate extraction including flooring and walling stone along with Lincolnshire Limestone within the existing quarry; and erection of stone working facility to be operated ancillary to the continued blockstone extraction and processing operations.		
Address:	Clipsham Quarry, Bidwell Lane, Clipsham, Oakham LE15 7SG		
Applicant:	Mr George Wilson, Stamford Stone Company Limited	Parish	Clipsham
Agent:	Mr Liam Toland, Heatons	Ward	Greetham
Reason for presenting to Committee:	Major Application		
Date of Committee:	10 March 2020		

EXECUTIVE SUMMARY

The application is for a southern extension to Clipsham Quarry for the extraction of 0.5 million tonnes (Mt) of Clipsham Stone blockstone (resource life of circa 21 years). The extension would also release approximately 2.25 Mt of building/walling stone and lower Lincolnshire Limestone for aggregate purposes (resource life of circa 15 years). In addition, the scope of the proposal includes: restoration of the southern extension through the importation of restoration material; continuation of aggregate extraction including flooring and walling stone along with Lincolnshire Limestone within the existing quarry; and a temporary stone working facility to be operated ancillary to the continued blockstone extraction and processing operations.

The application is subject to an Environmental Impact Assessment and further information, which provides details of the proposed development including social, economic and natural, built & historic environmental impacts associated with the proposal.

Following consultation on the application no objections have been raised by statutory consultees subject to suitably worded conditions being imposed on any grant of planning permission. Objections were received from Clipsham and Stretton Parish Councils, non-government organisations (Leicestershire and Rutland Wildlife Trust and Rutland Natural History Society) and individuals from the local community. Key issues raised include: amenity (dust and noise), transport movements, diversion of the Public Rights of Way Bridleway E135, nature conservation and restoration.

All of the Environmental Information submitted by the Applicant, consultees and in representations has been taken into account in the assessment of this application. The impacts of the proposal have been carefully considered. The proposal is in accordance with national planning guidance and adopted (and emerging) local development plan policies and therefore conditional planning permission is recommended.

RECOMMENDATION

APPROVAL

It is recommended that **subject to the completion of a Section 106 Agreement** to control access use and traffic routing in accordance with the following:

- i. All vehicles routed to the West of Clipsham village shall enter and exit the site via the access onto Bidwell Lane,
- ii. All vehicles routed to the East of Clipsham village shall enter and exit the site via the access onto Holywell Road, and
- iii. Commercial vehicles used solely for the private purpose of carrying a driver with or without passengers (including vehicles taking persons directly employed at the existing quarry or quarry extension and ancillary activities to or from their place of work) shall enter and exit the site via Bidwell Lane,

Planning permission be granted for planning application 2019/0433/FUL, **subject to the conditions set out in Appendix 2.**

Site and Surroundings

1. Clipsham Quarry is an established quarry (blockstone and limestone) situated within the north-east part of Rutland, to the east of the A1 and close to the County Boundary with Lincolnshire. Access to the site is gained via dedicated access off Bidwell Lane (West) and Holywell Road (East). Stamford Stone Company Limited, acquired Clipsham Quarry in early 2018.
2. The proposed quarry extension lies immediately to the south of the existing workings and is approximately 1.2 kilometres (km) to the south of Clipsham village and 1.5km north-west of Pickworth village. Pickworth Great Wood, a Site of Special Scientific Interest (SSSI), abuts the eastern boundary of the proposed extension area. Adjacent to the western boundary is Big Pits Wood and to the south west of the proposal lies Big Pits Quarry, another old limestone quarry, which is at present dormant. Agricultural land lies to the south beyond the proposed extension area. Land use in the wider area is mainly arable with occasional blocks of woodland. The proposed southern extension site is separated from the existing quarry by existing hedgerows along the northern boundary.
3. The proposed southern extension area covers approximately 14 hectares (ha), the majority of which is agricultural land. A small wooded area with an access track leading to an old disused quarry is located within the proposed application area adjacent to the boundary with the existing quarry. This small wooded area is to be retained. The majority of the land comprises one large compartment, with the exception of the small wooded area, which separates the north-eastern corner. The site rises sharply at first then gently from approximately 70 metres (m) above ordnance datum (AOD) at the north-eastern corner to 85m AOD at the north-western corner and 95m AOD to the south-western corner.
4. The existing and the proposed extension to the quarry are shown in Plan/Drawing ref. no. CLIPSHAM1901 Drawing 12 (Site plan) dated March 2019, refer **Appendix 1.**

Proposal

5. The primary purpose of the planning application is to provide for a southern extension to the existing quarry in order to release further blockstone reserves. The extension would make available reserves that would replace those that have now been largely exhausted within the existing working area. In addition, the scope of the proposal includes:

restoration of the southern extension through the importation of restoration material; continuation of aggregate extraction including flooring and walling stone along with Lincolnshire Limestone within the existing quarry; and a stone working facility to be operated ancillary to the continued blockstone extraction and processing operations. The stone working facility would be a temporary development tied to the life of the mineral operations at Clipsham Quarry.

Extractive Operations

6. Stone quarried from Clipsham fall into two main categories of building stone - blockstone and building/walling stone. Clipsham Stone is used for the maintenance and restoration of historic buildings and in new build projects in conservation and sensitive areas or other areas to reflect local distinctiveness. Recent examples of this include Oxford and Cambridge cities and universities, and the refurbishment of the Palace of Westminster, with Clipsham Stone having been used for the rebuilding of the Palace of Westminster following the World War II. Clipsham Stone is also used for sculptures and signage (e.g. sculptures outside North Luffenham Army Barracks) as well as being supplied locally for use in smaller scale projects, (e.g. Burley on the Hill to restore a flight of stone steps as well as new properties in Empingham and on North Street Stamford).
7. The proposed southern extension covers an area of approximately 14 ha, containing an estimated 0.5 million tonnes (Mt) of blockstone (resource life of circa 21 years). Blockstone resources have been exhausted within the existing quarry, with no reserves anticipated in any of the permitted unworked areas. The extension of the quarry would also release building/walling stone together with lower Lincolnshire Limestone (for aggregate purposes), estimated at 2.25Mt (resource life of circa 15 years). It is proposed that the extraction of building/walling stone and lower Lincolnshire Limestone would commence after similar reserves in the existing quarry become exhausted. Remaining building/walling stone and lower Lincolnshire Limestone reserves in the existing quarry are estimated at 2.75Mt (resource life of circa 18 years).
8. Overall the proposal would not result in a significant increase in the scale of extraction. The nature of extractive operations that currently take place would change from previous operations regarding the method of extraction in that blasting will no longer be undertaken to ensure that the maximum amount of blockstone can be recovered along with building and walling stone.

Stone Working Facility

9. The stone working facility is proposed to be sited at the existing permitted Clipsham Quarry, within the existing quarry void, to be operated ancillary to the continued blockstone extraction and processing operations. The stone working facility would be a temporary development tied to the life of the mineral operations at Clipsham Quarry and would process stone extracted from the site.
10. Processes undertaken at the facility would include the movement of stone to the facility (from the extraction area on site) for storage prior to transfer to the adjacent cutting/saw shed for processing. Once cut, the finished stone will be stored prior to export from the site. It is estimated that the stone working facility could potentially create up to 40 additional employment positions. Initially there would be a need for 10 staff, potentially increasing (over 10 years) to around 40 staff. The stone working facility will only process blockstone extracted from Clipsham quarry (i.e. stone will not be imported to the site for cutting from other quarries).

Restoration

11. It is proposed to restore the southern extension progressively to its existing levels through the importation of restoration materials as future phases are worked, involving importation and infill with inert material (circa 1.4 million m³). Restoration of the site offers opportunities for creating new habitats that may provide longer-term benefits for nature

conservation and wildlife; acting to support and extend the initial restoration works in the existing quarry to the north and complement the SSSI. The site would be restored back to its current use, being arable farmland, coupled with nature conservation outcomes including: enhancement of calcareous (or limestone) grassland habitat (including translocation of existing); creation of a small pond (to replace that existing on site, larger than the existing pond) supplemented with trees and scrub around its perimeter; reinforcing and strengthening of hedgerow boundaries that separate the existing quarry from the proposed southern extension; and retaining the small wooded area along the north boundary.

12. Restoration proposals for the existing permitted quarry are largely as originally approved and include contouring of slopes within the quarry area with exposed limestone faces around the upper edges of the quarry. A drainage ditch will be created along the lower levels of the quarry and the majority of the area will be restored as calcareous grassland. However, it is now proposed that the Public Right of Way (PRoW) Bridleway E135 will be permanently diverted to lead around the eastern edge of the quarry. An application for the permanent diversion of the PRoW has been submitted, determination pending.
13. It should be noted that the completion of the existing quarry restoration scheme will be delayed by the introduction of the proposed stone working facility, to be sited within the existing quarry together with the sequencing of operations, processing and stocking operations associated with the proposed southern extension.

Traffic and Access

14. The proposed extension of operations would mean that there would be a continuation of heavy goods vehicle (HGV) movements associated with the site. The extant permission (2006/0306/FUL, Condition 6) states that the mineral output from the site shall be limited to no more than 175,000 tonnes per annum (tpa). The proposal does not seek to increase the output, however as the site currently operates below the permitted rate there would be an increase in current actual output levels and HGV movements associated with aggregate production, but still within the permitted production rate. Restoration materials are proposed to be imported only on a back haul basis, estimated to commence Year 12/13 (circa 2032/33); and so would not increase movements.
15. Existing operating hours will continue to apply with the operating hour restrictions also applied to the stone working facility. Quarry generated traffic would continue as per the current arrangements with a new Section 106 agreement to be entered into between the operator and the County Council in order to control access use and traffic routing.
16. There would be an increase in passenger vehicles associated with the stone working facility, i.e. staff entering and exiting (initially approximately 10 staff resulting in 20 movements per day, potentially increasing over 10 years up to 40 staff resulting in up to 80 movements per day).

Environmental Impact Assessment

17. The assessment of the topic areas addressed through the Environmental Impact Assessment (EIA) has been undertaken by a wide range of specialist consultants, and full technical reports relating to the evaluation of impacts have been prepared. The following summarises the main topic areas that have been assessed in the preparation of the Environmental Statement (ES) -
 - Landscape and visual impact,
 - Nature conservation and ecology,
 - Archaeology and cultural heritage,
 - Noise and dust,
 - Soil resources and agricultural land use and quality,

- Impact on water resources and flood risk,
 - Climate change,
 - Transportation and traffic,
 - Public rights of way,
 - Need and socio economic considerations, and
 - Cumulative impact assessment.
18. Detail on the above matters is discussed in the Planning Assessment, Potential Adverse Impacts section.
19. The ES considered potential impacts associated with the proposed development and concluded that the level of potentially adverse impacts likely to arise from the proposed development is low, in addition such impacts are capable of being avoided and /or minimised to acceptable levels. The proposed development would ensure continued supply of high quality building stone and the development of a stone working facility on-site would reduce the need for transport and allow for off-cuts to be used in the site restoration. The proposal would also provide for public benefits including maintaining existing employment positions and creation of up to an additional 40 jobs as well as benefits associated with the restoration scheme and environmental enhancements. The ES determined that the potential environmental and local amenity impacts are acceptable.

Relevant Planning History

The relevant planning history is set out below.

Planning reference	Description	Decision
16/51	Ironstone serial	
1980/0210	Continuance of use of land as a quarry, Big Pits.	Permitted 27/08/1981
1980/0211	Extraction of stone - continuance of use of land as a quarry, Longdale Quarry	Permitted 19/08/1981
1985/0317/HIST	Continuance of use without compliance with Condition 1 of planning permission 80/0211/9 in respect of depth of quarrying	Withdrawn 17/01/1986
89/0282	Extraction of limestone from site adjacent to Clipsham Quarry	Permitted 05/09/1990
MIN/2006/0308	First Periodic review to determine updated conditions	Permitted 09/04/2010
2006/0306/FUL	Extension to operational area of quarry	Permitted 09/04/2010
Section 106 Agreement	Agreement under Section 106 Town and Country Planning Act 1990 relating to Clipsham Quarry	Agreed 30/03/2010
2013/0911/FUL	Proposed siting of a stonemasonry facility at Clipsham Quarry.	Withdrawn 06/12/2013
2016/0263/FUL	To drill a water borehole 30 metres deep to provide an onsite water supply for sawing stone for building. No demolition or building is required	Permitted 13/05/2016
2016/1168/SCR	Screening Opinion in relation for the proposed southern extension to Clipsham quarry	EIA determined to be required 12/01/2017
	Permanent diversion of Public Bridleway E135	Pending (submitted 20/02/2019)

Planning Guidance and Policy

A listing of relevant planning guidance and policy is set out below.

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Rutland Core Strategy Development Plan Document (DPD) July 2011

Policy CS4 – The Location of Development

Policy CS16 – The Rural Economy

Policy CS19 – Promoting Good Design

Policy CS21 – The Natural Environment

Policy CS22 – The Historic and Cultural Environment

Policy CS23 – Green Infrastructure, Open Space, Sport and Recreation

Rutland Site Allocations and Policies DPD October 2014

Policy SP7 – Non-Residential Development in the Countryside

Policy SP15 – Design & Amenity

Policy SP17 – Outdoor Lighting

Policy SP19 – Biodiversity and Geodiversity Conservation

Policy SP20 – The Historic Environment

Policy SP23 – Landscape Character in the Countryside

Rutland Minerals Core Strategy and Development Control Policies DPD October 2010

MCS Policy 1 – Sustainable Development

MCS Policy 2 – The Supply of Minerals in Rutland

MCS Policy 3 – General Locational Criteria

MCS Policy 5 – Extension to Aggregate Sites

MCS Policy 6 – Building and Roofing Stone

MCS Policy 7 – Residential and Sensitive Land Uses

MCS Policy 9 – Transportation

MCS Policy 12 – Restoration

MDC Policy 1 – Impacts of Minerals Development

MDC Policy 2 – Pollution, Health, Quality of Life and Amenity

MDC Policy 4 – Impact Upon Landscape and Townscape

MDC Policy 5 – Historic Heritage

MDC Policy 6 – Biodiversity & Geological Conservation Interests

MDC Policy 7 – Water Resources

MDC Policy 8 – Flooding

MDC Policy 11 – Transportation

MDC Policy 12 – Restoration and Aftercare

Rutland Local Plan Review (2016 – 2036) Consultation Draft Plan January 2020

- Policy SD1 – Sustainable Development Principles
- Policy SD2 – The Spatial Strategy for Development
- Policy SD5 – Non-residential Development in the Countryside
- Policy E4 – The Rural Economy
- Policy SC2 – Securing Sustainable Transport and Accessibility through Development
- Policy EN1 – Landscape character
- Policy EN3 – Delivering Good Design
- Policy EN9 – The Natural Environment
- Policy EN11 – Blue and Green infrastructure
- Policy EN15 – The historic and cultural environment – Strategic Policy
- Policy EN16 – Protecting heritage assets
- Policy EN18 – Outdoor Lighting
- Policy MIN 1 – Spatial strategy for minerals development
- Policy MIN 2 – Mineral provision
- Policy MIN 4 – Development criteria for mineral extraction
- Policy MIN 10 – Restoration and aftercare

Consultations

20. A summary of consultation responses received is set out below.

Government Agencies

21. **British Pipeline Agency**

No objection. Noted that the site was not in the zone of interest. Map provided indicating that pipelines located to the west of the site / Bidwell Lane.

22. **Environment Agency**

No objections to the proposed quarry extension as submitted as it is intended to keep above the level of the groundwater in the Lincolnshire Limestone. Commented that if there is a need for dewatering an abstraction license will be required and that proposed restoration using inert waste will require an environmental permit.

23. **Highways England**

Responded, no comments/objection.

24. **Historic England**

Responded, no comments/objection.

25. **Natural England**

No objection. Reference made to Minerals Planning Practice Guidance, Defra's Good Practice Guide for Handling Soils and Defra's Guidance for Successful Reclamation of Minerals and Waste Sites with respect to safeguarding soil resources and achieving a satisfactory standard of agricultural reclamation. Recommended conditions regarding safeguarding of soil resources and reclamation. Comments received regarding Clipsham Quarry, Pickworth Great Wood and Holywell Banks SSSI noting features of the SSSIs and presence of Impact Risk Zones. Noted that the proposal for mitigation and translocation of the grassland will enable restoration of habitat linking to those within the SSSI providing an enhanced ecological network.

Noted that the rerouting of the bridleway route would run immediately beside the boundary of the Pickworth Great Wood SSSI as such there may be a requirement for SSSI consent if any tree maintenance is involved.

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26. Archaeology

No objection. Noted that the development proposals include works likely to impact upon remains identified by the geophysical survey. The developer should record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance as per national policy. To ensure that any archaeological remains present are dealt with appropriately, the Applicant should provide for an appropriate level of archaeological investigation and recording. A contingency provision for emergency recording and detailed excavation should be made. A suitable Written Scheme of Investigation (WSI) should be obtained for the archaeological recording from an archaeological organisation acceptable to the planning authority and submitted to the Archaeology Section prior to commencement of development. Recommended conditions to safeguard any important archaeological remains potentially present.

27. Ecology

Requested clarification and additional detail regarding the proposed loss of the area of calcareous grassland, the existing pond, methods to reduce soil erosion (surface water sheeting) on sloping grounds and site visit to survey existing habitats (Reg 25 RFI). Bat survey identified no bat roosts on site. Bat foraging areas along the corridors on the site boundaries will not be directly impacted, therefore the proposal presents no significant impact on the local bat population, however any artificial lighting should be minimised.

Great Crested Newt (GCN) Survey found no GCN in the ponds, including the on-site pond where GCN had previously been recorded. Recommend that the pond is resurveyed for GCN prior to the commencement of any phase of the development within 500m of the pond.

Badger Survey found evidence of badgers throughout the site. Inclusion of calcareous grassland in the restoration plan welcomed.

Following submission of further information and site visit indicated that the area of calcareous grassland meets Local Wildlife Site (LWS) criteria and is therefore, by definition, of County Level Importance, as such loss of this grassland would only be accepted with adequate mitigation. The principle of translocation of the species-rich grassland from the current location to a proposed location within the existing quarry, which has yet to be restored, is acceptable in principle. A detailed methodology for the grassland translocation will be required to be submitted as a pre-commencement condition.

Expressed concerns regarding translocation of existing grassland from the proposed extension to the new location in the existing quarry; and the long-term restoration of the quarry extension. Regarding the translocation methodology, recommend that the method include: creation of some small-scale topographical variation (or 'hills and holes' approach) rather than being 'levelled and bladed'; National Vegetation Classification (NVC) surveys will also be required of the grassland prior to its translocation in order to establish the species composition of the turf in situ in order to be able to adequately monitor the translocation; ensure that the receptor site is ready prior to the lifting of the turf from the translocation site (i.e. the turf must not be stored prior to replanting - it must be lifted and placed as one operation); the layer of limestone to be placed on the receptor site prior to the translocation of the turf be increased to 50cm and must follow the contouring of the site discussed above; translocation is programmed in for early autumn, when there is a higher chance of establishment. In addition, further detail was sought regarding the proposal to include French drains across the receptor site.

With regard to the restoration of the quarry, recommend: a planning condition requiring 3.2ha of calcareous grassland of local BAP quality, or an equivalent area of another habitat that is agreed with the Local Planning Authority (LPA) to be either created, restored or conserved to a specification and methodology approved by LPA, following submission of up-to-date ecological information; creation of a new pond (proposed location for the replacement pond is acceptable); and a 10m buffer of semi-natural vegetation must also be in place between the restored arable field and Pickworth Great Wood.

28. **Environmental Health/Public Protection**

Requested clarification and additional detail regarding noise and dust (air quality), water supply for dust suppression, potable water supply and waste-water management (Reg 25 RFI).

Following submission of further information the Public Protection Section object to the application on the grounds of the insufficient supporting information within the Environmental Scheme (ES) to identify, control and monitor the impacts of noise and dust. It was noted that a noise management plan that incorporates a separate noise assessment for the stone cutting factory and improved control of vehicle movements is required. Noise assessment for the stone cutting facility should be undertaken in accordance with BS4142:2014 methods for rating and assessing industrial and commercial sound (not the minerals noise guidance and of BS5228 for Construction and Open site noise) for the nearby sensitive receptors. From this assessment appropriate noise conditions can be extracted. A separate rating level for the nearest sensitive receptor will need to be calculated for the stone cutting factory. This rating level should be at or below the measured background noise level. It was also stated that the authority has received a number of complaints concerning the out-of-permitted hours operations and vehicle movements at the quarry.

The nature of the complaints of these incidents cannot be investigated after the event as there is no CCTV or logging device available to be scrutinised. Suggest a date/timed stamped CCTV is used at the main approach gates and works area to be retained and provided to enforcement officers to demonstrate compliance, with out-of-hour movements reported to the authority.

The provision of CCTV would also ensure the movement of vehicles transferring waste tallied with the manual record. Noted that the current suggested conditions (regarding noise and vehicle movements) were acceptable.

Suitable conditions are required to detail the reasonable steps needed the company must take to investigate a complaint by a resident of excess noise from the site. Stated that, as the contaminated land authority, the Public Protection Section are aware sites that have been identified as potentially contaminated have been stripped of possible contaminated soils before being tested. Aware from the EA that the miss-characterisation of waste is a worrying activity undertaken by organised crime. Given the EA have acknowledged how stretched their enforcement is within the East Midlands remote quarries like these need CCTV to capture vehicle movement registration numbers and vehicle types and load.

Regarding dust, no management plan has been submitted, the plan should be in accordance with 'Good practice guide: control and measurement of nuisance dust and PM10 from the extractive industries' and cover all aspects of dust management for a site where extraction is undertaken as well as demonstrating compliance with statutory requirements.

A clear monitoring strategy is required and needs to be clarified exactly what this will be. Stated that the vegetation surrounding the quarry is heavily contaminated by dust, identifying Great Pickworth and Clipsham Old quarry SSSI's as key sensitive receptors for dust. Any dust management plan must include active dust monitoring, provide clear on-site management that specifies procedures and checklists and proposed training of staff

etc. and subject to regular review. Noted that real time monitoring of dust and noise by remote monitoring stations would provide an accurate and cost-effective solution.

Recommended: acceptable dust levels and source apportionment through onsite monitoring; that the most comprehensive dust monitoring will be a mix of continuous and intermittent sampling to establish long-term trends and capture transient events; sampling sites should be located at - sensitive receptors (including the SSSI) in the case of nuisance dust, a point in-between the source and receptor when measuring dust flux, and where there is likely to be human exposure in the case of PM10.

29. Public Rights of Way Officer

Requested clarification and additional detail on the proposed diversion regarding the safety of the bridleway, proposed width, vegetation maintenance, stability and drainage (Reg 25 RFI). Following submission of further information the PRow Officer commented that previous concerns regarding the width of the bridleway, ongoing maintenance of the bridleway and vegetation particularly regarding potential for instability of the tips remain.

30. Highways

No objection. Made an observation that the proposed development would result in an increase in vehicle movements. Requested clarification on current level of traffic and how the impact of an increase in passenger vehicles plus HGV movements would be mitigated. Following receipt of further information the RCC Highways and Transport Officer made no further comment.

31. Clipsham Parish Council

No objection to the principle of an extension to Clipsham Quarry. Object to the proposed development based on concerns regarding: increased scale of the proposal (southern extension); increased consumption of blockstone; associated transport (including cumulative impacts from other quarries/landfill) and environmental impact on Clipsham Village; safety concerns regarding interactions between HGV and other road users, walkers, horse riders and cyclists; delay in restoration of the permitted quarry area proposed to accommodate the stone working facility; potential adverse impacts on Pickworth Great Wood SSSI; restoration through the importation of inert waste relating to the need to restore to original levels, transport impacts and potential importation of contamination materials; that the stone working facility could be used to process stone from other sites and be made permanent; transport impacts associated with the stone working facility; that the stone working facility would result in unacceptable traffic, noise, dust and employment considerations. In addition the Parish Council indicated concerns regarding future arrangements for assessment and monitoring with Northamptonshire County Council.

Noted an error made in summing remaining permitted reserves in the ES Non-Technical Summary. Recommendations submitted to address the before mentioned concerns. Requested clarification and additional detail on transport movements, remaining permitted reserves and potential adverse impacts (Reg 25 RFI). Following submission of further information the Parish Council submitted a critical appraisal of the EIA questioning the adequacy of information submitted, relating to: not explaining the importance of progressive restoration and current status of restoration; not acknowledging wider habitat links/stepping stones with respect to calcareous grassland (no map provided); not acknowledging the areas known high value to invertebrates and no baseline established for invertebrates; not applying a quantitative metric to measure existing habitat value; no clear restoration objectives, plan, action plan, timetable or budget; concerns regarding translocation with respect to consultants experience to undertake the works.

Restated earlier recommendations. In addition the Parish Council stated concerns regarding the adequacy of assessment undertaken by LCC Ecology Unit.

32. **Stretton Parish Council**

Object to the proposed development based on concerns regarding: transport impacts associated with an increase in the scale of development (assumed annual throughput of 225,000 to 370,000tpa), increased vehicle movements associated with the stone working facility, potential importation of stone from other sites for processing at the stone working facility, import of inert fill for backfilling associated with restoration of the site and “stone spillage” from HGVs on local roads.

Suggest that alternative access routeing should be investigated avoiding both Clipsham and Stretton villages.

33. **Pickworth Parish Council**

Response received, no comments made.

Neighbour Representations

34. The application was publicised by press notices and site notices around the perimeter of the application sites. Neighbour notifications were distributed to six neighbours. Further information was requested under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (referred to as Reg 25 RFI). Information was submitted in response to this request (received October 2019) with consultation conducted as per the regulations.

35. In total 18 neighbour representations were received, all of which raised objections to the proposed development. No representations were received that cited general support for the company and/or development, one representation stated support for cessation of blasting. The reasons for objection are summarised as follows:

- Need. Blockstone resources have not been exhausted. Other quarries in the wider area are capable of supplying blockstone.
- Scale: Concerns regarding the scale of increase from previous extraction rates.
- Proposed working method. Noted that the current operations are managed at a rate that appears sympathetic to the village and rural surrounding community. Support the cessation of blasting. Concerns regarding use of cutting machine and associated noise.
- Dust and noise impacts. Concerns regarding – potential dust and noise associated with transport movements; recent changes in weather patterns and wind directions meaning that historic data (for wind direction) is not relevant; potential adverse impacts from stone cutting machine and facility; introduction of stone crushing to make aggregate will increase potential for adverse impacts.
- Nature conservation. Concerns regarding: potential adverse impacts on wildlife (no specific detail provided).
- Impacts on the SSSI. Concerns regarding: potential adverse impacts from dust; proximity to the proposed southern extension (need for set-backs/buffer area).
- Landscape character and visual amenity. Concerns regarding: adverse impacts on users of footpath and bridleway;
- Transport impacts. Concerns regarding: increased movements will have an adverse impacts on local transport network (A1, Bidwell Lane, Holywell Road, Clipsham-Stretton Road); capacity of transport infrastructure to accommodate transport associated with the proposed development; increased movements through Clipsham and Stretton Conservation Areas; perceived risks to safety resulting from HGV movements; claims of HGV movements outside of permitted hours of operation (requests for installation of CCTV system for monitoring purposes); increased movements associated with the stone working facility; cumulative impacts related to other operational quarries in the wider area;

dust/mud and aggregate deposit on roads; increased movements (HGVs and plant) between the Applicants Clipsham and Clipsham Medwells quarries along Holywell Road; and additional movements associated with backfilling of quarry with inert waste.

- PRoW. Concerns regarding: perceived risks to safety resulting from proximity of users to quarry face; and clearing of vegetation.
- Stone working facility. Concerns regarding: facility being used by wider market and on a permanent basis.
- Monitoring. Concerns regarding: availability of Council resources to undertake monitoring, particularly associated with HGV movements; accountability, i.e. that increased monitoring requirements are required regarding transport movements, dust and noise.
- That inert waste received to site for backfilling would be reprocessed into recycled aggregate and sold, resulting in increased transport movements.
- Leicestershire and Rutland Wildlife Trust (LRWT) - Submitted a holding objection pending the production of suitable restoration and management plans and to addressing the following matters: translocation of the calcareous grassland – concerns that the proposed 10cm of limestone waste is not sufficient and request evidence of previous successful translocation; that creation of one pond replacing multiple ponds threatens the local population of GCNs, noting that it is important to increase the number and diversity of sizes of ponds in the local area; the proposed butyl liner would not last a sufficiently long time compared to a natural unlined pond, recommended use of a long lasting liner; that the restoration plan should aim for net biodiversity gain and that any management plan detail and commit to future management of land and habitats created; request submission of habitat management plans and associated conditions included in any planning permission; questioned the suitability of a return to agricultural use; and noted that calcareous grassland is a priority local and UK BAP habitat.
- Rutland Natural History Society (RNHS) – States that inadequate information and assessment undertaken (reference to only one site visit undertaken) to provide survey and baseline of flora and fauna, different areas of habitat should be mapped to inform monitoring and restoration plans. Lack of consideration of local context of the site with respect to biodiversity network. Lack of detail regarding proposed translocation method and restoration plan. Concern regarding proposed preparation of receptor site (for translocation). No consideration of invertebrates, potential adverse lifecycle impact or mitigation measures. No bat survey undertaken or consideration of potential adverse impacts. Objects on grounds of disruption to the environment to the east and west of the proposed mineral extraction. States that: the environmental report describes the area as foraging habitat for bats, badgers and deer and the development will destroy this habitat; eastern boundary (north end of public footpath) is an interesting botanical area containing autumn gentian or felwort, *Gentianella amarelle*, not mentioned in the survey report, reported to have been photographed (July 2017) and is one of only four sites in Rutland where this plant occurs, mentioned in the flora of 1979.
- It was also noted that an error made in summing remaining permitted reserves in the ES Non-Technical Summary.

Planning Assessment

36. This report assesses the acceptability of the development having regard to the submitted planning application, including the ES, and the environmental information that has been submitted through the consultation process. The main issues to consider and assess in the determination this application are:

- i. Whether the principle of the development including the need and benefits, accords with the development plan and other material planning policy considerations such as the National Planning Policy Framework (NPPF);
- ii. Whether the Applicant has given sufficient consideration to the reasonable alternatives to the submitted development proposals;
- iii. Whether the potential impacts such as air quality, noise, archaeology and cultural heritage, landscape and visual amenity, ecology, flood risk and drainage, transport, soils and agricultural land, socio-economic impacts, cumulative impacts, climate change and other matters can be adequately and appropriately mitigated and controlled;
- iv. The scope and adequacy of the environmental information having regard to the proposed development; and
- v. Where necessary, whether any conditions require updating in light of changes to planning policies, site development progress since the 2006 permission was issued, and as a result of the amended development proposals (reflected in the conditions in the Appendix).

Baseline

37. The Applicant has existing planning permission for the quarrying of land 2006/0306/FUL. The extant permission (and Section 106 agreement) allows for extraction up to 175,000tpa, and established access, the current routing agreement and restoration plan. Blockstone is currently removed from site for processing into a finished product with stone off-cuts transported to a dedicated disposal facility. Blockstone reserves have been exhausted within the current permitted area. There is approximately 2.75Mt of aggregate remaining within the current permitted area, giving a resource life of 18 years.

Need and Benefits of the Development

Extractive Operations

38. The extension is needed in order to sustain and maintain a viable mineral supply of Clipsham stone, an important mineral reserve, from Clipsham Quarry without intensification of the currently permitted production rate.
39. As note previously, blockstone reserves have been exhausted within the current permitted area. Blockstone, or Clipsham Stone, is used for the maintenance and restoration of historic buildings and in new build projects in conservation and sensitive areas or other areas to reflect local distinctiveness. Other applications include sculptures and signage, as well as being supplied locally for use in smaller scale projects. Recent examples of this include Oxford and Cambridge cities and universities, the refurbishment of the Palace of Westminster. English Heritage's Strategic Stone Study (2011) identifies Clipsham Stone as being a building stone resource of local and national importance.
40. The extant permission (2006/0306/FUL, Condition 6) states that the mineral output from the site shall be limited to no more than 175,000tpa. Production levels are kept well within this limit, which has never been breached. Proposed production rates include up to 150,000tpa of building/walling stone and limestone for aggregate purposes and 25,000tpa of blockstone. Although this would result in an increase in current rates of extraction of blockstone (in recent years averaging around 3-3,500tpa) it would not increase the overall permitted annual tonnage, i.e. no intensification to the permitted rate of extraction is proposed.
41. The proposed southern extension would release an additional 0.5Mt of blockstone, with an estimated resource life of 21 years. In addition it would also release approximately 2.25Mt of building/walling stone and Lower Lincolnshire Limestone aggregate, with an estimated resource life of 15 years. Although blockstone resources have been exhausted the remaining building/walling stone and lower Lincolnshire Limestone reserves in the

existing quarry have a resource life of circa 18 years, with a total estimated yield of 2.75Mt. The resource life of Area A (1.5Mt) is estimated at 10 years, these areas are proposed to be worked in conjunction with blockstone extraction in the southern extension, aggregate extraction in the proposed southern extension would commence thereafter. The resource life of Area B (1.25Mt) is estimated at 8 to 9 years, it is proposed to work this area after completion of operations in the southern extension. The remaining permitted unworked Areas A and B are shown in Plan/Drawing ref. no. CLIPSHAM1901 Drawing 11 (Remaining Mineral Resource Areas in Existing Quarry) dated March 2019, refer Appendix 1.

Stone Working Facility

42. The blockstone is currently extracted and taken off site for processing into a finished product with stone off-cuts transported to a dedicated disposal facility. The establishment of a stone working facility would enable the stone to be processed on-site reducing HGV movements and allowing for the offcuts to be used in the quarries restoration works. The stone working facility would be sited within the existing (permitted) quarry void to be operated ancillary to the continued blockstone extraction and processing operations, as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 10 (Proposed Location of Factory Building) dated March 2019, refer Appendix 1. The stone working facility would be a temporary development tied to the life of the mineral operations at Clipsham Quarry and would process stone extracted from the site.
43. Processes undertaken at the facility would include the movement of stone to the facility (from the extraction area on site) for storage prior to transfer to the adjacent cutting/saw shed for processing. Once cut, the finished stone will be stored prior to export from the site. It is estimated that the stone working facility could potentially create up to 40 additional employment positions. Initially there would be a need for 10 staff, potentially increasing (over 10 years) to around 40 staff. The stone working facility will only process blockstone extracted from Clipsham quarry (i.e. stone will not be imported to the site for cutting from other quarries).
44. The development would comprise: a single-storey, portal framed and steel clad stone working facility (measuring 73 m x 41m and to a height of 15m); and a welfare building adjoining the stone working facility on the south-western side (measuring 13m x 9m and to a height of 5m). The total footprint of the facility would therefore measure approximately (3,110m² or approximately 0.31ha). Car parking facilities are proposed to be located adjacent to the main factory building. For economic reasons, it is proposed to develop the building in a series of three phases to be completed in 2-year periods with the full layout completed after 4 to 5 years. Elevations and development phases of the proposed facility are as shown on Plan/Drawing ref. nos. CN-1001-P1-01, CN-1001-P2-01 & CN-1001-P3-01 (Proposed New Saw Shed, Phase 1 - 3 Elevations and Doors, Drawings) and CN-1001-P3-02 (Phase 3 Isometric View Drawing) dated February 2019, refer Appendix 1
45. The development of the stone working facility would minimise transport distance (i.e. from the location where it is extracted to the location where it is processed into a finished product) and HGV movements. Stone off-cuts would also be able to be used as fill in the quarry's restoration works removing the need to transport these for disposal elsewhere. The proposal would maintain existing employment with up to 40 additional jobs created at the proposed stone working facility, benefiting the local economy.

Restoration

46. Restoration of the site offers opportunities for creating new habitats that may provide longer-term benefits for nature conservation and wildlife; acting to support and extend the initial restoration works in the existing quarry to the north and complements the SSSI. Progressive restoration of the site will create a landform that marries in with the surrounding landscape, provide significant biodiversity and ecological benefits, improve the agricultural restoration, and provide for the long-term stabilisation and safety of the quarry faces.

47. It should be noted that inert waste imported will be used as fill in restoration works; it will not be processed and sold as recycled aggregate.

The NPPF and Development Plan

National Policy and Guidance

48. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is also supported by the National Planning Practice Guidance (NPPG) which contains more detailed practice guidance on various land use planning matters, including the impacts of mineral extraction (e.g. dust, noise, landscape impact, etc.). The NPPF establishes a presumption in favour of sustainable development. For decision making, proposals for development that accord with the development plan shall be approved without delay. With regard to facilitating the sustainable use of minerals it is recognised at paragraph 203 of the NPPF that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. It also recognises that minerals are a finite resource, can only be worked where they are found and that best use needs to be made of them to secure their long-term conservation.
49. When determining planning applications, the NPPF requires Mineral Planning Authorities (MPAs) to give great weight to the benefits of mineral extraction, including to the economy (paragraph 205). The NPPF also references building stone with respect to supporting the repair of heritage assets. As well as the policies relating to minerals extraction the NPPF also requires the determining authority to take into consideration the desirability of preserving and enhancing the significance of heritage assets, and making a positive contribution towards local character and distinctiveness. This proposal would help make a significant contribution towards these objectives through the provision of a significant amount of Clipsham Stone. Overall the NPPF provides strong support for the principle of mineral extraction of the nature proposed in this planning application, subject to the mitigation of potentially adverse impacts. Whilst it is acknowledged that the proposal is not solely for small-scale extraction of building stone, the extraction of Clipsham stone is made economically viable through the extraction of building/walling stone and Lower Lincolnshire Limestone (for aggregate use).

Rutland Core Strategy DPD (2011)

50. Policy CS4 – The Location of Development limits development in the countryside to that which has an essential need to be located in the countryside and supports the rural economy. The proposed stone working facility would form an ancillary operation to the mineral operations at Clipsham Quarry and be temporary in nature, tied to the life of the extractive operations. Off-cuts from the stone cutting facility would be used in restoration of the quarry, minimising waste. The proposal would maintain existing employment with up to 40 additional jobs created at the proposed stone working facility, benefiting the local economy.
51. Policy CS16 – The Rural Economy sets out the strategy for the rural economy and supports the mineral industry as set out in the Minerals Core Strategy & Development Control Policies DPD (2010), addressed below.
52. Policy CS19 – Promoting Good Design requires all new developments to meet high standards of design. The proposal is for the extraction of blockstone, used locally and wider to contribute towards local distinctiveness and restoration of heritage assets. The proposed stone working facility would be sited within the existing quarry void, set down from natural ground level with the existing quarry walls and bunding providing for a buffer, and be housed within a factory building. Views of the site are limited. Off-cuts from the stone cutting facility would be used in restoration of the quarry, minimising waste.
53. Potential impacts on visual amenity, landscape, natural environment, historic environment and recreation are addressed further under the Potential Adverse Impacts section to avoid repetition.

54. The proposal is in general compliance with the Rutland Core Strategy.

Rutland Site Allocations and Policies DPD (2014)

55. Policy SP7 – Non-Residential Development in the Countryside states that sustainable development in the countryside will be supported where it is a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside, provided that the development cannot reasonably be accommodated within a built area, the amount of new build is kept to a minimum and the development would not adversely affect its surroundings or generate an unacceptable increase in traffic movements. The stone working facility is proposed to be located within the existing quarry void and is appropriate to the countryside, being a temporary ancillary operation to an existing mineral extraction operation. The proposed location would mean that the facility would not be visible outside of Clipsham quarry, and would not present adverse impacts to the surrounds. The quarry would continue to operate within the existing permitted production rate of 175,000tpa, as such HGV movements associated with extractive operations would not increase beyond that currently permitted. There would be an increase in passenger vehicles associated with staff employed within the stone working facility, however this is not severe.
56. Policy SP15 – Design and Amenity requires all new developments to meet the requirements for good design set out in the Core Strategy (addressed above). In addition to the matters discussed under Policy CS19, it should be noted that the proposed developments siting and layout would reflect the characteristics of the site in terms of its appearance and function (being an operational quarry), is of low density and has a scale, form, massing and height appropriate to the local context with the stone working facility sited within the existing quarry void, set down from natural ground level with the existing quarry walls and bunding providing screening. Views of the site are limited. The proposed facility would also include low-level sensor activated external lighting for security purposes. Access would be as per current arrangements with adequate parking located next to the stone working facility.
57. Policy SP17 – Outdoor Lighting requires developments to not have unacceptable adverse effects on the environment, character and amenity of an area. Proposed outdoor lighting associated with the development is minimal, including low-level sensor-activated external lighting on the stone working facility and adjacent car park. Lighting used on plant and machinery is energy efficient LEDs. No flood lighting is used in existing permitted operations, with operations at the southern extension proposed to continue as per current. Temporary lighting may be required during construction works (of the stone working facility) and will be deployed in accordance with permitted hours of operation (typically used at dawn and dusk), dependent on natural light levels and weather. Temporary lighting will be directed at the working area and will be designed and installed so as to avoid impacting on residential receptors and wildlife.
58. Potential impacts on biodiversity & geodiversity, historic environment, landscape and transport are addressed further under the Potential Adverse Impacts section to avoid repetition.
59. The proposal is in general compliance with the Rutland Site Allocations and Policies DPD.

Rutland Minerals Core Strategy and Development Control Policies DPD (2010)

60. MCS Policy 2 – The Supply of Minerals in Rutland, requires the MPA to: make provision for the production of limestone aggregate; allow proposals for the supply of local sources of building and roofing stone where necessary for conservation purposes and maintaining the local distinctiveness of the built environment within Rutland; and allow proposals for minerals development where they will not cause unacceptable harm to the environment or communities. The proposal is for an extension to an existing operation including development of a stone working facility, establishing the primary purpose of the operation as the extraction and processing of blockstone (25,000tpa), albeit set against the extraction of building/walling stone and Lower Lincolnshire Limestone (for aggregate use)

to ensure economic viability. Blockstone is used for the maintenance and restoration of historic buildings and in new build projects in conservation and sensitive areas or other areas to reflect local distinctiveness. The proposal benefits from being an extension to an existing site and so the viability of the resource is proven. The proposal includes cessation of blasting operations at the site, with blockstone being extracted using a stone/block cutting machine (dry cut) to ensure that the maximum amount of blockstone can be recovered along with building and walling stone. The development of the stone working facility would also reduce HGV movements. The Applicant has provided sufficient information to determine that the proposal will not cause unacceptable harm to the environment or communities. The proposal also has sustainability benefits that comply with MCS Policy 1 and the general sustainable development principles of the NPPF.

61. MCS Policy 3 – General Locational Criteria requires minerals development to be located within the Areas for Future Mineral Extraction, in addition proposals should be for an extension to an existing extraction site or is a small quarry for building or roofing stone. The proposed area is located within the Area for Future Mineral Extraction for Limestone Primarily for Aggregate Purposes and forms an extension to an existing extraction site.
62. MCS Policy 5 – Extension to Aggregate Sites requires proposals for extensions to existing aggregate extraction sites to meet a proven need and be in compliance with other Local Plan policies. Wherever possible, extensions to existing aggregate extraction sites should incorporate proposals for the recovery of building stone. The proposal forms an extension to an existing extraction site, with the proposals primary purpose being for the extraction of blockstone (approximately 0.5Mt of blockstone, with an estimated resource life of 21 years). Blockstone reserves have been exhausted within the currently permitted area; a landbank is not identified for building stone. A landbank of at least 10 years should be maintained for crushed rock (aggregate). The most recent survey of mineral operators indicates that Rutland has an adequate existing landbank of limestone as aggregate estimated at 42 years as of 2018 - based on the provision rate of 0.19 million tonnes per annum (Mtpa) as set out in the Local Plan Review Draft 2017 and Local Aggregate Assessment 2018. Based on the adopted Minerals Core Strategy (2010) apportionment rate of 0.30Mtpa the landbank reduces to 27 years. There is approximately 2.75Mt of aggregate remaining within the current permitted area, giving a resource life of 18 years. The proposal would release approximately 2.25Mt of building/walling stone and Lower Lincolnshire Limestone (for aggregate use), with an estimated resource life of 15 years.
63. MCS Policy 6 – Building and Roofing Stone requires that proposals for the extraction of building and roofing stone extraction be of a small scale (usually no more than 5,000tpa output) and that the material would be used in the restoration of heritage assets and/or for the enhancement of local character and distinctiveness. Blockstone reserves have been exhausted within the current permitted area; the proposed southern extension would release an additional 0.5Mt of blockstone, with an estimated resource life of 21 years (approximately 25,000tpa). The proposal does not seek to increase the currently permitted production rate. Blockstone provide suitable building material for use in new buildings in conservation areas or for the enhancement of local character and distinctiveness of the built environment of Rutland and wider – this premise is demonstrated by the current operations. As noted previously, the proposals primary purpose is for the extraction of blockstone.
64. MCS Policy 12 – Restoration & MDC Policy 12 – Restoration and Aftercare requires that the restoration of mineral workings enhance and complement the natural and historic environment in keeping with the local area, including its landscape character and with due regard to the setting of historic assets, and is capable of sustaining an appropriate after-use. The MPA's primary objective is to achieve after-uses that enhance or add to biodiversity and geological conservation interests. Restoration should be carried out at the earliest opportunity and where appropriate, progressive restoration will be required. The site would be progressively restored to predominantly agricultural use, reflecting the pre-extraction landscape (including land levels) and will include a small pond (replacement of existing pond that would be lost) and calcareous grassland (including translocation of

existing area). The proposed restoration would act to support and extend the initial restoration works in the existing quarry to the north and complement the SSSI. The proposed restoration outcome would not attract significant number of migrating birds or cause an aviation safety hazard. Permanent diversion of the PRoW, along the current temporary diversion, is also proposed. Development of the stone working facility would delay restoration of the existing quarry (being sited within the existing quarry), however this facility would be temporary in nature being operated ancillary to, and tied to the life of, Clipsham quarry extractive operations.

65. Note that Development Plan policies addressing potentially adverse impacts are addressed under the Potential Adverse Impacts section to avoid repetition.
66. The proposal is in general compliance with the Rutland Minerals Core Strategy & Development Control Policies DPD.

Local Plan Review Consultation Draft 2020

67. The Draft Plan identifies Limestone for Aggregates and Building Stone Area of Search (LABS AoS) and supports the small-scale extraction of non-aggregate minerals for building/roofing stone in rural areas where linked to historic environment conservation outcomes or maintaining the local distinctiveness of the built environment within Rutland, however removes the reference to the 5,000tpa output limit. Whilst the extraction of blockstone is of a small-scale, the total extraction including limestone aggregate is not, however the extraction of limestone aggregate is necessary to enable economic viability of the blockstone. The Draft Plan also supports operations that maximise the recovery of the reserve whilst minimising waste. The Draft Plan requires proposals for the extraction of minerals to support conservation of the historic environment or maintaining local distinctiveness to demonstrate that this is the main purpose of the proposal. The proposal is located within the LABS AoS and is for the extraction of blockstone, which is linked to historic environment conservation outcomes and maintaining the local distinctiveness. The proposed method includes blockstone being extracted using a stone/block cutting machine (dry cut) to ensure that the maximum amount of blockstone can be recovered along with building and walling stone. In addition the development of the stone working facility will allow for the offcuts to be used in the quarries restoration works. The proposal is in general compliance with the emerging Local Plan, however it should be noted that the document is not an adopted plan and so carries a reduced weight.

Conclusion

68. Overall the principle of the proposed development complies with and is supported by the sustainable development, heritage and mineral working policies in the NPPF and the Rutland Core Strategy, Site Allocations and Policies and Minerals Core Strategy & Development Control Policies DPDs.

Consideration of Reasonable Alternatives

69. Alternatives considered through the EIA included alternative materials and sources of Clipsham Stone as well as alternative proposals to the southern extension. Potential use of substitutes was considered, such as reconstituted material, brick or concrete, however such materials may not be appropriate in conservation areas and other sensitive locations. Importation of stone (from China and India) is considered to present sustainability issues and may not fulfill the specific characteristics required for particular applications or areas. A review of local sources identified only two quarries supplying Clipsham Stone; the existing Clipsham quarry and the Applicants Clipsham Medwells Quarry located in Lincolnshire (1km north-east of Clipsham quarry). Characteristics of building stone vary considerably from one location to another with suitability for use as building stone tending to be highly localised. The stone sourced from Clipsham quarry is quite distinctive. It is noted that the stone extracted from the Applicants Clipsham Medwells Quarry in Lincolnshire varies from that of Clipsham quarry in Rutland, with the resources from within Rutland preferred for major historical projects owing to its distinctive character and high quality. Viable deposits of Clipsham Stone displaying the character

and quality of that sourced from Clipsham quarry are considered to be limited with alternatives not available. Alternatives to the southern extension considered included increasing production from the Applicants other Clipsham Stone quarry in Lincolnshire, however, as noted above the building stone reserves at this location exhibit different properties and may not be suitable for application on major historical projects. The potential to open a new quarry was also investigated, with the outcome indicating that the potential resource within the vicinity of Clipsham quarry very tightly defined and limited in extent with no options for building stone available to the north, east or west of the existing quarry area. Extensions to existing minerals extraction sites is also preferred over new site with respect to national and local planning policy.

70. The alternative to the proposed development of the stone working facility would be to continue as per the current arrangements with stone transported off site for processing and off-cuts then transported again for disposal. The potential for reduction in HGV movements associated with this arrangement and generation of employment within a rural area, on balance, forms the preferred option.
71. The Applicant has assessed the available alternatives, with the preferred option being the southern extension and development of the stone working facility. Whilst there may be some minor environmental and amenity impacts as a result of this option, those impacts would be able to be minimised to acceptable levels and accord with national and local planning policy. The proposed development presents beneficial outcomes such as avoiding increased HGV movements associated with processing of stone and employment.

Potential Adverse Impacts

72. The application is subject to an EIA. All of the Environmental Information submitted by the Applicant, consultees and in representations has been taken into account in the assessment of this application.
73. National planning policies and guidance and the Rutland Minerals Core Strategy & Development Control Policies DPD (2010) require that the environmental impacts of mineral extraction are adequately addressed and mitigated. In particular MDC Policy 1 – Impacts of Mineral Development of the Minerals Core Strategy requires proposals for minerals development to demonstrate that the impact on communities and the environment can be controlled within acceptable levels, with consideration given to the following matters:
 - impacts on adjoining land uses and users and those in close proximity to the minerals development from noise, dust, fumes, vibration, illumination and from traffic generated by the development;
 - impacts on floodplains, groundwater, surface water, drainage, watercourses and water bodies;
 - impacts on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness;
 - impacts on the natural environment, biodiversity and geological conservation interests;
 - impacts on historic landscapes, areas, sites or structures of architectural and historic interest and their settings, and sites of existing or potential archaeological interest or their settings;
 - impacts on tourism and the local economy;
 - impacts on public open space, the rights of way network, and outdoor recreational facilities;
 - impacts on the use, quality and integrity of land and soil resources (including land stability);

- any increase in the risks of birds striking aircraft;
- any increase in pollution and CO2 emissions;
- cumulative impacts arising from the interactions between mineral developments, and between mineral and other forms of development; and
- any other matter relevant to the planning application.

Adjoining Land Uses and Users

74. The proposed quarry extension is immediately to the south of the existing workings. Agricultural land lies to the south beyond the proposed extension area. Land use in the wider area is mainly arable with occasional blocks of woodland. The proposed southern extension site is separated from the existing quarry by existing hedgerows along the northern boundary. The proposed southern extension lies approximately 1.2km to the south of Clipsham village and 1.5km north-west of Pickworth village. Pickworth Great Wood SSSI abuts the eastern boundary of the proposed extension area. Adjacent to the western boundary is Big Pits Wood and to the south west of the proposal lies Big Pits Quarry, another old limestone quarry, which is at present dormant. Bidwell Lane lies 300m from the proposals western boundary, with Bidwell Farm located on the western side of Bidwell Lane approximately 760m from the proposals north western boundary (north west of the existing quarry site). The Council approved a notification for Prior Approval for the conversion of a barn to two residential dwellings at Bidwells Farm (2016/0991/PAD), in addition a planning application for the erection for four dwellings to the east of Bidwell Lane, Main Street junction (2018/1078/FUL) was submitted to the Council on 17/10/18 but was subsequently withdrawn on 28/12/18. A subsequent application in 2019 for three dwellings was refused in December 2019. A single adopted PRoW (Bridleway E135) crosses Clipsham Quarry, in a generally north-south direction, straddling both the existing Clipsham Quarry and the proposed southern extension area. The proposed southern extension and stone working facility are well separated from existing receptors and would not bring operations closer, as such does not present unacceptable adverse impacts on residential and sensitive land-uses.

Dust and Noise

75. The Applicant submitted Noise and Dust Assessments as part of the EIA that considered impacts on sensitive residential properties in the vicinity of the site (including the conversion of a barn to two dwellings at Bidwell Farm, Bidwell Lane), extending to potential receptors in Clipsham. Consideration was also given to sensitive residential properties to the south-east of the site. Clipsham is located approximately 1.2km from the southern extension area and approximately 1km the stone working facility. Clipsham is well separated from the proposed development by agricultural land as well as New Quarry and White's Plantations, significantly reducing the potential for adverse impacts. This is reflected by the Institute of Air Quality Management (IAQM) 2016 Guidance on the Assessment of Mineral Dust Impacts for Planning, which advises that beyond 400m adverse dust impacts from hard rock quarries are uncommon. Pickworth is located approximately 1.5km from the southern extension area and over 2km from the stone working facility. The intervening woodland belt and prevailing wind directions mean that the likelihood is that there is no risk of potential impacts from noise or dust for properties to the south-east of the site (including Pickworth). The nearest sensitive receptor, aside from residential properties, is the Clipsham Old Quarry and Pickworth Great Wood SSSI. Quarrying operations have taken place at Clipsham Quarry for many years, predating planning control, without causing impact upon the ecological interest of the area and has (through restoration) significantly added to the geological and geomorphological interest. A scheme for protection of habitat features within Clipsham Old Quarry and Pickworth Great Wood SSSI has been implemented under the extant permission and will continue to apply.
76. The stone working facility would operate the same hours as the consented (and proposed) mineral extraction operations. The proposed operations would remove the need to carry

out blasting operations at the site, with blockstone being extracted using a stone/block cutting machine (dry cut). The proposed stone working facility would be sited within the existing quarry void, set down (5m) from natural ground level within the existing quarry void and with screening bunds (forming a 3m high barrier along the northern site perimeter), in addition the facility would be enclosed being housed within a factory building. This facility would form an ancillary operation to the extractive operations and so its life would be tied to that of the blockstone extraction. Following cessation of the extractive operations, the stone working facility would be disassembled and the site restored.

77. RCC Environmental Health object to the proposal on the grounds of the insufficient supporting information within the ES to identify, control and monitor the impacts of noise and dust arising from vehicle movements, extractive operations and the proposed stone working facility impacting on sensitive receptors, including the SSSI. It was suggested that a noise assessment for the stone cutting facility should be undertaken in accordance with BS4142:2014 methods for rating and assessing industrial and commercial sound (not the minerals noise guidance and of BS 5228 for Construction and Open Site Noise) for the nearby sensitive receptors. In-quarry stone processing sites are acknowledged to form part of mineral working and processing operations. National guidance on mineral working and processing therefore is taken to apply to mineral working and related similar processes such as the proposed stone working facility. In addition BS 5228 states that, pertaining to surface mineral extraction sites, operations are to a large extent carried out entirely in the open – this acknowledges that some operations are undertaken in an enclosed environment e.g. stone being processed at an in-quarry facility.
78. Objections were received from Clipsham Parish Council and individuals from the local community regarding potential adverse impacts associated with dust and noise arising from vehicle movements, extractive operations and the proposed stone working facility.
79. Noise monitoring and suppression measures are set out in the Supporting Statement in Respect of Noise and Dust for a Planning Application by Stamford Stone Company Limited at Clipsham Quarry Rutland, Appendix 1 - Environmental Scheme to Identify, Control and Monitor the Impact of Dust and Air Quality and the Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (October 2019), Appendix B – Noise Assessment. With reference to the stone working facility the layout & plant location (within the existing quarry void – set down by 5m below existing ground levels), enclosure of the stone cutting plant, screening bunds (forming a 3m high barrier along the northern site perimeter) and hours of operation (to remain as per current) will have a significant effect on the level of noise emissions and impact on sensitive receptors. The proposed working method also involves cessation of blasting. The proposed operations do not bring operations closer to existing receptors (than the current extraction area – approximately 400m from the nearest receptor). Traffic movements on Bidwell Lane and Holywell Road to and from Clipsham Quarry would be at similar levels to existing site traffic movements, with no quarry HGV traffic travelling through Clipsham Village¹.
80. Noise limits under the current permission, and that would continue to apply, are for 45dB (A) LAeq, 1 hour (h) (free field). National guidance requires appropriate noise standards and limits (for mineral operators) to be established through a planning condition at the noise-sensitive property that does not exceed the background noise level (LA90,1h) by more than 10dB(A) during normal working hours (0700-1900). Where it will be difficult not to exceed the background level by more than 10dB(A) without imposing unreasonable burdens on the mineral operator, the limit set should be as near that level as practicable. In any event, the total noise from the operations should not exceed 55dB(A) LAeq, 1h (free field). During certain periods, noise levels may be generated that exceed the permissible noise limits. A temporary relaxation of the limits to accommodate such

¹ A new Section 106 agreement is to be entered into between the operator and the County Council in order to secure a routing agreement and specify site access points.

occurrences is proposed, which shall be limited to 8 weeks in any 52 week period, the noise limit applicable during such period is of up to 70dB (A) LAeq, 1h (free field). Note that this does not alter permitted hours of operation. The sites current permitted noise limit falls below that of national guidance and is therefore acceptable, RCC Environmental Health stated that the current conditions relating to noise and vehicle movements are acceptable.

81. The Noise Assessment concluded that calculated overall 'reasonable worst case' site noise levels for site operations during daytime periods are at or below the suggested site noise limits at the nearest receiver locations considered.
82. The existing quarry operates in accordance with an Environmental Permit, as part of the permit a weather station has recently been installed at the quarry. The proposed stone working facility is to be sited within the existing quarry void, with all cutting processes to take place within the factory building. The potential for the proposed facility to generate dust issues in excess of the existing permitted operations is very low. As previously noted the proposed operations do not bring operations closer to existing receptors, which are more than 400m from location of the proposed stone working facility. Given the proximity to receptors a full dust impact assessment was not required (in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Mineral Dust Impacts for Planning', 2016).
83. Dust monitoring and suppression measures are set out in the Supporting Statement in Respect of Noise and Dust for a Planning Application by Stamford Stone Company Limited at Clipsham Quarry Rutland, Appendix 1 - Environmental Scheme to Identify, Control and Monitor the Impact of Dust and Air Quality and the Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (October 2019).
84. RCC Environmental Health recommended submission of detailed dust and noise management plans and installation of remote monitoring stations to enable real time monitoring of dust and noise. Although this may be possible for dust it is not practical to have permanent monitoring for noise, in addition the measures set out in the ES are adequate. It is recommended that a suitable planning condition be included to establish complaints procedures and require noise monitoring to be undertaken if noise complaints are received and not resolved.
85. The control measures currently implemented and as proposed in the ES would ensure that any residual impact is adequately mitigated. A more comprehensive monitoring strategy, including procedures to be followed in the event of any complaints is necessary. The monitoring strategy would be implemented in accordance with the measures detailed in the sites ES (Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (October 2019), Appendix C – Environmental Scheme to Identify, Control and Monitor the Impact of Dust and Air Quality from the Site).

Traffic and Access

86. The proposed extension of operations would mean that there would be a continuation of HGV movements associated with the site. The extant permission (2006/0306/FUL, Condition 6) states that the mineral output from the site shall be limited to no more than 175,000tpa. The proposal does not seek to increase the output, however as the site currently operates below the permitted rate there would be an increase in current actual output levels and HGV movements associated with aggregate production, but still within the permitted production rate. Restoration materials are proposed to be imported only on a back haul basis, estimated to commence Year 12/13 (circa 2032/33); and so would not increase movements.
87. The majority of HGV movements occur during the week (Monday to Friday), with occasional limited movements Saturday mornings. It is not proposed to extend traffic movements beyond the current operating hours for the quarry: 07.00 – 18.00 Monday to

Friday, 07.00 – 13.00 Saturday, and no working on Sundays, Bank or National Holidays. Existing operating hours will continue to apply with the operating hour restrictions also applied to the stone working facility.

88. There would be an increase in passenger vehicles associated with the stone working facility, i.e. staff entering and exiting (initially approximately 10 staff resulting in 20 movements per day, potentially increasing over 10 years up to 40 staff resulting in up to 80 movements per day).
89. Quarry generated traffic would continue as per the current arrangements with a new Section 106 agreement to be entered into between the operator and the County Council in order to control access use and traffic routeing, i.e. commercial vehicles routed to the west of Clipsham to enter and exit the site via Bidwell Lane, commercial vehicles routed to the east of Clipsham to enter and exit the site via Holywell Road, and commercial vehicles used solely for the private purpose of carrying a driver with or without passengers (including vehicles taking persons directly employed at the existing quarry or quarry extension and ancillary activities to or from their place of work) shall enter and exit the site via Bidwell Lane. The highway improvement works required under the extant permission (improvements to the Bidwell Lane junction and a series of upgrades along the lane, including passing places) have been implemented.
90. The Applicant submitted a Transport Statement as part of the Reg 25 RFI that included a traffic survey. The Transport Statement concluded that:
 - total HGV trips would remain within the existing limits,
 - existing routeing agreements would remain,
 - local roads are not busy,
 - the quarry makes up a small proportion of both total traffic on Stretton Road and total HGVs,
 - total trips within the network AM and PM peak hours are also small, and
 - there are no patterns of collisions that warrant mitigation at the current time.
91. Highways England and RCC Highways & Transport do not object to the proposal. RCC Environmental Health raised concerns regarding previous (unconfirmed) out of permitted hours vehicle movements and potential for contamination through import of contaminated waste. RCC Environmental Health recommended installation of CCTV system for monitoring purposes and stated that the current conditions relating to noise and vehicle movements are acceptable.
92. Objections were received from Clipsham & Stretton Parish Councils and individuals from the local community regarding the number of vehicle movements (including potential increase related to import of stone from other sites for processing at the stone cutting facility and importation of inert waste for use in restoration works), capacity of transport infrastructure to accommodate transport associated with the proposed development, out of permitted hours movements, perceived safety risks associated with HGV & plant movements and deposition of mud & aggregate on roads. Installation of CCTV system for monitoring purposes was also requested. The increase from previous actual movements up to that set out in the proposal (associated with the extractive operations) is within the currently permitted extraction rate (175,000tpa), upon which the previous routing agreement and highway improvement works were assessed and determined. No stone is to be imported from other sites for processing at the stone cutting facility in addition importation of inert waste for restoration purposes will be achieved through backhauling²,

² Note backhauling refers to when a HGV, after having delivered the aggregate/stone product to its market destination, then travels to a different site to collect inert waste to be hauled back to the mineral extraction site for use as fill in that sites restoration works (instead of returning empty and so requiring another vehicle to deliver inert waste to the site).

as such there would be no increase in movements relating to these matters. The permitted hours of operation will not change. Whilst it is accepted that there will be an increase in passenger vehicles related to staff employed at the stone working facility, the scale and nature is not severe. The existing permission requires all vehicles exporting mineral from or importing waste to the site to be sheeted and that all vehicles entering the public highway to have wheels and chassis cleaned.

93. It is concluded that the proposal would not have a material impact on the safety or operation of the local road network; potential traffic impacts are not severe. Subject to the current conditions regarding permitted hours of operation, transport movements and routing agreement continuing to apply, and a suitable planning condition requiring the installation of CCTV to monitor vehicle movements, the development can be safely managed.

Water Resources and Flood Risk

94. The Applicant submitted a Water Environment Assessment as part of the EIA in order to assess the proposals potential for impact on water resources and any impact on flood risk. The site is at a low risk of flooding from fluvial, pluvial and groundwater sources and there is a low risk of flooding due to the increase in development runoff. The site lies within a Source Protection Zone (2 - outer catchment and 3 - total catchment) for an unknown borehole, located some 2-3km south-west of the site, and overlays areas identified as aquifer bedrock - secondary (b) with a principal aquifer to the north and adjoining an area identified as superficial drift - secondary (undifferentiated) to the east. Groundwater vulnerability mapping indicates that there is an area identified as major aquifer - high along the northern border of the site and minor aquifer - low to the east. Historical data indicates that the limestone to the west and beneath the site is largely dry, with the watertable becoming elevated further east (beneath Pickworth Great Wood). The site is located at sufficiently high elevation that it is not expected that the proposed extension to the quarry will encounter the watertable – i.e. it is expected that dry working will be maintained as per the permitted operations. The site is not located within flood zone 2 or 3, with local topography being such that there is no significant surface runoff into the site from surrounding land. The only likely ingress of water into the site would be due to intense rainfall. Rainfall within the current site is known to infiltrate into the bedrock comprising fractured limestone. There are no significant ongoing problems with water accumulation within the current site. Similar conditions are expected within the extension area. The proposed extension does not pose any significant risks on the Pickworth Great Wood SSSI with regards to groundwater; this is because Pickworth Great Wood is not considered likely to be groundwater-supported based on the inferred depth of the watertable beneath the area. No other significant sites of environmental sensitivity are known in the vicinity of the site. Neither the Environment Agency nor Natural England object to the proposal. The Environment Agency noted that if there is a need for dewatering an abstraction license will be required.
95. The Water Environment Assessment concluded that the proposed extension area is not sensitive in terms of its hydrology or hydrogeology.
96. Adequate water supply and storage will be available for use in dust suppression. As per the existing operations, an on-site bowser will be used for dust suppression; water supply on site is from a borehole (connecting to a storage tank). In addition water will be collected from the roof of the stone working facility and collected in tanks (as per the existing shed on the eastern side of the site). A septic tank will be installed at the stone working facility for the management of foul waste-water. Potable water supply will continue as per the current operations - bore and rain water (collected into storage tanks).
97. The proposed development is acceptable in terms of flood risk and surface water drainage. The residual flood risk for the development can be safely managed as set out in the NPPF, subject to suitable planning conditions to agree detailed drainage and SUDS infrastructure with the Lead Local Flood Authority.

Landscape and Visual Impact

98. The Applicant submitted a Landscape and Visual Impact Assessment (LVIA) (including a desk-based study and field survey) as part of the EIA considering the likely landscape and visual effects of the proposed development. The potential impacts on the landscape setting of the quarry and proposed extension area stem predominantly from mineral extraction on what are currently agricultural fields. Overall the site is well contained, due to topography and frequent blocks of woodland, and although views of the site are possible over short - mid distances and for transient users of the PRow, the site is not considered to be visible at long distances. The erection of screening mounds will soften the visual impact of mineral extraction but will impact on the topography and landscape, in addition existing hedgerows along the northern boundary and wooded areas (to the east and west) limit views of the site. Progressive restoration of the site will also reduce landscape character impacts. The proposed stone working facility building is to be set within the existing quarry at a much lower level than the properties. The assessment concluded that whilst the proposals will result in some temporary disturbance to landscape character and views for visual receptors in the vicinity of the site, the development is not out of character for the local context and effects would be temporary for the life of the quarry. Restoration proposals are appropriate for the local context and would result in no long-term adverse effects for landscape and visual receptors.
99. Lighting associated with the southern extension will be minimal (as per current operations) and will not involve flood lighting; plant and machinery use energy efficient LED lighting. It is proposed to have low-level sensor-activated external lighting on the stone working facility and adjacent car park. During construction works at the stone working facility there may be a requirement to use temporary lighting. Temporary lighting will be directed at the working area, deployed during permitted hours of operation (typically used at dawn and dusk – dependent on natural lighting levels and weather conditions) and would not present adverse effects on residential receptors or local wildlife. The impact of the proposed development in relation to lighting is negligible.
100. Objections received from individuals from the local community regarding landscape and visual impacts were made in reference to users of footpaths (views of the site are addressed above) and the bridleway (addressed under the PRow section below).

Natural Environment, Biodiversity and Geological Conservation

101. The Applicant submitted an Ecological Assessment as part of the EIA that includes surveys and records of the local area, including an extended Phase 1 habitat survey, and targeted species surveys to identify the presence/absence of any protected species that could potentially be impacted upon by the proposed development. A number of protected species surveys were carried out including for bats, GCN, reptiles and badgers.
102. LCC Ecology Unit noted that the bat survey identified no bat roosts on site. Bat foraging areas along the corridors on the site boundaries will not be directly impacted, therefore the proposal presents no significant impact on the local bat population, however any artificial lighting should be minimised. No GCN were found in the ponds (GCN Survey), including the on-site pond where GCN had previously been recorded. LCC Ecology Unit recommends that the pond be resurveyed for GCN prior to the commencement of any phase of the development within 500m of the pond. The badger survey found evidence of badgers throughout the site. LCC Ecology Unit recommends that an updated badger survey is undertaken prior to the commencement of each phase of the development (including a mitigation strategy relevant to the findings of the survey to be approved by the LPA). LCC Ecology Unit (on behalf of RCC) does not object to the proposal.
103. Objections were received from Clipsham Parish Council and Rutland Natural History Society (RNHS) regarding the lack of assessment regarding invertebrates; invertebrates were considered through the extended Phase 1 habitat survey. The RNHS also objected to the proposed development on the basis of inadequate information and assessment had been undertaken (citing a lack of surveys including bats), and that there would be disruption to the environment to the east and west of the proposed mineral extraction; this

is taken to refer to the Pickworth Great Wood SSSI (east) and the Big Pits Wood LWS (potential – LRWT) (150m west of the southern extension area). Regarding surveys it should be noted that an extended Phase 1 habitat survey and targeted species surveys (bats, GCN, reptiles and badgers) were carried out as part of the EIA, with results reported through the ES. In addition, the RNHS noted that the eastern boundary contains autumn gentian or felwort, *Gentianella amarella*, not mentioned in the survey report. Previous records for this species are recorded on the National Biodiversity Network within the wider area, however none are noted within the application area. Objections were received from RCC Environmental Health, Clipsham Parish Council, RNHS (as above) and individuals from the local community regarding potential adverse impacts on Pickworth Great Wood SSSI (primarily related to dust). The need for set-backs or buffers (for the SSSI) was also raised through objections received by an individual from the local community. There is a potential for dust from quarrying operations to impact on adjacent habitat areas, including Pickworth Great Wood and Clipsham Old Quarry SSSIs, however impacts are limited by the nature of operations (deep extraction and the stone working facility to be enclosed). The ES identified that there would be possible dust incursion and noise disturbance in the absence of dust and noise suppression strategies, with effects on the SSSIs being minor to moderate adverse on a local scale. However, the implementation of these strategies, and other mitigation measures detailed in the ES, would reduce the potential for such impacts to the extent that no residual effects are predicted (not significant). In addition the Quarry Development Maps show that the extraction area is to be set back from the SSSI along the eastern boundary by a minimum of 30 m. The assessment of potential impacts on LWS (excluding the pond habitat and calcareous grassland within the site), determined that there would be very limited (none) potential for adverse impacts on important ecological features. Natural England does not object to the proposal.

104. The species list indicated that the area of calcareous grassland would meet LWS criteria due to the assembles present and the presence of: squinancywort (*Asperula cynanchica*), listed on the local Rare Plant Register (no recent records); English eyebright (*Euphrasia officinalis*), rare in Leicestershire & Rutland and a National BAP species; and threadleaved water-crowfoot (*Ranunculus trichopyllus*) within the existing pond within the arable field, an uncommon species in Leicestershire and Rutland. Without mitigation measures such features would be impacted on by the proposed development and there would be a net-loss of species and habitats. There will be an unavoidable loss of a small area of scrub and the existing pond. A site visit (involving LCC Ecology Unit on behalf of RCC) was undertaken in August 2019 in preparation of the Reg 25 RFI. The site visit conformed that the area of calcareous grassland is of high local ecological value and as such should be retained as far as possible within the overall restoration process. The area meets LWS criteria and is therefore, by definition, of County Level Importance; as such loss of this grassland would only be accepted with adequate mitigation. LCC Ecology Unit consider that the principle of translocation of the species-rich grassland from the current location to a proposed location within the existing quarry, which has yet to be restored, is acceptable in principle and have recommended that detailed methodology for the grassland translocation be required to be submitted as a pre-commencement condition. In addition several other recommendations were made relating to the translocation methodology and restoration plan.
105. The Applicant has set out through the Reg 25 RFI that the calcareous grassland is to be translocated to a suitable receptor site within the existing quarry (methodology for translocation agreed with LCC Ecology Unit subject to suitable planning conditions) as show in Plan/Drawing ref. no. Drawing 1 of Appendix A – Ecology Response, Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 dated October 2019, refer Appendix 1). In addition marginal vegetation, mud and water will be translocated from the existing pond in order to ‘seed’ the new pond and enable the maintenance of the aquatic communities currently on site. Natural England noted that the proposal for mitigation and

translocation of the grassland would enable restoration of habitat linking to those within the SSSI providing an enhanced ecological network.

106. The north-east section of the extension area is in close proximity to Clipsham Old Quarry and Pickworth Great Wood SSSI and within 2km of Holywell Banks SSSI. Pickworth Great Wood SSSI is adjacent the site, in the absence of mitigation there is the potential for adverse impacts caused by dust and noise disturbance. The Applicant sets out mitigation measures and principles of ecological enhancements that would result from the restoration, landscaping and management of the proposed development. These include compensatory measures for the loss of habitat areas (including the existing pond), translocation of calcareous grassland and mitigation measures such as dust and noise suppression to reduce potentially adverse impacts on the SSSI to negligible levels. The restoration of the quarry offers opportunities for creating new habitats that may provide longer-term benefits for nature conservation and wildlife; in particular the creation of a new pond and a large area of calcareous grassland (3.7ha) (including translocation of the existing area). The proposed restoration will act to support and extend the initial restoration works in the existing quarry to the north and complement the SSSI. There are several sites identified on the Priority Habitat Inventory, Grassland - Lowland Calcareous Grassland and Good Quality Semi-improved Grassland (non-priority) scattered throughout the wider local area. The proposed restoration would help to enhance this fragmented habitat. It is concluded that through the implementation of the mitigation measures and enhancements proposed through restoration and landscaping schemes, the proposed development would have no residual effects on either the Clipsham Old Quarry or Pickworth Great Wood SSSI, and 'minor adverse' residual effects on the calcareous grassland and the existing pond habitats with compensatory measures / translocation of these features proposed.
107. As previously noted the restoration of the existing permitted quarry includes contouring of slopes within the quarry area with exposed limestone faces around the upper edges of the quarry, creating features of geological interest. The proposed development will not alter this outcome.

Restoration

108. It is proposed to restore the southern extension progressively to its existing levels through the importation of restoration materials as future phases are worked. This would involve importation and infill with inert material (circa 1.4 million m³). It is estimated that restoration of the site will be complete in Year 28. The Environment Agency noted that proposed restoration using inert waste would require an environmental permit.
109. The intention is to return the majority of the site back to its current use, being arable farmland. The small wooded area along the north boundary would be retained. The north-east section of the extension area is in close proximity to Clipsham Old Quarry and Pickworth Great Wood SSSI. Accordingly, the key aim of restoration in this section of the extension area is the creation of conditions that result in the successful development of calcareous grassland. Other elements incorporated into the restoration scheme include the creation of a small pond (though larger than the existing pond) supplemented with trees and scrub around its perimeter (located south-west of the small wooded area to be retained). It is also proposed to reinforce and strengthen hedgerow boundaries, which separate the existing quarry from the proposed southern extension. The proposed restoration is shown on Plan/Drawing ref. no. GPL/CQ/001 (Restoration Plan) dated February 2019. Natural England noted that the proposal for translocation of the grassland would enable restoration of habitat linking to those within the SSSI providing an enhanced ecological network.
110. Restoration proposals for the existing permitted quarry are largely as originally approved and include contouring of slopes within the quarry area with exposed limestone faces around the upper edges of the quarry. A drainage ditch will be created along the lower levels of the quarry and the majority of the area will be restored as calcareous grassland. However, it is now proposed that the Public Right of Way (PRoW) (Bridleway E135) will

be permanently diverted to lead around the eastern edge of the quarry as shown on Plan/Drawing ref. no. HPL/PROW/001 (Proposed PRoW Diversion) dated February 2019, refer Appendix 1. An application for the permanent diversion of the PRoW has been submitted, determination pending.

111. It should be noted that the completion of the existing quarry restoration scheme would be delayed by the introduction of the proposed stone working facility (to be sited within the existing quarry void), together with the sequencing of operations, processing and stocking operations associated with the proposed southern extension. The area of the site over which the stone working facility is proposed has not yet been restored, with quarrying activities just recently being completed in this area. The application area will be restored to calcareous grassland following the cessation of quarrying operations. It is proposed that an overall scheme of reclamation and after-use would be submitted for the written approval of the MPA within 10 years of the date of permission being granted. The scheme would contain sufficient details in regard to the timing, phasing and the measures to restore the existing quarry and southern extension area. The 10 year period would enable extraction activities in Area A to be completed, enabling areas within the existing quarry to be restored. The premise for the restoration scheme and expected outcomes has been established through the information submitted as part of the EIA, and would be subject to suitable planning conditions detailing specific restoration requirements.
112. Objections were received from Clipsham Parish Council, LRWT and RNHS regarding the proposed restoration outcomes and levels, lack of a detailed restoration scheme, lack of consideration of biodiversity network (including mapping), proposed method and experience regarding habitat translocation, proposed delay to restoration of the area to accommodate the stone working facility and that a biodiversity matrix was not applied to ensure delivery of a net gain in biodiversity. A detailed restoration scheme would be required through a planning condition, the premise for the restoration outcomes is detailed in the ES and any specific requirements can be set out through planning conditions (as noted above). The proposed restoration outcome is considered to present opportunities to increase habitat links and complement the SSSI, as noted by Natural England. Consideration of the local biodiversity context is set out through the ES. A biodiversity matrix was not applied, as it is not currently a practice required under the Local Plan or Government Policy, and application of a matrix would usually be associated with a site where the development is considered to be at risk of a net-loss of biodiversity. LCC Ecology Unit consider that, with implementation of the mitigation measures set out in the ES, the development is not at risk of a net loss of biodiversity.
113. As noted in the above section, LCC Ecology Unit consider that the principle of translocation is acceptable in principle and have recommended that a detailed translocation methodology be required to be submitted as a pre-commencement condition. LCC Ecology Unit have also, following discussions with the Applicant and a site visit, put forward several other recommendations relating to the translocation methodology and restoration plan addressing more technical matters such as ground preparation for the receptor site, requirement for NVC Surveys prior to its translocation and to monitor translocation, timing of translocation and requirements to be included in planning condition(s) regarding the restoration scheme. These recommendations adequately address concerns raised by other parties (outlined above).
114. LRWT also questioned the creation of one pond replacing multiple ponds; it can be confirmed that the proposal will remove one existing pond to be replaced by one larger pond. Other ponds referred to in the GCN Survey are not located within the application site boundaries – the pond located on-site is referred to as Pond 2 in the survey report. LRWT also recommended the use of a long lasting liner as opposed to a butyl liner.
115. In addition RCC Environmental Health and Clipsham Parish Council raised concerns regarding the potential for contamination resulting from importation of inert waste for use in restoration works. It should be noted that the importation of inert waste to site for use as fill in restoration works will require an environmental permit from the Environment Agency and be subject to controls including reporting and monitoring of waste received to site.

Installation of CCTV system for monitoring purposes was requested; this has been addressed under Traffic & Access with a suitable planning condition to be included to require the installation of CCTV to monitor vehicle movements.

Historic Environment

116. The Applicant submitted an assessment of the potential impact of the development on archaeology and cultural heritage assets as part of the EIA, this included a desk based assessment as well as a visual inspection of the site and with a practical field evaluation. The assessment indicates that the archaeological potential of the site is low. A programme of intermittent archaeological monitoring of soil stripping operations across each quarry phase prior to development in that particular phase would reduce the risk of harm to any potential, with archaeological investigation and recording to be undertaken for any such remains. The proposed extension will not cause an unacceptable impact on material assets and the cultural heritage. The proposed quarry extension is not located within the primary setting of any surrounding cultural heritage asset, and although there may be changes to long distance and/or obscured views in some circumstances no aspect of the proposed development would compromise the understanding or historic importance of any cultural heritage asset. Neither Historic England nor LCC Archaeology object to the proposal. LCC Archaeology noted that the development proposals include works likely to impact upon remains identified by the geophysical survey and recommended conditions to safeguard any important archaeological remains potentially present.

Tourism and the Local Economy

117. There is low potential for adverse impacts pertaining to tourism, such impacts would mainly related to users of the PRow bridleway or the SSSI, neither of which is a major tourism attraction. The proposed development does not impede use, or cause disturbance to users, of the bridleway or the SSSI. In addition visibility of the site is well contained due to topography and woodland, with those experiencing views of the site being most mostly transient PRow users.

118. A previous appeal decision (Inspectors Report Ref FPS/J2400/5/11, approving a temporary diversion to the route in 1992) “the route as diverted through the quarry and wood could offer an interesting and very different prospect to those out for recreation on horse or on foot and that they might welcome the change”.

119. Socio-economic considerations were assessed as part of the EIA, taking into account the NPPF, the local development plan and potential alternative sources. The extension is needed in order to sustain and maintain a viable mineral supply of Clipsham stone, an important mineral reserve, from Clipsham Quarry without intensification of the currently permitted production rate. The proposal would maintain existing employment with up to 40 additional jobs created at the proposed stone working facility, benefiting the local economy. The continuation of operations would also have flow-on effects for other related industries as well as local expenditure over an extended period. It is concluded that the need for the proposed development is justified and that proposal would provide for socio-economic benefits.

Recreational Opportunities

120. An application under Section 257 of the Town & Country Planning Act 1990 for a permanent diversion to PRow Bridleway E135 has been made to RCC.

121. The Bridleway crosses Clipsham Quarry, in a generally north-south direction, straddling both the existing Clipsham Quarry and the proposed southern extension area. As such, its usage is impractical until quarrying and restoration has been completed. It is proposed that the route be permanently diverted along the currently used route (being the previously approved Temporary Diversion Order in 1992 of Bridleway E135 – now expired). It was previously anticipated that the bridleway would be restored to its original line, albeit at a lower level, once quarrying operations ceased. The proposed southern extension would further delay the restoration of the bridleway on its original path. Advice received indicates

that there is a preference to establish a permanent route. This matter is subject to ongoing discussions and can be dealt with under separate legislation.

122. The diverted Bridleway passes through the existing quarry along the diverted route and south into the proposed extension area, running immediately alongside Pickworth Great Wood SSSI. The (original) legal route traverses through the centre of the southern extension area, which is currently in arable agricultural use. Cultivation of the cross-field route presents an inconvenience for the PRow users and means that the legal route is difficult to use for long periods of the year. As a result people currently use the (diverted) route along the headlands of the field adjacent to Pickworth Great Wood SSSI. As previously referenced, the Inspectors Report 1992 states that the diverted route through the existing quarry and wood up to the southern extension area may also offer an attractive and interesting view of past quarry workings and ecological features. The existing (diverted) route is well established and has been under continuous use for a number of years with no recorded incidents with respect to conflict between bridleway users and quarry traffic. Adequate safety signage exists and will be maintained. The proposed diversion to the bridleway meets the minimum British Horse Society (BHS) width (4m), and so is acceptable. The bridleway is currently maintained with no overhanging branches or overgrowth; maintenance will continue to be undertaken by the operators. The proposed routes proximity to the SSSI was noted by Natural England who stated that there might be a requirement for SSSI consent if any tree maintenance is involved.
123. Rutland's PRow Officer has requested clarification and additional detail on the proposed diversion regarding the safety of the bridleway, proposed width, vegetation maintenance, stability and drainage (Reg 25 RFI). Following submission of further information the PRow Officer commented that previous concerns regarding the width of the bridleway and the ongoing maintenance of the bridleway and vegetation particularly regarding potential for instability of the tips, remain.
124. The Applicant submitted a Stability Assessment as part of the Reg 25 RFI, which concluded that the bridleway in its current configuration is overall stable and other than scaling the loose potentially unstable blocks from the rock face situated above the bridleway at the western end of Tip No.4 (Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (October 2019), Appendix D – Stability Assessment, Photograph 3) remedial stabilisation works are not required at this stage. The assessment recommended that the stability of the bridleway and adjacent tip slopes continues to be reviewed regularly as part of the ongoing Geotechnical Appraisal process (the tip slopes adjacent to the bridleway should be inspected on a weekly basis by a competent person) to ensure the ongoing safety of bridleway users as they cross the quarry haul road.
125. During the course of the operations in the southern extension, there will be some impact upon the amenity of users of the PRow; main issues include potential for noise, dust, vibration and visual considerations with such impacts being transient. Such impacts can be mitigated to ensure that the development has minimal effect upon the continued use of this area. Physical changes to the current route will be minimal.
126. Objections were received from Clipsham Parish Council and individuals from the local community regarding perceived risks to safety (from HGVs and proximity to the quarry face) and clearing of vegetation. As noted above, adequate safety signage is currently in place and there have been no recorded incidents in terms of conflict between bridleway users and quarry traffic. It should also be noted that the PRow will be separated from the extraction area by a 3m screening bund. The Applicant currently maintains the PRow and vegetation; this would continue.
127. The proposed development can be worked without posing unacceptable harm to the PRow; in addition the proposed restoration enhancements offer a number of public benefits. It is concluded that, with mitigation and appropriate management, the proposed development is acceptable and that a suitable outcome can be agreed between the Applicant and RCC through the S257 application process.

Land and Soil Resources

128. The Applicant submitted an assessment of soil resources and agricultural land use and quality on the proposed Clipsham Quarry extension area as part of the EIA. At the time of the survey, most of the proposed extension area was in arable use cropped with winter cereals. A field in the north-east of the area consists of grassland. The majority of the site has been identified as grade 3b agricultural land quality with 3.4ha grade 3a (best and most versatile agricultural land). The Applicant sets out mitigation measures proposed to minimise the potential impacts on soil resources include handling soil in line with published best practice guidance, stripping soils only in the driest parts of the year, and sowing soil bunds with grass to maintain biological activity and prevent water erosion. The assessment has demonstrated that the proposed extension would not result in a significant loss of best and most versatile agricultural land. It is concluded that through the implementation of the mitigation measures and the proposed restoration scheme, the proposed development would not have unacceptable impact upon the soil resources. Natural England recommended conditions regarding safeguarding of soil resources and reclamation.

Bird Strike Risk

129. Bird strike risk (as pertaining to extractive operations) is generally associated with restoration of site to large areas of open water and wetland habitats located near to airfields and under flight paths. The proposed restoration does not include features that would attract large numbers of birds. As such the proposal does not present a bird strike risk.

Climate Change

130. The effects of climate change and the vulnerability of the development proposal has been considered as part of the EIA, particularly in terms of hydrology/ flood risk and ecology. As noted above, the proposal would not result in any significant adverse impacts in respect of hydrology/hydrogeology or flood risk (even when taking account of the predicted effects of climate change). The proposals impact on habitats, species and wider biodiversity would not cause any unacceptable level of harm. The proposed restoration scheme will return the land to previous level and re-establish arable farming practices and includes environmental enhancements resulting in a net gain for biodiversity.

Cumulative Impacts

131. Cumulative impacts were assessed as part of the EIA, with consideration given to: successive effects; simultaneous effects from concurrent developments; and combined effects from the same development. In addition the assessment has had regard to positive and negative effects. The assessment concluded that it is unlikely that the proposed development would give rise to any significant adverse cumulative impacts (alone or in combination).

Summary and Conclusions

132. The planning application is for a Southern Extension of an established quarry (primarily for blockstone or Clipsham Stone), restoration of the Southern Extension through the importation of restoration material, erection of stone working facility to be operated ancillary to the continued blockstone extraction and processing operations and continuation of aggregate extraction including flooring and walling stone along with Lincolnshire Limestone within the existing quarry.

133. The Applicant outlines the need and benefits of the development. The principle of the development is supported by the NPPF and the Rutland Minerals Core Strategy & Development Control Policies DPD (2010) MCS Policy 2, 3, 5 & 6 and would result in positive benefits to the historic environment, nature conservation and the rural economy.

134. The primary purpose of the proposal is for the extraction of blockstone as resources have been largely exhausted within the existing (permitted) working area. Clipsham Stone is used for the maintenance and restoration of historic buildings and in new build projects in

conservation and sensitive areas or other areas to reflect local distinctiveness. Consideration of alternatives determined that viable deposits of Clipsham Stone displaying the character and quality of that sourced from Clipsham quarry are limited with alternatives not available.

135. Given the nature and intensity of the proposed development there would be no unacceptable adverse impact in respect of noise, dust or vibration with implementation of appropriate site management and monitoring. With respect to vibration the proposed method would remove the need for blasting. Objections were made in relation to potential adverse impacts from noise and dust arising from extractive operations, transport movements and the proposed stone working facility on the local community and receiving environment. Subject to suitable planning conditions, including the requirement for detailed noise and dust management plans (detailing site management, mitigation and monitoring measures as well as complaints procedures) to be approved by the LPA, the development can be safely managed and complies with the requirements of the NPPF, Minerals Planning Guidance and MCS Policy 7 and MDC Policies 1 & 2 of the Rutland Minerals Core Strategy.
136. The proposed Southern Extension would not result in an increase in transport movements above the currently permitted extraction rate of 175,000tpa. The erection of a stone working facility on-site would remove the need to transport blockstone from the site via HGVs for processing and subsequently transport off-cuts for disposal, with the stone being processed on-site and off-cuts used in restoration works of the quarry; presenting a benefit of the development. No stone is to be imported from other sites for processing at the stone cutting facility. Importation of inert waste for restoration purposes will be achieved through backhauling. There would be an increase in passenger vehicles accessing the site related to employment at the stone working facility. Overall, there is no unacceptable adverse highway impacts as a result of the development. No objection was received from Highways England or RCC Highways & Transport; objections were received from other consultees regarding perceived safety risks and potentially adverse impacts from transport movement on the local community and road network. Subject to the current conditions regarding permitted hours of operation, transport movements, preventing material being deposited on the road network and the existing routeing agreement continuing to apply, as well as suitable planning conditions requiring the installation of CCTV to monitor vehicle movements the development can be safely managed and complies with the policies in the NPPF, MCS Policy 9 and MDC Policy 11 of the Rutland Minerals Core Strategy and Policy SP7 of the Rutland Site Allocations and Policies.
137. Historical data indicates that the limestone to the west and beneath the site is largely dry, with the watertable becoming elevated further east (beneath Pickworth Great Wood). The site is located at sufficiently high elevation that it is not expected that the proposed extension to the quarry will encounter the watertable – i.e. it is expected that dry working will be maintained as per the permitted operations. The proposed extension will not pose any significant risks on the Pickworth Great Wood SSSI with regards to groundwater or a pollution risk to the aquifer. The site is at a low risk of flooding and the development will not increase flood risk. No objection to the proposal was received from the Environment Agency as it was noted that (the proposed development) is intended to keep above the level of the groundwater in the Lincolnshire Limestone. RCCs EHO raised concerns regarding water supply and management. Adequate water supply and storage will be available for use in dust suppression. A septic tank will be installed at the stone working facility for the management of foul waste-water. Potable water supply will continue as per the current operations - bore and rain water (collected into storage tanks). The residual flood risk for the development can be safely managed as set out in the NPPF, subject to suitable planning conditions to agree detailed drainage and SUDS infrastructure with the Lead Local Flood Authority the proposal complies with the requirements of the NPPF and MDC1 Policies 1, 7 & 8 of the Rutland Mineral Core Strategy.
138. There is no objection in respect of the historic environment and archaeology subject to suitable planning conditions in respect of safeguarding any important archaeological

remains potentially present (addressing provision of an appropriate level of archaeological investigation and recording, inclusion of a contingency provision for emergency recording & detailed excavation and requirement for a suitable WSI prior to commencement of development), the proposal complies with the NPPF, Policy CS22 of the Rutland Core Strategy, MDC Policies 1 & 5 of the Rutland Minerals Core Strategy and Policy SP20 of the Rutland Site Allocations and Policies.

139. Whilst there would be a temporary disturbance to landscape character and visual receptors; overall the site is well contained. The proposed development is not significantly out of character for the local context. Following restoration such impacts would be reduced to nil. Measures for mitigation such as screening bunds and progressive restoration will reduce potential for adverse impacts. Impacts on the natural environment, including the adjacent and nearby SSSI's, were considered and there is potential for dust incursion and noise disturbance in the absence of dust and noise suppression strategies, with effects on the SSSIs being minor to moderate adverse on a local scale. However, the implementation of these strategies, and other mitigation measures detailed in the ES, would reduce the potential for such impacts to the extent that no residual effects are predicted, or their effects will be so small in magnitude as to have no effect on site integrity. RCCs Ecology Unit raised concerns regarding translocation of the calcareous grassland and more detailed matters regarding survey and monitoring requirements and restoration. Objections were received regarding potential adverse impacts of the proposed development on the receiving environment including to the SSSI. The Applicant has demonstrated in principle a suitable working method regarding the translocation of calcareous grassland and has identified appropriate mitigation measures to avoid and/or minimise potentially adverse impacts to acceptable levels. Subject to suitable planning conditions, addressing the matters outlined below, the proposed development would comply with the NPPF, Policy CS21 of the Rutland Core Strategy, MDC Policies 1, 4 & 6 of the Rutland Minerals Core Strategy and Policies SP19 & 23 of the Rutland Site Allocations and Policies:

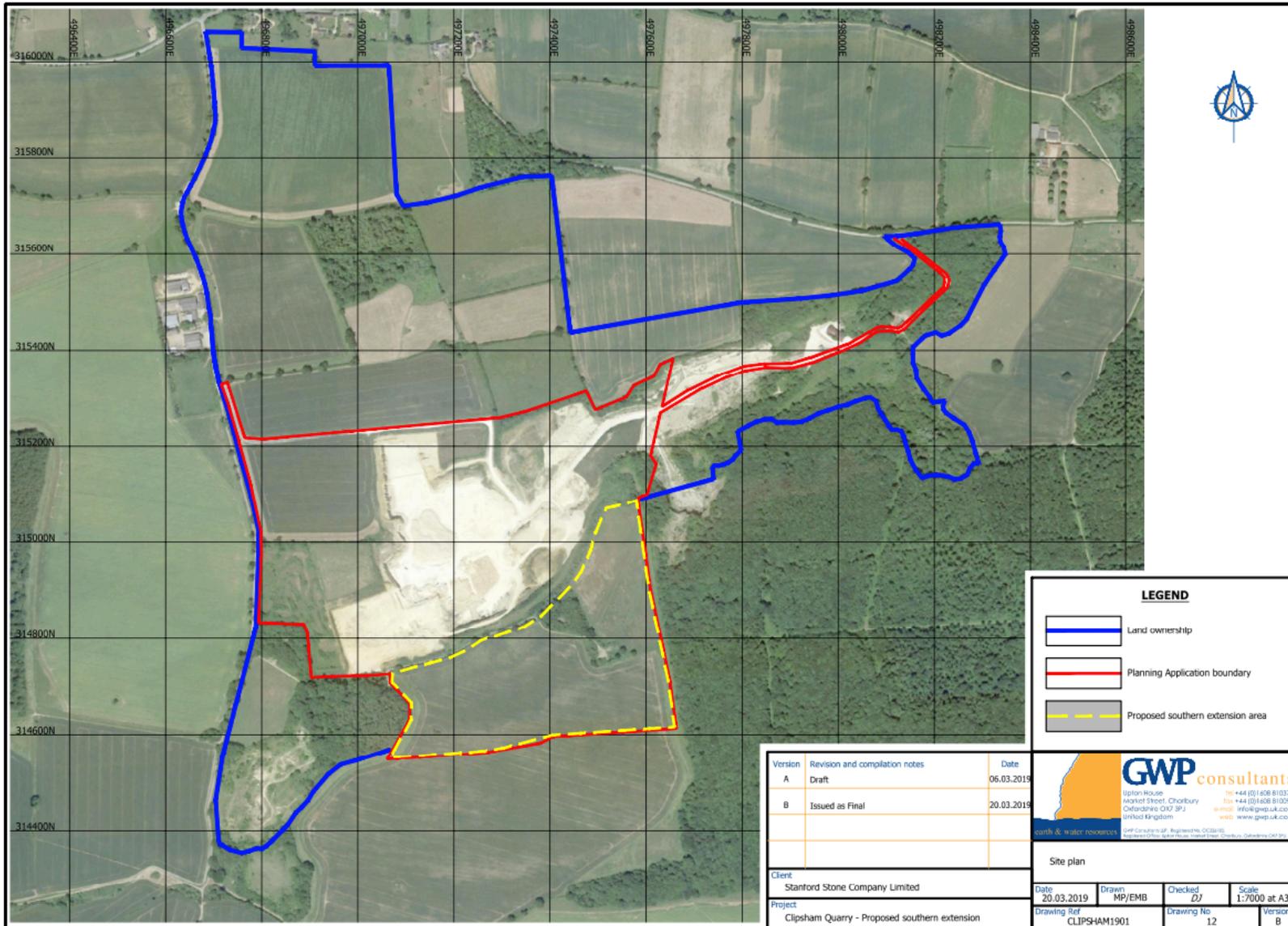
- requirement for a detailed translocation plan prior to commencement of the development (addressing translocation, requirement for NVC surveys and long-term monitoring of the receptor site) to be approved by the LPA,
- minimise artificial lighting,
- an updated badger survey prior to the commencement of each phase of the development (including a mitigation strategy relevant to the findings of the survey to be approved by the LPA),
- the pond to be resurveyed for GCN prior to the commencement of phase 2 of the development and thereafter every two years, and
- requirement for the restoration plans (to be approved by the LPA) to include creation of 3.2ha of calcareous grassland of local BAP quality (or an equivalent area of another habitat), a new pond (including use of a long lasting liner), a minimum set-back from Pickworth Great Wood SSSI of 30m and a minimum of a 10m buffer of semi-natural vegetation between the restored arable field and Pickworth Great Wood SSSI.

140. An application under Section 257 of the Town & Country Planning Act 1990 for a permanent diversion to PRoW Bridleway E135 has been made to RCC. The RCC PRoW Officer raised concerns regarding the proposed permanent diversion, in addition objections were made in relation to the potential for adverse impacts affecting users of the PRoW, perceived safety risks and ongoing maintenance. The existing (diverted) route is well established and has been under continuous use for a number of years with no recorded incidents with respect to conflict between bridleway users and quarry traffic. Adequate safety signage exists and will be maintained. The proposed diversion to the bridleway meets the minimum BHS requirements, and so is acceptable. Subject to suitable planning conditions detailing monitoring and maintenance requirements, including that the stability of the bridleway and adjacent tip slopes continues to be reviewed

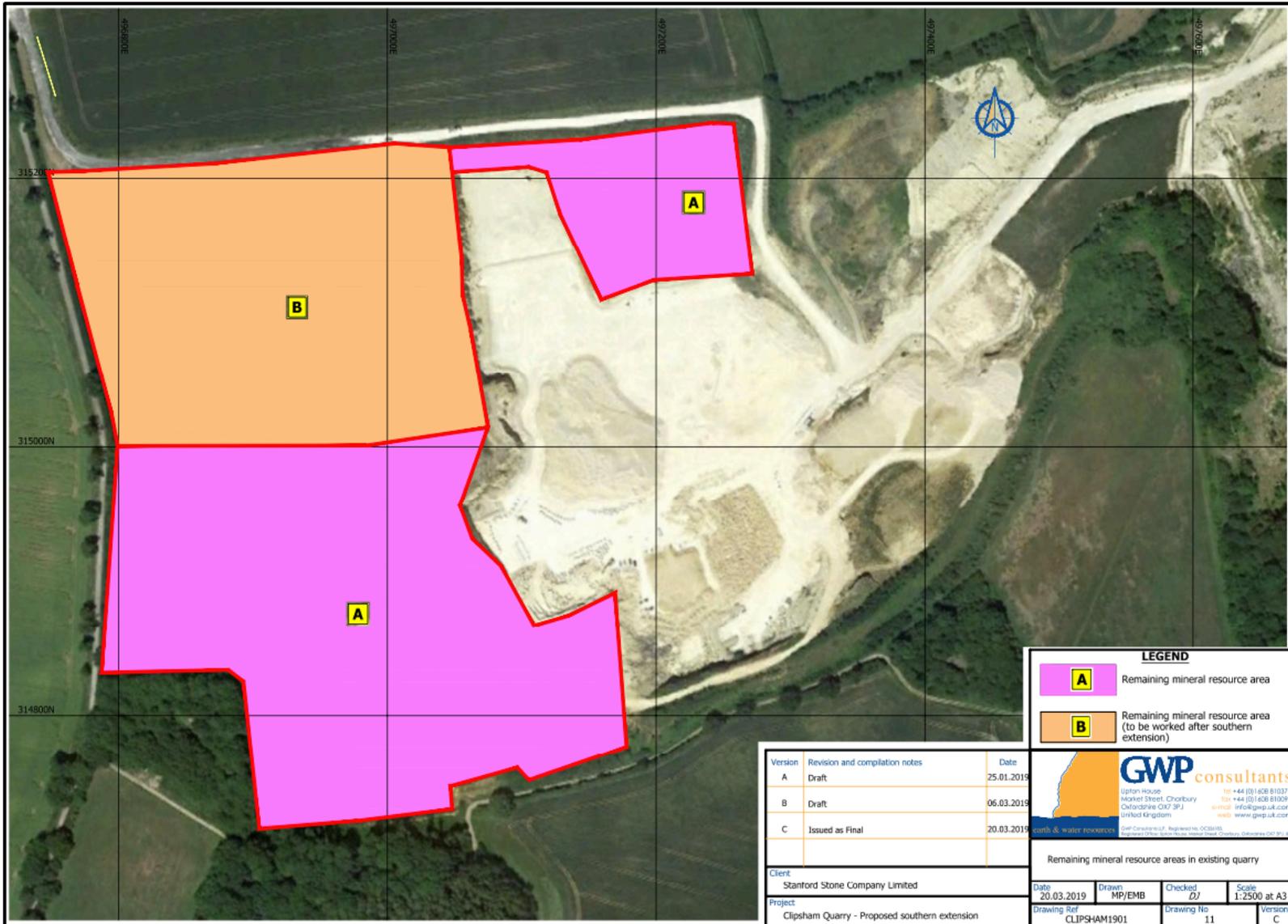
regularly as part of the ongoing Geotechnical Appraisal process, and to ensure that the bridleway is left in a safe and stable condition once quarrying operations have ceased, the proposal would be compliant with the NPPF, Policy CS23 of the Rutland Core Strategy, MDC Policy 1 of the Rutland Minerals Core Strategy and Policy SP15 of the Rutland Site Allocations and Policies. A suitable outcome can be agreed between the Applicant and RCC through the S257 application process.

141. There is no objection in respect of soils and agricultural land. Subject to suitable planning conditions in respect of safeguarding soil resources and achieving a satisfactory standard of agricultural reclamation, the proposal complies with the NPPF and MDC Policy 1 of the Rutland Minerals Core Strategy.
142. The development as proposed in this application represents the most suitable option for the development of the site. There are no cumulative impacts that would be unacceptable.
143. The application is subject to an EIA and further information, and all of the Environmental Information submitted by the Applicant, consultees and in representations has been taken into account in the assessment of this application.
144. On balance the proposed operations, subject to the completion of a Section 106 Agreement to control access use & traffic routing and in conjunction with the recommended conditions in this report, would not create an adverse impact sufficient to justify refusal of this application, which is acceptable having regard to the Development Plan and other material considerations. There are no other material considerations that indicate a determination should be made otherwise. For these reasons it is recommended that the application be determined in accordance with the recommendations.

CLIPSHAM1901 Drawing 12 (Site Plan) dated March 2019



CLIPSHAM1901 Drawing 11 (Remaining Mineral Resource Areas in Existing Quarry) dated March 2019



LEGEND

A	Remaining mineral resource area
B	Remaining mineral resource area (to be worked after southern extension)

Version	Revision and compilation notes	Date
A	Draft	25.01.2019
B	Draft	06.03.2019
C	Issued as Final	20.03.2019

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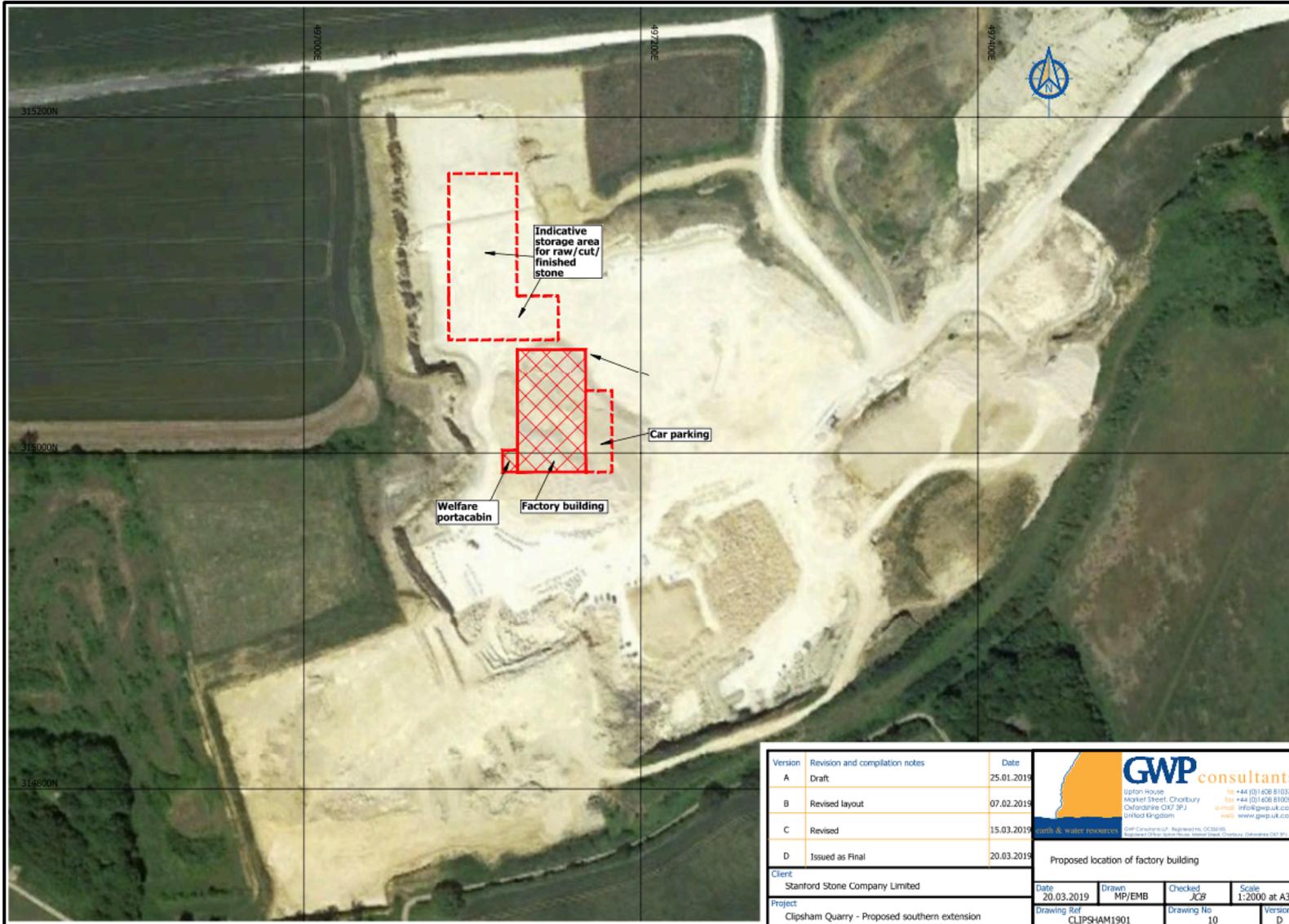
Client
 Stamford Stone Company Limited

Project
 Clipsham Quarry - Proposed southern extension

Remaining mineral resource areas in existing quarry

Date	Drawn	Checked	Scale
20.03.2019	MP/EMB	DJ	1:2500 at A3
Drawing Ref	Drawing No	Version	
CLIPSHAM1901	11	C	

CLIPSHAM1901 Drawing 10 (Proposed Location of Factory Building) dated March 2019

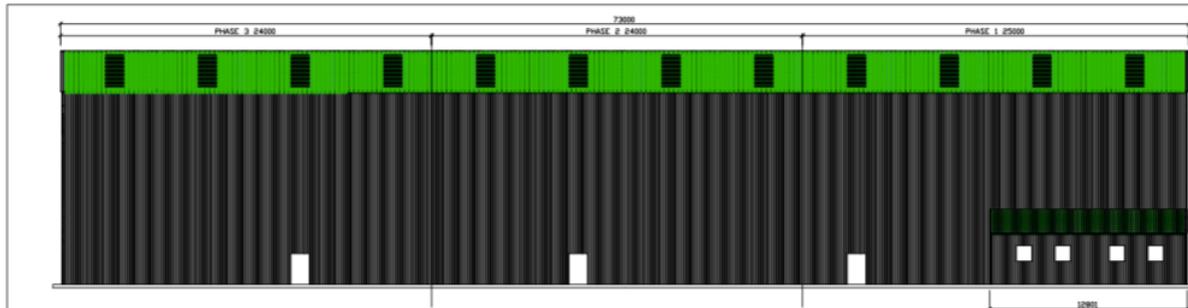


Version	Revision and completion notes	Date
A	Draft	25.01.2019
B	Revised layout	07.02.2019
C	Revised	15.03.2019
D	Issued as Final	20.03.2019

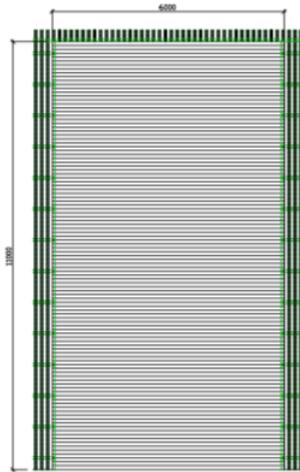
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Client Stanford Stone Company Limited			
Date 20.03.2019	Drawn MP/EMB	Checked JCB	Scale 1:2000 at A3
Project Clipsham Quarry - Proposed southern extension		Drawing No 10	Version D

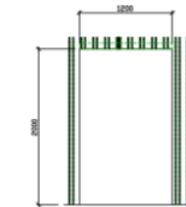
Proposed location of factory building			
Date 20.03.2019	Drawn MP/EMB	Checked JCB	Scale 1:2000 at A3
Project Clipsham Quarry - Proposed southern extension		Drawing No 10	Version D



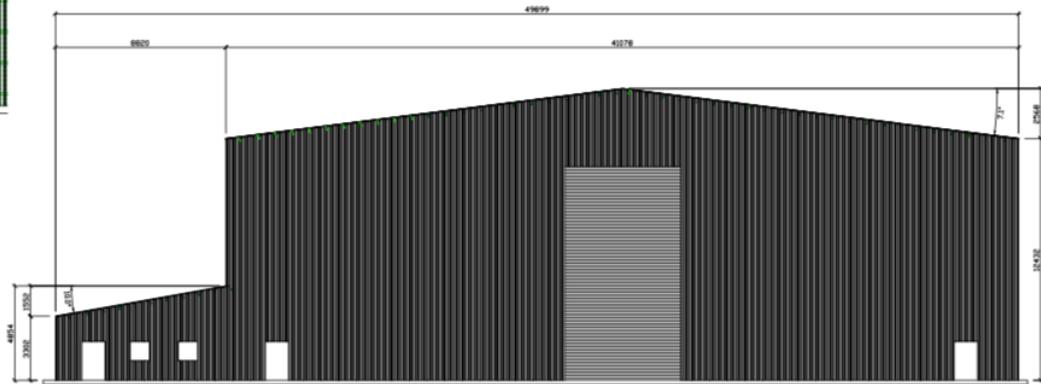
LH ELEVATION 1:125



TYPICAL ROLLER SHUTTER DOOR 1:50



TYPICAL PERSONNEL DOOR 1:25



FRONT ELEVATION 1:100

General Notes

GENERAL SPECIFICATIONS

ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS
 BS EN 1090-2 - EXECUTION CLASS 2

WELDING

WELDED JOINTS TO BE WELDED IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS
 WELDING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

PAINTING

ALL SURFACES TO BE PAINTED IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

ROOFING

ROOFING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

GLAZING

GLAZING TO BE DONE IN ACCORDANCE WITH THE
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DOORS

DOORS TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

WINDOWS

WINDOWS TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

SKYLIGHTS

SKYLIGHTS TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

CLADDING

CLADDING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

MARKING

MARKING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

QUALITY CONTROL

QUALITY CONTROL TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

PROTECTION

PROTECTION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

SAFETY

SAFETY TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

ENVIRONMENTAL

ENVIRONMENTAL TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

ACCESSIBILITY

ACCESSIBILITY TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

FINISHES

FINISHES TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

INSTALLATION

INSTALLATION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

OPERATION

OPERATION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

MAINTENANCE

MAINTENANCE TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

REPAIRS

REPAIRS TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

DEMOLITION

DEMOLITION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

DISPOSAL

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 APPROVED SPECIFICATIONS

RECYCLING

RECYCLING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

WASTE

WASTE TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

WATER

WATER TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

ELECTRICITY

ELECTRICITY TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

PLUMBING

PLUMBING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

MECHANICAL

MECHANICAL TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

HEATING

HEATING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Cooling

COOLING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

VENTILATION

VENTILATION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

INSULATION

INSULATION TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

ACoustics

ACOUSTICS TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Lighting

LIGHTING TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Security

SECURITY TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Fire

FIRE TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Earthquake

EARTHQUAKE TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Other

OTHER TO BE DONE IN ACCORDANCE WITH THE
 APPROVED SPECIFICATIONS

Rev	Date	Drawn/Rev	Author

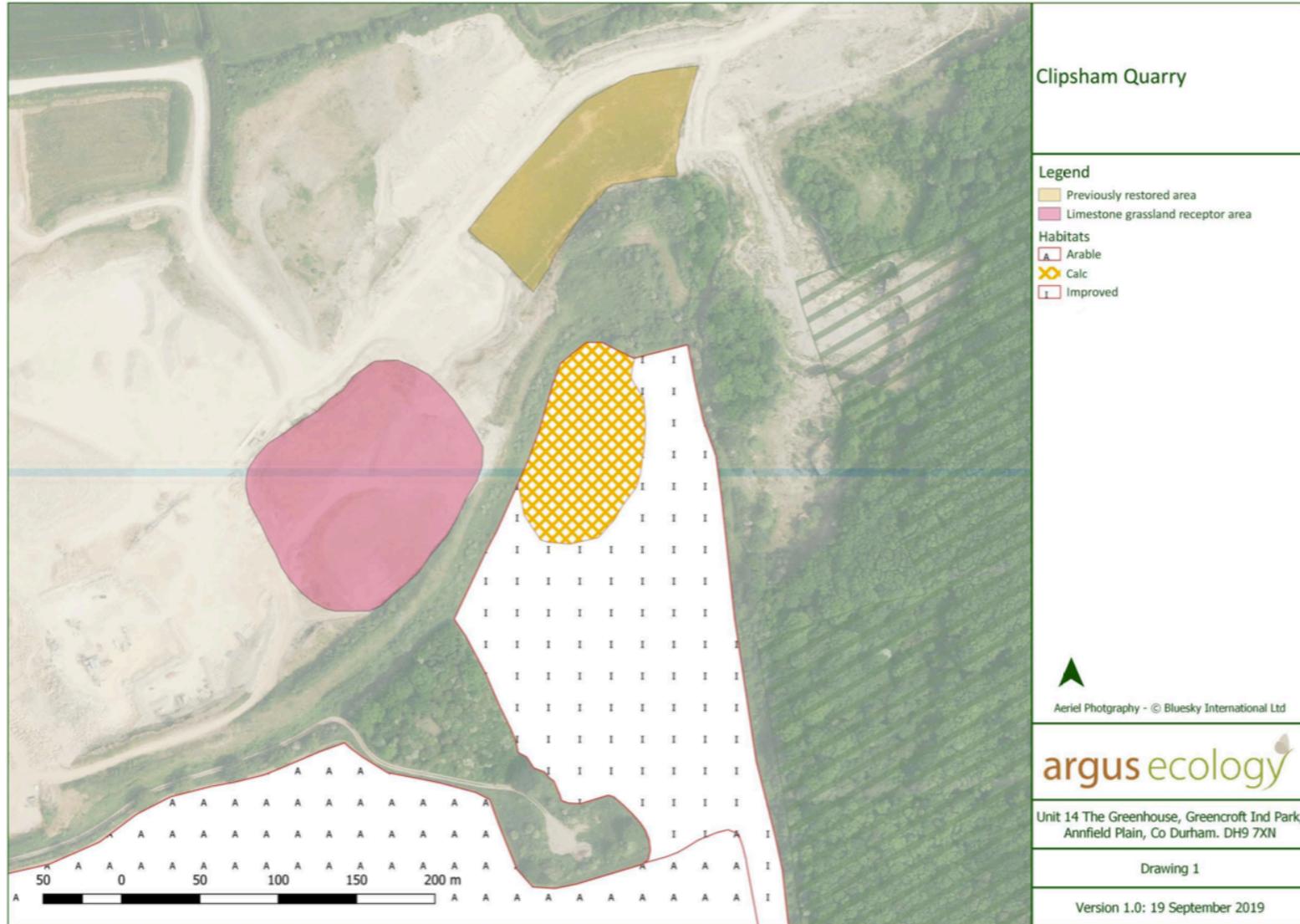
C & N FABRICATIONS LTD.
 PAUL CASTLE - Mob: 07774 671991
 PAUL MERRILL - Mob: 07824 596520
 LANGLINE - 01733 243030

C & N FABRICATIONS LTD.
 CLIFFORDS QUARRY COMPANY
 PROJECT: PROPOSED NEW BRAN DHEC
 DRAWING: PHASE 3 ELEVATIONS AND DOORS

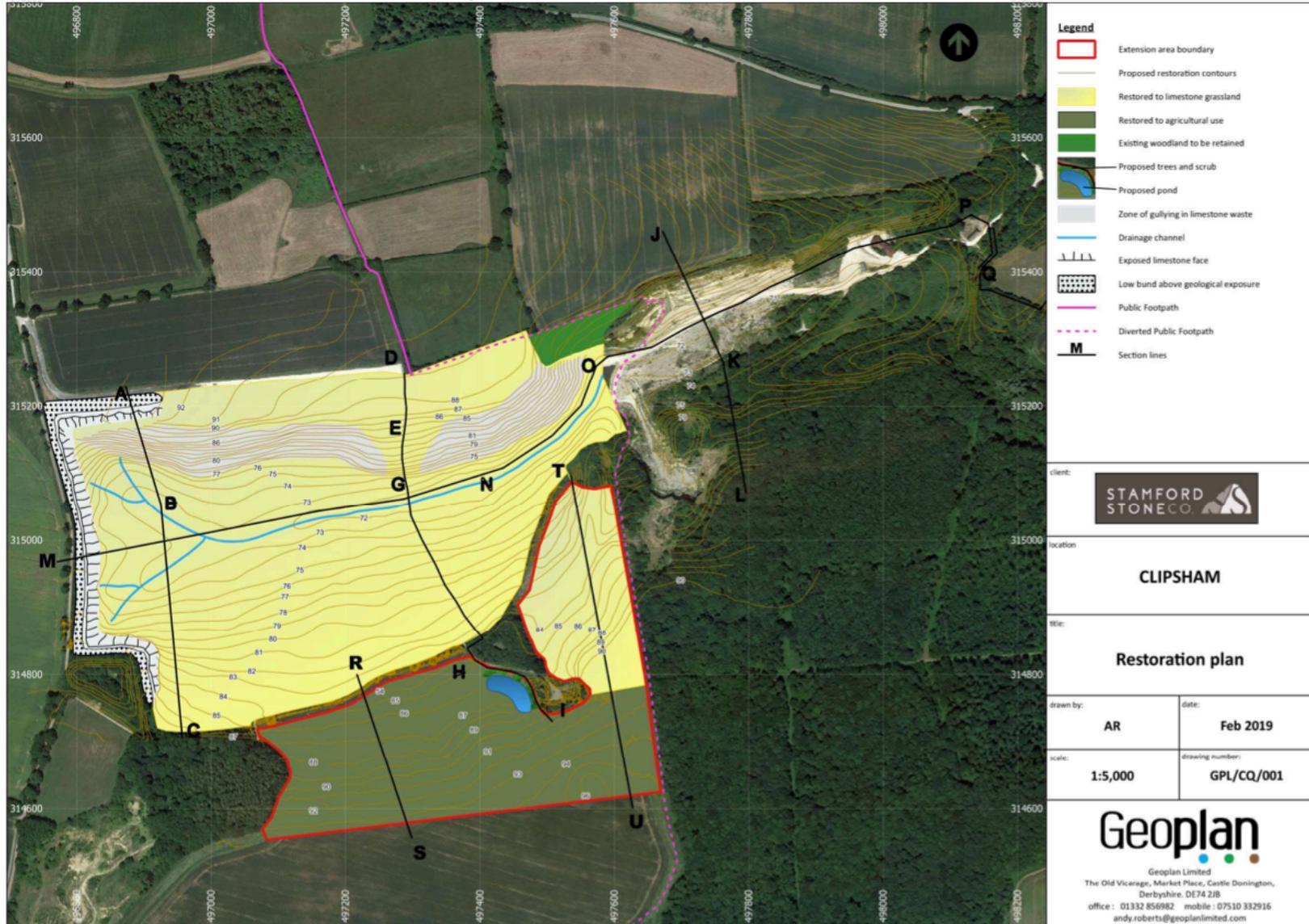
Rev	Checked By	Date	Scale
001	PN	19/03/20	As/Issued

Project No.	Revision No.	Rev
CM-1001	001	CM-1001-PS-01

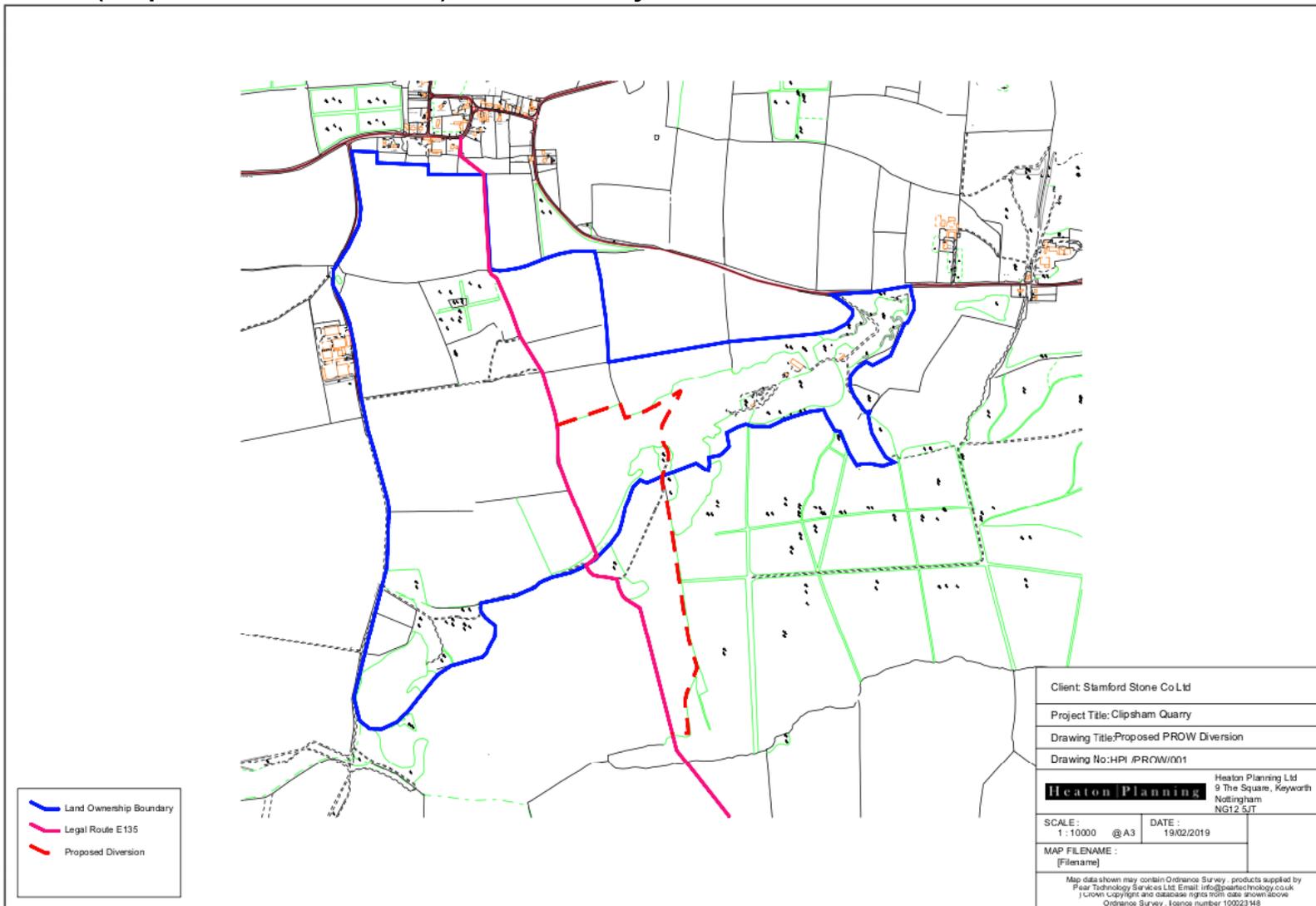
Drawing 1 of Appendix A – Ecology Response, Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 dated October 2019



GPL/CQ/001 (Restoration Plan) dated February 2019



HPL/PROW/001 (Proposed PRow Diversion) dated February 2019



DRAFT CONDITIONS FOR PERMISSION REF. NO. 2019/0433/FUL

Commencement of Development

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

Reason: In the interest of clarity and to comply with Section 91 of the Town & Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

- 2) Unless otherwise agreed in writing by the Mineral Planning Authority and except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans submitted as part of planning application 2019/04333/FUL:

Application forms dated 12 April 2019:

Submitted Plan/Drawing Numbers:

CLIPSHAM1901, Drawings 1-9: Quarry Development: Year 1-5, 5-9, 9-12, 12-15, 15-18/19, 18/19-21/22, 21/22-25/26, 25/26-28 & 28 dated March 2019

CLIPSHAM1901, Drawing 10: Proposed Location of Factory Building dated March 2019

CLIPSHAM1901, Drawing 11: Remaining Mineral Resource Areas in Existing Quarry dated March 2019

CLIPSHAM1901 Drawing 12: Site Plan dated March 2019

CN-1001-P1-01, CN-1001-P2-01 & CN-1001-P3-01: Proposed New Saw Shed, Phase 1 - 3 Elevations and Doors, Drawings dated February 2019

CN-1001-P3-02: Phase 3 Isometric View Drawing dated February 2019

Drawing 7680-A-02: Tree Survey Plan Figure 2 dated April 2017, and Appendices

Geophysical Survey – Figure 3: Magnetometer Survey and Summary of Findings dated 2017

GPL/CQ/001: Restoration Plan dated February 2019

GPL/CQ002: Cross Section Across Original Landscape dated February 2019

HPL/PROW/001: Proposed PRoW Diversion dated February 2019

The Planning Application Proposed Southern Extension, Continuation of Aggregate Extraction and Erection of Stone Working Facility at Clipsham Quarry Planning and Environmental Statement dated April 2019, including Non-Technical Summary, Appendices and the following parts:

Archaeological Desk-based and Heritage Assessment dated February 2017, and Appendices

Archaeology and Cultural Heritage Assessment dated March 2017, and Appendices

Report on Archaeological Geophysical Survey dated 2017, and Appendices

Extended Phase 1 Habitat Survey dated April 2019, and Appendices

Bat Survey Report dated December 2017, and Appendices

Great Crested Newt Survey dated February 2018, and Appendices

Landscape and Visual Appraisal dated March 2019, and Appendices

Soil Resources and Agricultural Use and Quality of Proposed Extension to Clipsham Quarry Rutland dated March 2017 and Appendices

Supporting Statement in Respect of Noise and Dust for a Planning Application by Stamford Stone Company Limited at Clipsham Quarry Rutland

Water Environment Assessment for the Proposed Southern Extension at Clipsham Quarry Rutland dated April 2017, and Appendices

Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 dated October 2019, and Appendices

- 3) Unless otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the details contained in planning application reference FUL/2006/0306/CC dated 21 March 2006.

Reason for conditions 2 to 3: To specify the approved documents and secure the mitigation measures set out in the application in the interests of amenity and the environment having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

- 4) From the date of the commencement to the completion of mineral extraction and restoration to approved levels, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission shall always be available at the site for inspection during normal working hours.

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

Duration and Cessation

- 5) The development hereby permitted, including restoration in accordance with the conditions attached to this permission, shall be completed no later than 39 years from the date of commencement, which shall have been notified under Condition 1. Restoration shall be completed within 18 months of cessation of mineral extraction and the site shall be subject to aftercare for a period of 5 years for land returned to agriculture and 10 years for all other areas.
- 6) The Stone Working Facility shall be operated ancillary to the blockstone extraction and processing operations and is a temporary development, tied to the life of the mineral extraction operations.
- 7) In the event of a cessation of mineral working and processing for a period in excess of 24 months which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town & Country Planning Act 1990 (as amended), a revised scheme and timetable for restoration and aftercare shall be submitted to the Mineral Planning Authority for approval in writing within 6 months of such cessation. The site shall be restored in accordance with the revised scheme and timetable of restoration and aftercare as approved.

Reason for conditions 5 to 7: To retain control over the development and to ensure that the development does not prejudice the overall restoration of the site having regard to MDC Policy 1 - Impacts of Mineral Development and MCS Policy 12 - Restoration of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Method of Working and Operation Limits

- 8) Operations shall only take place within the red line area as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 12 (Site Plan) and shall be carried out in a phased sequential manner as set out in Chapter 3 of the Planning and Environmental Statement and as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) and CLIPSHAM1901 Drawing 11 (Remaining Mineral Resource Areas in Existing Quarry) referred to in Condition 2. The approved soil bund shall be constructed (and seeded) progressively to screen all active phases, before development commences in the relevant phase. No more than four phases of the development shall be active at any one time. The site shall be progressively restored in accordance with the phases as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2. No part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.
- 9) The extraction of minerals from the site shall be confined to Clipsham Stone (blockstone and building/walling stone) and Lincolnshire Limestone aggregate. Unless otherwise agreed in writing with the Mineral Planning Authority, mineral output from the site shall be limited to no more than 175,000 tonnes per annum.
- 10) All overburden, mineral waste, topsoil, subsoil and soil making material shall be retained on the site for subsequent re-use in site restoration. Infilling and restoration of the site within the yellow line area as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 12 (Site Plan) referred to in Condition 2 shall only be undertaken with quarry waste, previously stripped soils and imported inert waste material.
- 11) No blasting shall be carried out at the site.
- 12) The Stone Working Facility and the associated storage area, welfare cabin and car parking shall be located within the red line area as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 10 (Proposed Location of Factory Building) and shall be constructed in a phased sequential manner as set out in Chapter 3 of the Planning and Environmental Statement and as shown on Plan/Drawing ref. nos. CN-1001-P1-01, CN-1001-P2-01 & CN-1001-P3-01 (Proposed New Saw Shed, Phase 1 – 3) and CN-1001-P3-02 (Phase 3 Isometric View Drawing) referred to in Condition 2. No part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.
- 13) No stone shall be imported to the site for processing at the Stone Working Facility.

Reason for conditions 8 to 13: To specify working methods to protect amenity, natural assets & landscape character and prevent the loss of soil & aid the final restoration of the site having regard to MDC Policy 1 - Impacts of Mineral Development and MCS Policy 12 - Restoration of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Working Hours

- 14) Except in emergencies or with the prior agreement of the Mineral Planning Authority, no operations, other than pumping, servicing, maintenance and testing of plant shall be

carried out except between the following times: 07:00 – 18:00 Monday to Fridays; and 07:00 – 13:00 Saturdays. No servicing, maintenance or testing of plant shall be carried out between 22.00 - 07.00 on any day. No working shall take place on Sundays, Public or Bank Holidays.

Reason: To ensure that operations are carried out within reasonable hours so as to minimise amenity disturbance in accordance with MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP15 - Design & Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Removal of Permitted Development Rights

- 15) Notwithstanding the provisions of Parts 7 and 17 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery, buildings, structures and erections, lights, fences or private ways shall be erected, extended, installed, rearranged, replaced or altered at the site without prior planning permission from the Mineral Planning Authority.

Reason: In the interests of amenity protection and landscape character having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP15 - Design & Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Highway and Access

- 16) Vehicular access to and egress from the site shall accord with the Section 106 Agreement dated day month 2020 in connection with planning application 2019/0433/FUL.
- 17) The internal haul road to the development hereby permitted shall be maintained in a clean and good state of repair and free from potholes for the lifetime of the development hereby permitted.
- 18) No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent mud being deposited on highway, and wheel washing/cleansing facilities shall be provided on site and maintained to a full working standard. In the event that the existing wheel cleansing facilities fail to prevent the deposit of mud, then additional wheel cleaning facilities shall be installed within a timetable to be agreed in writing with the Mineral Planning Authority.
- 19) All Heavy Goods Vehicles transporting minerals from the site or importing waste materials into the site, shall be securely sheeted in such a way as to minimise dust and to ensure that no material is deposited on the public highway.
- 20) Prior to the commencement of development Closed-circuit Television (CCTV) camera system(s) shall be installed at the site weighbridge(s) for the purpose of monitoring permitted working hours. Footage is to be date & time stamped and retained for a period of 3 months. Prior to erection or installation the details of the proposed location for the CCTV cameras shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved CCTV camera system(s) shall be installed and maintained in accordance with the approved details for the lifetime of the development.
- 21) In the event that complaints regarding commercial transport movements outside of the permitted working hours are received by the Mineral Planning Authority and thereafter notified to the operator, the operator shall undertake an assessment of the complaint. A

report on the findings and relevant CCTV footage of the location and period stated in the complaint, with proposals for remedial measures shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If complaints relating to commercial transport movements outside of the permitted working hours continue after remedial measures have been implemented in full, monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of Condition 14 are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in Condition 14 are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning Authority and thereafter implemented to bring the operations into compliance with the hours of working in Condition 14. These measures shall thereafter be maintained.

Reason for conditions 16 to 21: In the interests of highway safety and amenity in accordance with MCS Policy 9 - Transportation, MDC Policy 11 - Transportation and MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Lighting

- 22) Lighting to be installed on site shall be limited to low-level sensor activated external lighting on the Stone Working Facility and adjacent car park, and where required energy efficient LEDs on plant and machinery as detailed in Chapter 6 of the Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 referred to in Condition 2. Temporary lighting required during construction works (of the Stone Working Facility) shall be deployed in accordance with permitted hours of operation and is to be directed at the working area and designed & installed so as to avoid impacting on residential receptors and wildlife. No flood lighting shall be used at the site. Prior to erection or installation the details of the proposed locations and design of any lighting shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved lighting shall be implemented and maintained in accordance with the approved details for the lifetime of the development.
- 23) The use of artificial lighting on site is to be minimised, in particular lighting of bat foraging habitat and commuting routes and light spill onto woodland edges and treelines around the site boundary is to be avoided, as detailed in Section 6 in the Bat Survey Report referred to in Condition 2.

Reason for conditions 22 to 23: In the interests of residential and rural amenity and biodiversity of the area having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP17 - Outdoor Lighting of the Rutland Site Allocations and Policies DPD October 2014.

Fencing

- 24) No perimeter fencing shall be erected on site until the details of the proposed locations, heights, materials, design and colour of any perimeter fencing have been submitted to and approved in writing by the Mineral Planning Authority. Any approved fencing shall be maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity protection and landscape character having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP15 - Design & Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Public Rights of Way

- 25) A Geotechnical Appraisal to assess the stability of PRow Bridleway E135 and adjacent tip slopes shall be undertaken every two years, and at other intervals as may be agreed in writing with the Mineral Planning Authority and the PRow Officer, and submitted to the Mineral Planning Authority, in addition the tip slopes adjacent to PRow shall be inspected on a weekly basis by a competent person, as detailed in Appendix D – Stability Assessment in the Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 referred to in Condition 2. The requirement, and schedule of works, for any remedial stabilisation works shall be submitted to and be approved in writing by the Mineral Planning Authority. The schedule of works should include findings of the most recent inspection of the relevant tip(s), details of works required, timetable and any measures necessary to ensure the safety of bridleway users. The remedial stabilisation works shall be implemented in full as approved.
- 26) PRow Bridleway E135 shall be maintained and kept clear of overhanging branches or overgrowth (to a height of 3.4 metres), with a minimum width of 4 metres.
- 27) Upon cessation of mineral working and processing a detailed scheme of the final condition and levels of PRow Bridleway E135 and the adjacent tips slopes shall be submitted to and be agreed in writing by the Mineral Planning Authority. The scheme shall include an assessment of the stability of the PRow and adjacent tip slopes, the requirement for any remedial stabilisation works, regrading of tip slopes to a gradient of 1v:2h (c.27° to the horizontal) or shallower, and a timetable for implementation. The PRow and adjacent tip slopes shall be subject to aftercare for a period of 5 years. The scheme shall be implemented in full as approved.

Reason for conditions 25 to 27: In the interests of safety and amenity in accordance with MCS Policy 12 - Restoration and MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy CS 23 - Green Infrastructure, Open Space, Sport & Recreation of the Rutland Core Strategy DPD July 2011.

Water Resources

- 28) Prior to the commencement of development a scheme for management of water resources, including a detailed drainage and SUDS infrastructure scheme, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include measures for groundwater monitoring and an action plan to minimise the potential impact upon the water environment of any fuel, oil or chemical spillage within the quarry. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.

Reason: To ensure that the development does not increase flood risk having regard to MDC Policy 1 - Impacts of Mineral Development, MDC Policy 7 - Water Resources and MDC Policy 8 - Flooding of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Pollution Prevention

- 29) Any facilities, above ground, for storage of oils, fuels, lubricants 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.

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

Reason for conditions 29 to 30: To minimise risk of watercourse and aquifer pollution and to prevent pollution of the water environment having regard to MDC Policy 1 - Impacts of Mineral Development and MDC Policy 7 - Water Resources of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Amenity

- 31) Prior to the commencement of development, including soil stripping or vegetation clearance, a scheme of measures to minimise and monitor noise generation associated with the development shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.
- 32) No vehicles, plant, equipment or machinery used on site shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and machinery shall be maintained in accordance with the manufacturer's specification.
- 33) The site shall only be worked in accordance with the measures set out in Part 1 (Noise), Section 8 of British Standard 5228: 2009 "Noise and Vibration Control on Construction and Open Sites or subsequent edition thereof".
- 34) Except for temporary works under the provisions of Condition 35 below, the equivalent sound level (L_{Aeq}), measured over any 1 hour time period attributable to the operations on site, as measured free field shall not exceed 45 dBA (1hr L_{Aeq}) as recorded at any inhabited property.
- 35) For temporary operations that shall be limited to topsoil & subsoil stripping and other landscaping works, for up to 8 weeks in a year the equivalent sound level (L_{Aeq}), measured over any 1 hour time period as measured free field, shall not exceed 70 dBA (1hr L_{Aeq}) at any inhabited property.
- 36) Monitoring of noise from the mineral extraction operations shall be undertaken at the potentially noise sensitive locations listed below at intervals to be agreed in writing with the Mineral Planning Authority prior to the commencement of mineral extraction. 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 45 dBA (1hr L_{Aeq}) at the potentially noise sensitive locations.
- Bidwell Farm Bidwell Lane,
 - Holywell Road Clipsham,
 - New Quarry House Holywell Road, and
 - Lodge Farm Pickworth.

- 37) The results of the noise monitoring shall be submitted to the Mineral Planning Authority within 2 weeks of monitoring taking place and shall include the following information:
- i. The measured L_{Aeq} (free field) level in dB(A),
 - ii. Date and time of measurement,
 - iii. Description of site activity,
 - iv. Details of measuring equipment, and
 - v. Weather conditions, including wind speed and direction.
- 38) Prior to the commencement of development, including soil stripping or vegetation clearance, a scheme of measures to minimise and monitor dust generation associated with the development shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be implemented in full as approved for the duration of operations and restoration at the site and shall include dust monitoring and the use of water-spray facilities for dampening operational areas and haul roads.
- 39) No development within any individual phase of working as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2 shall take place until a scheme for the location of soil storage mounds to secure noise and dust screening mitigation at the boundaries of the working area has been submitted in writing and approved by the Mineral Planning Authority. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.
- 40) In the event that complaints regarding noise or dust are received by the Mineral Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If complaints relating to noise continue after remedial measures have been implemented in full, noise monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of Conditions 33-35 are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in Conditions 33-35 are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning Authority and thereafter implemented to bring the operations into compliance with the noise limits established in Conditions 33-35. These measures shall thereafter be maintained.

Reason for Conditions 31 to 40: In the interests of residential amenity and the rural amenities of the area having regard to MCS Policy 7 - Residential & Sensitive Land Uses, MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP15 - Design & Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Archaeology

- 41) Prior to the commencement of development, including soil stripping or vegetation clearance, a Written Scheme of Investigation (WSI) shall be submitted to and approved in writing by the Mineral Planning Authority. The WSI shall include a:
- vi. Statement of significance and research objectives.

- vii. Programme and methodology of site investigation and recording, including the nomination of a competent person(s) or organisation to undertake the agreed works.
- viii. Programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Mineral Planning Authority.

The WSI shall be implemented in full as approved for the lifetime of the development hereby permitted.

Reason: To ensure satisfactory archaeological investigation and recording having regard to MDC Policy 5 - Historic Heritage of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP20 - The Historic Environment of the Rutland Site Allocations and Policies DPD October 2014.

Soil Handling

- 42) Prior to 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.
- 43) Bunds for the storage of soils shall conform to the following criteria:
 - ix. Topsoil bunds shall not exceed 3 metres in height, and
 - x. Subsoil bunds shall not exceed 5 metres in height.
- 44) 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 or traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.
- 45) All topsoil, subsoil and soil making material shall only be handled when 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 3 millimetres 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 3 millimetres 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.
- 46) The movement and handling of soils shall be in accordance with Sheets 1-4 (Soils Handling Using Excavators and Dump Trucks) and Sheet 15 (Soil Replacement with Bulldozers and Dump Trucks) of the "Goods Practice Guide for Handling Soils" published by the Ministry of Agriculture Fisheries and Food in April 2000 or subsequent edition thereof.

Reason for conditions 42 to 46: To protect mounds from soil erosion, prevent build-up of weed seeds in the soil and remove vegetation prior to soil replacement, and prevent

damage to soils having regard to MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Landscape, Ecology and Biodiversity

- 47) No vegetation clearance or working shall take place on the site until a detailed Construction Environmental Management Plan (CEMP) for Biodiversity has been submitted to and approved in writing by the Mineral Planning Authority. The plan shall detail how the impact of the development upon features and species of ecological importance will be protected, managed and impacts will be mitigated throughout the life of the development. The CEMP shall be fully implemented as approved.
- 48) All hedges and trees bounding the yellow line area and the woodland located along the northern boundary as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawing 12 (Site Plan) and CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2, shall be retained and protected from damage for the duration of operations. Any trees or hedges that are damaged, removed or die shall be replaced with a similar species plant (for trees) or compensatory hedgerow planting (for hedges), to be carried out within the first available planting season following agreement of such details in writing with the Minerals Planning Authority.
- 49) No mineral extraction shall take place within a:
- xi. 10 metre standoff from the hedgerow which forms the northern boundary of the yellow line area as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 12 (Site Plan) referred to in Condition 2. Within this standoff there shall be no storage of any materials or vehicles (including soils) within 5 metres of the hedgerow. Where there are trees within the hedgerow a larger standoff will be calculated as per the British Standard for the Protection of Trees.
 - xii. 13 metre standoff from the woodland which forms the western boundary of the yellow line area and the woodland located along the northern boundary as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawing 12 (Site Plan) and CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2. Within this standoff there shall be no storage of any materials or vehicles (including soils). Any safety barriers, including fencing, to the quarry face shall include appropriate warning signage and shall be erected or constructed in accordance with details that have been agreed in writing with the Mineral Planning Authority. Fencing will be installed using methods that avoid damage to tree roots.
 - xiii. a minimum standoff of 10 metres or greater as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) from Pickworth Great Wood Site of Special Scientific Interest, being the woodland which forms the eastern boundary of the yellow line area as shown on Plan/Drawing ref. no. CLIPSHAM1901 Drawing 12 (Site Plan) referred to in Condition 2. Within this standoff there shall be no storage of any materials or vehicles (including soils). Any safety barriers, including fencing, to the quarry face shall include appropriate warning signage and shall be erected or constructed in accordance with details that have been agreed in writing with the Mineral Planning Authority. Fencing will be installed using methods that avoid damage to tree roots.

Standoffs referred to above shall be marked/pegged out on-site prior to the commencement of extraction in the planning permission area in a manner to be agreed in writing with the Minerals Planning Authority.

- 50) Prior to the commencement of development, including soil stripping or vegetation clearance, a detailed grassland translocation plan shall be submitted to and approved in writing by the Mineral Planning Authority. The development shall be implemented in accordance with the approved grassland translocation plan and details for the lifetime of the development. The grassland translocation plan is to include:
- xiv. A plan for translocation and for the long-term management of the translocated grassland (10 years).
 - xv. National Vegetation Classification surveys of the site prior to translocation in order to establish species composition of the turf in situ in order to be able to adequately monitor the translocation, and long-term monitoring of the receptor site based on the information detailed in Chapter 2 in the Submission of Further Information Under Regulation 25 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and Appendices referred to in Condition 2.
 - xvi. Small-scale topographical variation, applying a 'hills and holes' approach, to the creation of the receptor site.
 - xvii. The receptor site to be ready prior to the lifting of the turf from the translocation site, in addition the turf must not be stored prior to replanting; it must be lifted and placed as one operation.
 - xviii. A 50 centimeter layer of limestone to be placed on the receptor site prior to the translocation of the turf, which must follow the contouring of the site.
 - xix. The translocation is to be programmed for early Autumn, and must not be done in period of drought.
- 51) No development within any individual phase of working as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2 shall take place until an up-to-date badger survey (in accordance with best practice guidelines) including a mitigation strategy relevant to the findings of the survey has been submitted to and approved in writing by the Mineral Planning Authority. The development shall be implemented in accordance with the approved mitigation measures and details for the lifetime of the development.
- 52) No development within phase 2 of working, as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2, shall take place until an up-to-date survey for Great Crested Newts of the existing pond, as detailed in Chapter 3 - Pond 2 in the Great Crested Newt Survey referred to in Condition 2, including a mitigation strategy relevant to the findings of the survey has been submitted to and approved in writing by the Mineral Planning Authority. Thereafter a survey for Great Crested Newts of the existing pond including a mitigation strategy relevant to the findings of the survey shall be undertaken every two years and submitted to and approved in writing by the Mineral Planning Authority. The development shall be implemented in accordance with the approved mitigation measures and details for the lifetime of the development.
- 53) Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of February to September inclusive, unless an ecologist report demonstrating that breeding birds will not be affected is submitted to and approved in writing by the Mineral Planning Authority. Should nesting birds be found, development shall be delayed until such time as nesting has ceased.

- 54) From the date of commencement until restoration of the site all areas, including amenity/screening bunding, 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 for conditions 47 to 54: In the interests of landscape and biodiversity having regard to MDC Policy 1 - Impacts of Mineral Development, MDC Policy 4 - Impact Upon Landscape and Townscape and MDC Policy 6 - Biodiversity & Geological Conservation Interests of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010 and Policy SP19 - Biodiversity and Geodiversity Conservation and Policy SP23 - Landscape Character in the Countryside of the Rutland Site Allocations and Policies DPD October 2014.

Restoration and Aftercare

- 55) Within 10 years of the date of permission being granted an overall scheme of reclamation and after-use for the planning permission area shall be submitted to and agreed in writing with the Mineral Planning Authority. The scheme shall be based upon the principles of the restoration plan shown on Plan/Drawing ref. no. GPL/CQ/001 (Restoration Plan) referred to in Condition 2 and be in accordance with the Planning Practice Guidance. The scheme shall include:
- xx. The aims and objectives of restoration,
 - xxi. Prescriptions for management actions,
 - xxii. A comprehensive restoration plan including detailed levels,
 - xxiii. Comprehensive details of proposed planting and seeding of locally native species of local provenance,
 - xxiv. Maintenance of habitat types proposed as part of the ecological enhancement of the site,
 - xxv. Methods for maintaining and monitoring soil pH levels,
 - xxvi. Preparation of a work, monitoring and reporting schedule,
 - xxvii. Monitoring, remedial and contingency measures triggered by monitoring,
 - xxviii. Aftercare and long-term management and maintenance, and
 - xxix. Timetable for implementation.

The approved scheme shall be implemented thereafter in accordance with the approved details.

- 56) The restoration plan must include:
- xxx. A minimum of 3.2 hectares of calcareous grassland of local Biodiversity Action Plan (BAP) quality, or an equivalent area of another habitat that is agreed with the Mineral Planning Authority, to be either created, restored or conserved to a specification and methodology approved by Mineral Planning Authority, following submission of up-to-date ecological information.
 - xxxi. The creation of a new pond (using a long lasting liner).
 - xxxii. A minimum of a 10 metre buffer of semi-natural vegetation between the restored arable field and Pickworth Great Wood Site of Special Scientific Interest.
- 57) Six months prior to the commencement of restoration of any identified phase of the development as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) referred to in Condition 2, a detailed scheme for the restoration of that

given phase shall be submitted to and agreed in writing with the Mineral Planning Authority. The submitted schemes shall include final contours, profiles of any water bodies and details of tree planting, habitat establishment & management and timetable for implementation.

- 58) Areas to be restored to agricultural use shall be progressively restored in accordance with the approved phasing drawings and covered with the stored soils as tipping proceeds to a depth of not less than 1 metre with the top 300 millimetre comprising topsoil or other suitable soils as may be agreed in writing by the Mineral Planning Authority. This 1 metre covering shall be kept free of materials likely to interfere with final restoration and subsequent cultivation and tree planting and shall be ripped (rooted) as necessary to relieve compaction prior to the replacement of topsoil. Any stones or other materials greater than 80 millimetre in any one dimension, and materials that would impede subsequent agricultural operations shall be removed or buried on site to a depth of at least 1m.
- 59) All planting associated with each respective phase of operations as shown on Plan/Drawing ref. nos. CLIPSHAM1901 Drawings 1-9 (Quarry Development) and GPL/CQ/001 (Restoration Plan) referred to in Condition 2 shall be undertaken in the first available planting season following restoration of that phase.
- 60) Before 31st January of every year during the aftercare period, an Aftercare Management Report shall be submitted to the Mineral Planning Authority recording the operations carried out on the land during the previous 12 months, results of tests undertaken to ensure satisfactory soil structures, and setting out the intended 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 any other parties as necessary.
- 61) A detailed survey of the final levels on site shall be submitted to the Mineral Planning Authority once infilling and restoration is complete, and in any event no later than the end of the restoration completion period specified in Condition 5.
- 62) An aftercare scheme detailing the steps that are necessary to bring the land to the required standard for agriculture and to ensure establishment of calcareous grassland and other habitats as per the agreed restoration plan shall be submitted and approved in writing by the Mineral Planning Authority prior to commencement of restoration works in each phase. The submitted scheme shall:
 - xxxiii. Provide an outline strategy in accordance with the Planning Practice Guidance for the 5 year aftercare period for land returned to agriculture and 10 year aftercare period for all other areas. This shall specify steps to be taken and the period during which they are to be taken. In the case of agriculture the scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants and the Mineral Planning Authority.
 - xxxiv. Provide for a detailed annual programme, in accordance with the Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than 2 months prior to the annual Aftercare meeting.

The aftercare shall be undertaken in accordance with the approved scheme for the duration of aftercare.

- 63) Any trees, hedges or other plantings including calcareous grassland that are damaged, removed or die during the aftercare period shall be replaced with a similar species plant (for trees) or compensatory hedgerow (for hedges) or similar species planting (for other

plantings including calcareous grassland), to be carried out within the first available planting season following agreement of such details in writing with the Minerals Planning Authority.

- 64) In any part of the site where differential settlement occurs during the restoration and aftercare period, the applicant, where required by the Mineral Planning Authority, shall submit a scheme to rectify this issue. The scheme (including a timetable), as approved in writing by the Mineral Planning Authority, shall be implemented in full.
- 65) 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.
- 66) Except as otherwise agreed in writing by the Mineral Planning Authority all buildings, structures, fencing, plant, machinery and access & haul roads erected or installed in accordance with this permission shall be removed from the site by the end of the restoration completion period specified in Condition 5.

Reason for conditions 55 to 66: To ensure proper restoration and aftercare of the site and in the interests of the general amenity of the area, and to ensure that habitat creation maximises biodiversity in line with Biodiversity Action Plan regional species having regard to MDC Policy 12 - Restoration and MCS Policy 12 - Restoration & Aftercare of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.

Monitoring

- 67) The operating company shall submit an annual report in writing to the Mineral Planning Authority within 1 month of the first anniversary of operations commencing at the site and at 12 monthly intervals thereafter. The report shall include:
 - xxxv. Detailed information on the quantities of aggregate, Clipsham blockstone and building/walling stone exported from site in the previous 12 months, and
 - xxxvi. Records of the amount, type and origin of all waste materials imported into the site in the previous 12 months.

The information required by this condition shall also be supplied at any other time and by any other date upon the written request by the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority to monitor progress towards achieving the principles in MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy & Development Control Policies DPD, October 2010.