

Application:	2022/0647/MAF	ITEM 1	
Proposal:	Development of a limestone quarry together with its progressive restoration		
Address:	Land North of Stretton Road, Greetham		
Applicant	Mr Nick Bullimore Bullimore Sand and Gravel Ltd	Parish	Greetham
Agent:	Mr Liam Toland Liam Toland Planning	Ward	Greetham
Reason for presenting to Committee:	Major Application		
Date of Committee:	21 November 2023		
Determination Date:			
Agreed Extension of Time Date:			

EXECUTIVE SUMMARY

The application is for a new quarry for the extraction of 5 million tonnes (Mt) of limestone aggregate (to be worked over a 20 year period) plus 0.4Mt of ironstone and 40,000 tonnes of blockstone. In addition the scope of the proposal includes new site access off Thistleton Lane and associated site infrastructure, and restoration to current ground levels using 2.2 million cubic metres of imported inert restoration material.

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

Following consultation on the application three objections have been raised by statutory consultees (received from Councils Ecology, Environmental Health, and Highways and Transport sections), however, following further information from the applicant and subject to suitably worded conditions being imposed on any grant of planning permission the development can be safely managed. Objections were received from Greetham Parish Council and individuals from the local community. Key issues raised include amenity i.e. dust and noise, need and cumulative impacts.

All of the Environmental Information submitted by the Applicant, consultee responses and issues raised 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

That the application be APPROVED subject to a Unilateral Undertaking under a s106 agreement (which will ensure routing of HGVs from the proposed development will turn left out of Thistleton Lane / right into Thistleton Lane to and

from the direction of the A1 as opposed to travelling through Greetham village) and to the conditions listed below:

Commencement of Development

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

Reason: In the interest of clarity and to comply with Section 91 of the Town and 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 2022/0647/MAF:

Application forms dated 26 May 2022;
Submitted Plans/Drawings/Reports Numbers:
Environmental Statement – May 2022;
Environmental Statement Non-Technical Summary – May 2022;
Planning Statement – May 2022; and

ES Technical Appendices comprising:

- Technical Appendix A – Landscape and Visual Impact Assessment – May 2022;
- Technical Appendix B.1 – Preliminary Ecological Appraisal – April 2022;
- Technical Appendix B.2 – Great Crested Newt Survey Report – April 2022;
- Technical Appendix B.3 – Biodiversity Net Gain Report – April 2022;
- Technical Appendix C.1 – Archaeological Desk-Based Assessment – June 2021;
- Technical Appendix C.2 – Geophysical Survey – August 2021;
- Technical Appendix C.3 – Trial Trenching – April 2022;
- Technical Appendix D – Noise Impact Assessment – May 2022;
- Technical Appendix E – Air Quality Assessment – May 2022;
- Technical Appendix F.1 – Hydrogeological Impact Assessment – April 2022;
- Technical Appendix F.2 – Flood Risk Assessment – April 2022;
- Technical Appendix G – Transport Assessment – February 2022; and
- Technical Appendix H – Soil Resource and Agricultural Land Quality Survey – December 2021.

The following plans are also submitted as part of the application:

- Drawing No. BUL-007-M-SLP1 – Site Location Plan (May 2021);
- Drawing No. BUL-007-M.SP1 – Site Plan (January 2022);
- Drawing No. BUL-007-M.PH1 – Phase 1 Plan (January 2022);
- Drawing No. BUL-007-M.PH2 – Phase 2 Plan (January 2022);
- Drawing No. BUL-007-M.PH3 – Phase 3 Plan (January 2022); and
- Drawing No. BUL-007-M.REST – Restoration Plan (January 2022).

Additional Information submitted during determination:

- Revised BNG Assessment – December 2022

• **Revised Restoration Plan - Drawing No. BUL-007-M.REST (November 2022).**

Reason for conditions 1 to 2: 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 and Development Control Policies DPD, October 2010.

3. 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**

4. The development hereby permitted, including restoration in accordance with the conditions attached to this permission, shall be completed no later than twenty years from the date of commencement, which shall have been notified under Condition 1. Restoration shall be completed within eighteen months of cessation of mineral extraction and the site shall be subject to aftercare for a period of five years for land returned to agriculture and ten years for all other areas.

5. 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 and 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 six 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 4 to 5: 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 and Development Control Policies DPD, October 2010.

Noise Control at the Site

6. 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.

7. 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 should form part of a comprehensive Construction Environmental Management Plan (CEMP) and address environmental training of staff. The scheme shall be implemented in full as approved for the lifetime of the development hereby permitted.

8. No vehicles, plant, equipment, or machinery used exclusively on site shall be operated at the site unless it has been fitted with and uses an effective silencer and non-tonal "white noise" reversing alarms. All vehicles, plant, equipment, and

machinery shall be maintained in accordance with the manufacturer's specifications.

9. The location and construction of soil storage mounds at the boundaries of the working area and acoustic fencing to be located at the area of the quarry adjacent to the White House and the bungalow to the north east of phase 2, to secure noise (and dust) screening mitigation shall be constructed and implemented in accordance with required details of this and drawings to be submitted to and approved in writing by the Mineral Planning Authority.

10. Any approved noise monitoring equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development. If, during the two-year period following the commencement of mineral extraction, there have been no breaches of noise limits or substantiated noise complaints reported to the Mineral Planning Authority, noise monitoring may be amended to periodic monitoring, the details of which are to be submitted to and approved in writing by the Mineral Planning Authority.

11. If a complaint regarding noise is received by the operator and thereafter notified, within two days of receipt of the complaint, to the Mineral Planning Authority (or vice versa), an assessment of the complaint shall be undertaken by the operator and shall include the following information:

- the measured LAeq (free field) level in dB(A),**
- date and time of measurement,**
- description of site activity(ies),**
- description and recording of audio, and**
- weather conditions, including wind speed and direction.**

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 substantiated complaints relating to noise 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 Conditions 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 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 limits established. These measures shall thereafter be maintained.

Reason for conditions 6-11: To control noise at the site in order to protect the amenity of neighbours.

General Operating Hours of the Quarry

12. Except in emergencies or with the prior agreement of the Mineral Planning Authority, no operations on the site, other than pumping, servicing, maintenance, and testing of plant shall be carried out except between the following times:

- 0700 hours and 1800 hours Monday to Friday, and**
- 0700 hours and 1400 hours on Saturdays.**

**There shall be no operations carried out on Sundays, or Public or Bank Holidays.
Reason: To protect the amenity of neighbours.**

Dust Control at the Quarry

13. A detailed dust management plan in accordance good practice guide: Control and measurement of nuisance dust from the extractive industries. Final Report to The Mineral Industry Research Organisation (MIRO) February 2011, will be produced before the commencement of the quarrying and approved by the MPA.

14. Upon commencement of development, monitoring of dust from the mineral extraction operations shall be undertaken using:

- Three frisbee style deposition gauges for nuisance dust deposition, for which the compliance dust-fall limit is 103 mg m⁻² day⁻¹. Monitoring shall be undertaken periodically, the duration and frequency of which is to be set out in the Dust Management Plan.**

Monitoring of dust using frisbee style and/or directional dust deposition gauges may be requested by the Mineral Planning Authority. Direction dust gauges will be used to ascertain the direction of the dust to discern which quarry it has come from and to it contributed to the overall dust flux (directional dust concentration). These shall be placed at the closest point to The White House, Greetham Lodge Farm and South-west corner of the site.

15. The above dust monitoring equipment is to be installed before the commencement of development. Records of dust monitoring are to be retained for a period of two years and made available upon written request by the Mineral Planning Authority. Prior to erection or installation, the details of the proposed location for the dust monitoring equipment shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved dust monitoring equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development.

16. Prior to the commencement of development, a site-specific weather station anemometer shall be installed on site. The weather station anemometer is to include a trigger limit for wind speed and wind direction (to be identified in the Dust Management Plan – Condition 13) and an alert system that automatically notifies the operator when the trigger limit is exceeded. Upon receiving notification of a trigger limit being exceeded the operator is to implement dust suppression measures as set out in the approved Dust Management Plan. Records of weather conditions recorded by the weather station anemometer, and any instances where the operator implemented dust suppression measures in response to notifications received from the weather station anemometer, are to be retained for a period of two years and made available upon the written request by the Mineral Planning Authority. The details of the proposed location for the weather station shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved weather station equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development.

17. Prior to erection or installation the details of the proposed location for the dust monitoring equipment shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved dust monitoring equipment shall be installed and maintained in accordance with the approved details for the lifetime of the development. If, during the two-year period following commencement of development (to include a minimum of one year where mineral extraction is taking

place), there have been no breaches of dust limits or substantiated dust complaints reported to the Mineral Planning Authority, dust monitoring for PM10 and Total Particulate Matter may be amended to periodic monitoring, the details of which are to be submitted to and approved in writing by the Mineral Planning Authority. In the event that there is an exceedance of the dust trigger limits (identified in Condition 14), or a complaint regarding dust is received by the operator and thereafter notified, within two days of receipt of the complaint, to the Mineral Planning Authority (or vice versa), an assessment of the complaint shall be undertaken by the operator and shall include the following information:

- Total Particulate Matter; and dust fall mg m-2 day-1 for nuisance dust deposition,
- date and time of measurement,
- description of site activity(ies), and
- weather conditions, including wind speed and direction.

Records of complaints received are to be retained for two years and are to include details of the investigation, any actions taken as a consequence to resolve the complaint including steps taken to verify whether remedial action has been effective. Records are to be made available upon the written request by the Mineral Planning Authority.

Real time monitoring shall be made available on a web site or other means to be approved by the Mineral Planning Authority to enable Rutland County Council and Greatham Parish Council to see readings at any specific time.

18. No commercial vehicles shall enter the public highway unless their wheels and chassis have been cleaned to prevent mud from being deposited on the carriageway. Wheel cleaning facilities shall be provided on-site and maintained to a full working standard in accordance with siting and technical details that shall have been submitted to and approved in writing by the Mineral Planning Authority.

19. The internal haul road(s) to the development hereby permitted from the wheel cleansing facilities required in Condition 24 to the access with the public highway shall be metalled to provide an impervious surface and shall be maintained in a clean and good state of repair and free from potholes for the lifetime of the development hereby permitted.

20. 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.

21. Before the development hereby permitted commencing, the export of mineral and/or the importation of inert waste, a Closed-Circuit Television (CCTV) camera system(s) shall be installed at the site weighbridge(s) for the purpose of monitoring permitted working hours, and to demonstrate compliance with Conditions The CCTV camera system(s) shall enable an unobstructed view of the site access onto the public highway throughout the year. CCTV footage is to be date and time stamped. CCTV footage is to be retained for a period of two years. CCTV video footage is to be made available upon the written request by the Mineral Planning Authority. Still images of CCTV footage are to be made available upon the written request by the Mineral Planning Authority for the purpose of demonstrating compliance and to determine if adjustments are required to allow for seasonal variations to enable an unobstructed view of the site access. 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. Records of complaints received are to be retained for two years and are to include details of the investigation, any actions taken as a consequence to resolve the complaint including steps taken to verify whether remedial action has been effective. Records are to be made available upon the written request by the Mineral Planning Authority. Reason for conditions 13- 21: In the interests of residential amenity and the rural amenities of the area having regard to MCS Policy 7 - Residential and Sensitive Land Uses, MDC Policy 1 - Impacts of Mineral Development of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010 and Policy SP15 - Design and Amenity of the Rutland Site Allocations and Policies DPD October 2014.

Routing of Haul Vehicles

22. All haul vehicles will enter and leave the site from and to the southeast via the B668 avoiding Greetham, and prior to commencement of development signage will be erected within the site to reflect this for departing vehicles.

Reason: To ensure all associated haul vehicles use the only acceptable public highway route from and to the development in the interest of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Visibility Splays

23. Prior to commencement of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 215 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Wheelwash

24. Prior to commencement of the development details of a drive-thru jetted type wheel washing facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed, fully working and maintained during the period of construction period with all exiting vehicles driving through.

Reason: To ensure that mud, loose materials and spoil are not brought out onto the highway causing danger to users of the public highway, in the interests of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Design of Access

25. No unbound material shall be used in the surface treatment of the vehicular access between the wheel washing equipment and the highway boundary, and the design should ensure that no surface water flows from the private area on to the public highway.

Reason: To ensure that mud, loose materials and spoil are not brought out onto the highway causing danger to users of the public highway, in the interests of highway

safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Highway Inspection

26. Prior to the commencement of development, a joint inspection of Thistleton Lane between the B668 and the new access should be carried out with the Highway Authority, including photographic evidence. The route should then be inspected annually and following completion of the development and any damage to the highway resulting from traffic movements generated by the application site should be repaired to an acceptable standard and at no cost to the Highway Authority.
Reason: In the interests of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Highways Permit

27. A Highways Permit will need to be obtained from Rutland County Council Highways Department before any work can commence on the new access. This will require that the access or reinstatement is built to a standard specification and that contractors are sufficiently insured against public liability whilst operating in the highway.

Reason: To ensure that the appropriate permissions are gained for any works required within the public highway in the interests of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Mud on Highway

28. If the wheel wash equipment becomes ineffective and mud, slurry or detritus falls upon the public highway, the operator will be required to clean the affected areas immediately, or cease all movements from the site until the roads are clean.
Reason: To ensure that any mud, loose materials or spoil brought on to the public highway are clean and dealt with promptly, in the interests of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Lighting

29. Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare.

Reason: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety in accordance with Policies SP15 and SP17 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Covered Loads

30. No vehicles should be overloaded and all loads must be sufficiently covered to ensure no loose materials fall on to the public highway.

Reason: To ensure that mud, loose materials and spoil are not brought out onto the highway causing danger to users of the public highway, in the interests of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Environmental Management Plan (EMP)

31. No development shall take place, until an Environment Management Plan (EMP) has been submitted and approved in writing by the Local Planning Authority, which will include the following:-

- a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.**
- b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.**
- c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmacadam, to be maintained free of mud, slurry and any other form of contamination during the period of construction with all exiting vehicles passing through. A contingency plan including, if necessary, the temporary cessation of all construction operations and movements to be implemented and any affected public highway thoroughly cleaned immediately with mechanical sweepers in the event that the approved vehicle cleaning scheme fails to be effective for any reason.**
- d) Haul routes to the site and hours of delivery**
- e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no park, waiting, loading/unloading or queuing on the public highway.**
- f) Details of site compounds, storage area and contractor/visitor parking/turning.**
- g) Details of the site enclosure or part thereof and gated site security.**
- h) Confirmation of any tree protection measures.**
- i) Confirmation that any operations will be carried out in accordance with the Biodiversity Environmental Management Plan, Condition 34.**
- j) Details of site notice with contact details and a scheme for dealing with complaints.**
- k) Details of any temporary lighting which must not directly light the public highway.**
- l) Phasing plans where necessary.**
- m) The erection and maintenance of security hoarding.**

The development shall thereafter be carried out in accordance with the approved Environment Management Plan.

Reason: In the interests of residential amenity and highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

Access - Post Completion of Restoration

32. Upon completion of restoration of the site, the access on Thistleton Lane shall be returned to its previous condition and size within 3 months, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the access is returned to a suitable type and size similar to suit a field use in the interest of highway safety in accordance with Policy SP15 of Site Allocations & Policies Development Plan Document Adopted October 2014.

INFORMATIVES

Section 148 Sub-Sec C Highways Act 1980

It is an offence under Section 148 Sub-Sec C of the Highways Act 1980 to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways or verges). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

Section 149 Highways At 1980

If anything is so deposited on the highway as to constitute a nuisance, under Section 149 of the Highways Act 1980 the Local Highway Authority may by notice require the person responsible to remove it forthwith and if not complied with the Local Highway Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order. In the event the deposit is considered to constitute a danger the Local Highway Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit.

Section 184 Highways Act 1980

The development involves the construction of a new access and/or modification of an existing vehicular crossing within the public highway. These works must be carried out under strict accordance with the requirements of Rutland County Council under the provisions of Section 184 of the Highways Act 1980. Prior to commencing any work within the highway a permit must be obtained from the Local Highway Authority. Details can be found [https://www.rutland.gov.uk/my-community/roads-and-highways/road-adoptions/choosing Vehicle Access Application](https://www.rutland.gov.uk/my-community/roads-and-highways/road-adoptions/choosing-Vehicle-Access-Application). If you require any further information please contact the Development Control Team by email highways@rutland.gov.uk or Tel 01572 758297

Biodiversity

33. No development shall take place (including ground works or vegetation clearance) until a Biodiversity Enhancement Management Plan (BEMP), has been submitted to and approved in writing by the LPA. The BEMP is to be based on the Biodiversity Net Gain Assessment metric (29/11/22) and report (Dec 22) undertaken by Heatons. The plan shall include the following details:

- a) Description and location plan of the area to be used for habitat creation**
- b) description of the features to be created**
- c) aims and objectives of management**
- d) appropriate management options for achieving aims and objectives**
- e) prescriptions for management actions**
- f) work schedule**
- g) seed mixes/species to be sown/planted**
- h) ongoing monitoring and remedial measures**

The plan will be supported by a BNG metric calculation using the latest DEFRA version of the metric. The approved plan will be implemented in accordance with the approved details.

34. No development shall take place (including ground works or vegetation clearance) until an Environment Management Plan for biodiversity (EMP: Biodiversity, as part of Condition 32) has been submitted to and approved in writing by the LPA. The EMP shall include the following details:

- a) identification of potentially damaging construction activities for each phase**
- b) identification of biodiversity protection zones during each phase**
- c) practical measures and sensitive working practices to avoid or reduce impacts during topsoil removal and quarry operations**
- d) timing of works to avoid harm to nesting birds**
- e) responsible persons for overseeing sensitive works**
- f) use of protective fencing where required**

The approved EMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

Reason for Conditions 34-35: To protect and enhance biodiversity.

Archaeology

35. No development shall commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The 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.

Reason: To ensure satisfactory archaeological investigation and recording. The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

General Conditions

36. The site shall be worked in accordance with the submitted plans and details (Condition 2) except as amended by the following conditions.

37. Throughout the period of working, restoration and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.

38. Prior to the commencement of development, and throughout the period of working, restoration and aftercare, it shall be the responsibility of the developer to make enquiries and, in consultation with the MPA, take appropriate steps to prevent the spread of any soil-borne plant or animal diseases.

Reason for Conditions 37-39: In the interests of good planning practice.

Soil Handling

39. Before topsoils and subsoils are stripped on each phase, or part phase, a Scheme of Soil Movement shall be submitted to the MPA for their consideration. Such schemes shall:

- a) Be submitted at least 3 months prior to the expected commencement of soil stripping.**
- b) Where subsoils are not to be retained, identify those soils and soil substitutes intended to be used in their place.**
- c) Identify clearly the origin, intermediate and final locations of soils for use in the restoration, as defined by soil units, together with details balancing the quantities, depths, and areas involved.**

40. All soil and soil forming materials shall be handled in accordance with The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings, using the 'Bed/strip' excavator and dump truck' methods contained in Sheets A–D and Sheet K, where the modified method of topsoil replacement using low ground pressure bulldozers is being used.

41. Within 3 months of the formation of storage bunds the operator shall submit a plan to be approved in writing by or on behalf of the MPA showing the location, contours and volumes of the bunds, and identifying the soil types and units contained therein.

42. Soil shall only be moved when in a dry and friable condition. For cohesive soil this may be assessed in accordance with the "Worm Test" for field situations described in Part One- Table 4.2 of The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings) to determine if the moisture content is drier than the lower plastic limit and therefore, less prone to damage if handled.

43. For all soil types no soil handling shall proceed during and shortly after significant rainfall, and / or when there are any puddles on the soil surface.

44. Soil handling and movement shall not be carried out between the months of October to March inclusive, unless otherwise agreed in writing by or on behalf of the MPA.

45. Plant or vehicle movement shall be confined to clearly defined haul routes agreed in writing by or on behalf of the MPA, or to the overburden surface and shall not cross areas of topsoil and subsoil.

Reason for Conditions 40-46: For the protection of an important resource i.e. soil.

Soil Stripping and Storage

46. All available topsoil (and subsoil) shall be stripped before any part of the site is excavated, built upon or otherwise traversed by heavy machinery (except for the purpose of stripping or stacking soil on those parts).

47. Soils identified for use as a subsoil substitute shall be stripped separately and either re-spread over the replaced overburden or stored separately for subsequent replacement.

48. Written notification shall be made giving the MPA five clear working days notice of the intention to start stripping soils.

49. Bunds for the storage of agricultural soils shall conform to the following criteria:

- a) Topsoils, subsoils and subsoil substitutes shall be stored separately.**
- b) Where continuous bunds are used dissimilar soils shall be separated by a third material, previously agreed in writing with the MPA.**
- c) Topsoil bunds shall not exceed 3 m in height and subsoil (or subsoil substitute) bunds shall not exceed 5 m in height.**
- d) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.**

50. All storage bunds intended to remain in situ for more than 6 months or over the winter period are to be grassed over and weed control and other necessary maintenance carried out to the satisfaction of the MPA. The seed mixture and the application rates are to be agreed with the MPA in writing no less than one month before it is expected to complete the formation of the storage bunds.

51. All topsoil, subsoil, and soil forming material shall be retained on the site.

52. Pockets of suitable soil forming material shall be recovered wherever practicable, during the stripping or excavation operations, for use during the restoration phase.

Reason for Conditions 47-53: For the protection of an important resource i.e. soil.

Soil Replacement

53. Restored soil depths shall accord with the proposals set out in the Environmental Statement and Supporting Technical Reports.

54. All stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the agricultural afteruse shall be picked and removed from the site.

55. The applicant shall notify the MPA at least 5 working days in advance of the commencement of the final subsoil placement on each phase, or part phase to allow a site inspection to take place.

Reason for Conditions 54-56: For the protection of an important resource i.e. soil.

Aftercare

56. An Aftercare Scheme requiring that such steps as may be necessary to bring the land to the required standard for the use of agriculture shall be submitted for the approval of the MPA not later than 3 months prior to the date on which it is first expected that the replacement of topsoil shall take place.

57. The submitted Scheme shall:

- a) Provide an outline strategy for the five year Aftercare period in accordance with Paragraph: 057 of Minerals Planning Practice Guidance. This shall specify the steps to be taken and phasing in the management of the land to promote its rehabilitation to the target afteruses; including where appropriate:**

- A map identifying clearly all areas with phasing, subject to aftercare management,
 - A remedial field drainage system, and
 - A pre-release report to demonstrate that the land has been reclaimed to the required standard.
- b) Provide for a detailed annual programme, in accordance with Paragraph: 058 of Minerals Planning Practice Guidance, to be submitted to the MPA not later than two months prior to each annual Aftercare meeting.

58. Unless the MPA, after consultation with other interested parties, agree in writing with the person or persons responsible for undertaking the Aftercare steps that there shall be lesser steps or a different timing between steps, the Aftercare shall be carried out in accordance with the submitted Scheme.

Reason for Conditions 57-59: For the protection of an important resource i.e. soil.

59. Within one month of each anniversary of the date of permission until the end of the aftercare period, a report shall be submitted to the MPA including:

- a) Operations carried out on the land during the previous 12 months in respect of mineral extraction, including the volume/tonnage of mineral extracted.
- b) A topographical survey carried out every two years within the two months preceding the date of each anniversary of this permission consisting of a plan drawn to a scale of not less than 1:5,000 which identifies all surface features within the site and levels relating to ordnance datum over all the land where mining operations have taken place.
- c) A plan showing the location, contours and columns of soil storage mounds, and identifying the soil types and units contained therein.
- d) Measures taken to implement the landscaping, progressive restoration and habitat creation.
- e) Results of the monitoring of habitat creation and establishment.
- f) Measures taken to implement the aftercare provisions.
- g) Intended operations for the next 12 months, including the anticipated programme of soil stripping.
- h) Measures taken to minimize any disturbance to protected species.

Not later than two months after the submission of the annual monitoring report, a meeting or meetings shall be held between the applicants, the MPA and other relevant interested parties to discuss its contents.

Reason: In the interest of good planning and in accordance with 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 12 – Restoration
- MDC Policy 1 – Impacts of Minerals Development
- MDC Policy 2 – Pollution, Health, Quality of Life and Amenity
- MDC Policy 12 – Restoration and Aftercare

Site & Surroundings

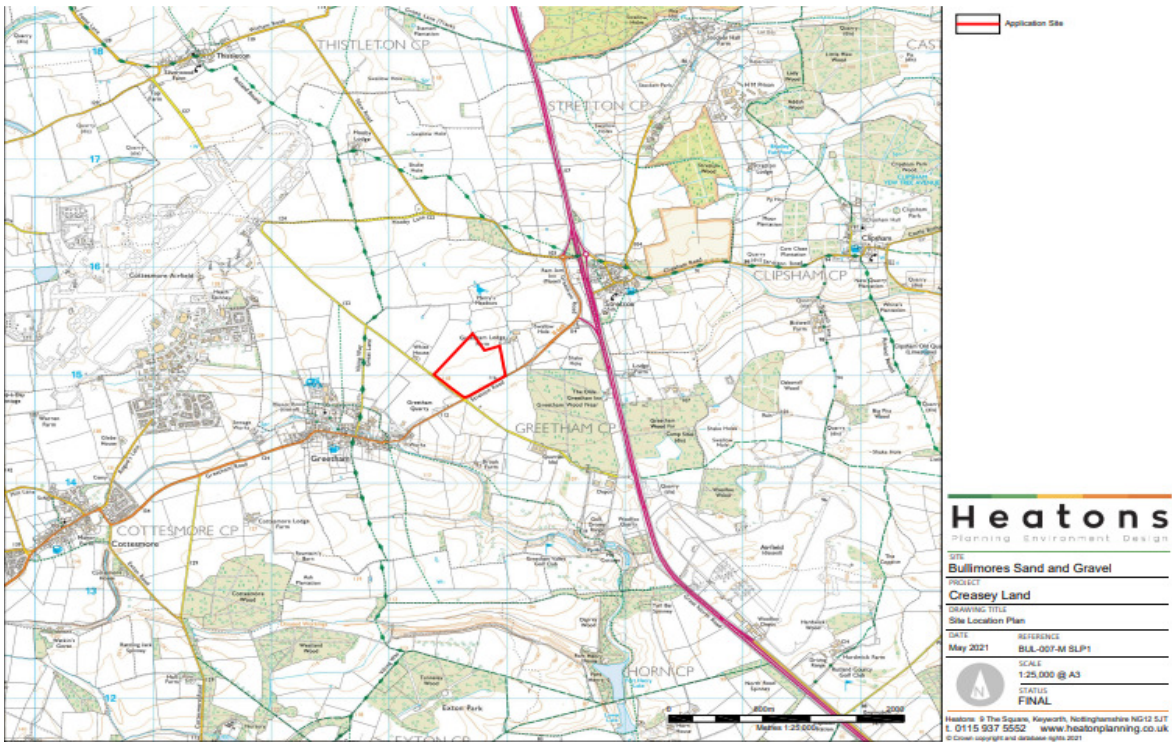
1. The application site is located on land to the east of the existing Greetham Quarry (on the opposite side of Thistleton Lane) situated within the north-east

part of Rutland, to the west of the A1. The proposed new quarry is located on arable land to the north east of Greetham village. The proposed development includes a new access, which is currently a field access, off Thistleton Lane (see Figure 1).

2. The application site is located to the north east of Greetham village with the site boundary being approximately 560 metres (m) at its closest point. Greetham Meadows, a Site of Special Scientific Interest (SSSI), is located approximately 125m¹ north of the site boundary. The site comprises an agricultural field bounded to the south/south west by Thistleton Lane, the east/south east by the B668 Stretton Road and to the north by agricultural land. The closest residential receptors lie to the north east at Greetham Lodge Farm (25m away), and to the north west on Thistleton Lane at the White House (200m away). Land use in the wider area is mainly arable with occasional blocks of woodland. A fuel pipeline runs beneath ground level along the northern verge of Thistleton Lane, adjacent to the site. Overhead wooden poles cross the northern part of the site. No public rights of way (PROW) traverse or bound the site.
3. The application site covers approximately 20.2 hectares (ha). The site comprises a single irregular shaped agricultural field with no internal landscape features and predominantly bordered by clipped hedgerows and scattered trees. The site slopes very gently upwards from south to north, rising from approximately 115m above ordnance datum (AOD) to 121m AOD. The proposed quarry location is shown on Figure 1.

¹Applicant claimed it was 200m but Natural England corrected it to 125m

Figure 1 Site Location



Proposal

4. The primary purpose of the planning application is to provide for a new quarry in order to release an estimated 5 million tonnes (Mt) (0.25mtpa) of limestone aggregate, 0.4 Mt of ironstone and 40,000 tonnes of blockstone reserves. The extension would make available reserves that would replace those that have now been nearly exhausted at the applicants' Woolfox Quarry, located off Wood Lane to the south east of Greetham. The mobile plant and other site management infrastructure at Woolfox would be transferred to the proposed quarry. No mineral extraction operations would take place at the proposed site until mineral extraction is completed at Woolfox Quarry. In addition, the scope of the proposal includes a new site access off Thistleton Lane and associated site infrastructure, and restoration to current ground levels using 2.2 million m³ of imported inert restoration material. The key metrics of the application are summarised in the table below:

Application area	20.2 ha
Area of mineral extraction	17.53ha
Volume of limestone aggregate to be excavated and processed	5 million tonnes

Volume of ironstone to be excavated	0.4 million tonnes
Volume of blockstone to be excavated	40,000 tonnes
Volume of imported inert material	2.2 million cubic metres
Quarry working hours	07.00-18.00 hours Mondays to Fridays 07.00-14.00 hours Saturdays No working on Sundays and Public/Bank holidays
Daily average HGV movements	52 movements (26 in and 26 out)
Final restoration	Agricultural land: 8.9ha Lowland calcareous grassland: 11ha Woodland planting block: 0.08ha Woodland scrub edge: 0.01ha Small field pond: 0.01ha
Aftercare management	The site shall be subject to aftercare for a period of five years for land returned to agriculture and ten years for all other areas.

Extractive Operations

- The proposed quarry should release 5Mt of limestone over a 20 year period. In addition, there is potential for approximately 0.4Mt of ironstone and 40,000 tonnes of blockstone within the working. The mineral would be extracted in three phases worked in a clockwise direction around the site with phase 1 commencing near the proposed access off Thistleton Lane. In terms of the nature of mineral extraction, no blasting is proposed and the quarry would be worked with hydraulic excavator and a mobile crusher and screen used to process the extracted limestone. The mobile plant would be positioned close to the working face of the quarry floor for ease of loading. A hydraulic loading shovel will be used to load the limestone into the mobile plant for processing and stockpiling. The hydraulic loading shovel will then be used to load HGVs for sale and exportation from the site. The proposal would not result in an increase in the cumulative scale of extraction rates over recent years given that up to 200,000 tonnes per annum used to be produced at Woolfox Quarry.

Restoration

6. The proposal is to backfill the quarry void with imported inert waste materials (approximately 2.2 million m³) to enable restoration to original ground levels and reinstate to an agricultural after use, with some elements and features of nature conservation interest (new hedgerow, tree planting, field margins and a field pond). A breakdown of the proposed site habitats is provided in the table at paragraph 3.1 above. A small area to the east of the site beyond the limit of extraction is identified for biodiversity net gain. Completion of restoration is anticipated to take a further 10 years following extraction. Inert restoration materials will be on a back haul basis as is the case at Woolfox Quarry and importation will not commence until restoration is completed at Woolfox Quarry on 31 March 2034.

7. Existing hedgerows are proposed to be retained and strengthened through advance planting. The proposal includes the creation of 0.275km of native species-rich hedgerow with trees to be planted along the southern boundary to remove the previous gap. Additionally, 0.35km of native species-rich hedgerow with trees will be reinstated through the centre of the site. Further enhancement of 1.61km native hedgerows with trees surrounding the majority of the site is also proposed. A Biodiversity Net Gain Assessment has been carried out for the site. An overall biodiversity net gain of 10.31% in habitat units, and 140.58% net gain in hedgerow units is achieved. The site shall be subject to aftercare for a period of five years for land returned to agriculture and ten years for all other areas. The restoration plan for the proposed quarry is shown in Revised Restoration Plan - Drawing No. BUL-007-M.REST (November 2022).

Traffic and Access

8. Traffic movements from the quarry are proposed at a similar level as existing at Woolfox Quarry, with restoration materials proposed to be imported only on a back haul basis, and so would not increase movements. No extraction will take place at the new quarry until completion of mineral extraction at Woolfox in 2024, therefore, the associated traffic with the new quarry is a rerouting of the existing traffic at Woolfox. Operations at Woolfox Quarry average around 52 two-way movements per working day, or five to six HGV movements per hour. The proposed quarry is to also maintain the same staffing numbers and operation.

9. A new access onto Thistleton Lane is proposed, with HGV traffic, apart from local deliveries, routed to the A1 to the east. The applicant is willing to enter into a Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) to ensure routing of HGVs from the proposed development turn left out of Thistleton Lane/ right into Thistleton Lane to and from the direction of the A1 as opposed to travelling through Greetham village.

Environmental Impact Assessment

10. 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):
 - Alternatives,
 - Landscape and visual impact,
 - Nature conservation and ecology,
 - Archaeology and cultural heritage,
 - Noise,
 - Air quality and dust,
 - Impact on water resources and flood risk,
 - Traffic and transport,
 - Impact on soil resources and agricultural land use and quality,
 - Climate change adaption,
 - Cumulative impact assessment,
 - Need.
11. Detail on the above matters is discussed in the Planning Assessment section of this report.
12. The ES considered potential impacts associated with the proposed development and concluded that potentially adverse impacts, in particular dust and noise, likely to arise from the proposed development are capable of being avoided and/or minimised to acceptable levels with the implementation of suitable mitigation measures and monitoring requirements. The proposed development would ensure continued supply of aggregate for the local construction industry and locally sourced building stone. The proposal would also provide for public benefits including maintaining existing employment positions as well as benefits associated with the restoration scheme, e.g. environmental and green infrastructure enhancements. The ES determined that the potential environmental and local amenity impacts are not significant.

Relevant Planning History

13. The site comprises an agricultural field bounded to the south/south west by Thistleton Lane, the east/south east by the B668 Stretton Road and to the north by agricultural land which has not been previously developed.

14. The applicant produced a Screening and Scoping Report which was received on 17 May 2021 in respect of this application i.e. 2021/0617/SCO - Mineral development and restoration scheme at Land North of Stretton Road, Greetham, Rutland. A Screening & Scoping Opinion was issued by Rutland County Council on the 4 August 2021.
15. Limestone extraction at nearby Woolfox Quarry has been carried out under a number of planning permissions since the mid-1960s. Since the late 1970s, the progressive restoration of the quarry has been facilitated by the importation of inert waste materials. The extant planning permission for the quarry was granted on 5th October 2016 (LPA reference: 2016/0199/MAJ) and allows for the continuation of quarrying activities until Spring 2024 with restoration ongoing until 2034.

Planning Guidance and Policy

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

National Planning Policy Framework (NPPF)

Chapter 8 – Promoting Healthy and Safe Communities

Chapter 15 – Conserving and enhancing the natural environment

Chapter 17 - Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Rutland Core Strategy Development Plan Document (DPD) July 2011

- 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 SP15 – Design and 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 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 on Landscape and Townscape
- MDC Policy 5 – Historic Heritage
- MDC Policy 6 – Biodiversity and Geological Conservation Interests
- MDC Policy 7 – Water Resources
- MDC Policy 8 – Flooding
- MDC Policy 11 – Transportation
- MDC Policy 12 – Restoration and Aftercare

Greatham Neighbourhood Plan 2017

There are no specific policies in the NP that relate to the quarry. Mineral sites are outside the scope of Neighbourhood Plans. The Plan does contain a policy relating to Green Infrastructure:

- Policy CH2 – Green Infrastructure
Development should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Planting of indigenous trees and shrubs to enhance biodiversity, soften the impact of development and/or enhance local character, will be supported.

Officer Evaluation

16. Section 38(6) Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the Development Plan unless material considerations indicate otherwise.
17. The Planning and Compulsory Purchase Act 2004 defines the Development Plan as:

*“(a) the Regional Spatial Strategy for the region in which the area is situated, and
(b) the Development Plan documents (taken as a whole) which have been adopted or approved in relation to that area. Adopted Local Plans retain development plan status and automatically became ‘saved’ policies for a period of three years from the commencement of the Act. For plans in preparation the three year period will commence from the adoption or approval of the draft plan.”*
18. In reaching a decision on this application the first consideration is therefore whether the proposals accord with the Development Plan. Having done this it is then necessary to have regard to all other material considerations, which include all relevant policy considerations contained in the emerging Development Plan as well as National Planning Policy Guidance.
19. This Planning Policy Audit provided by the applicant in their Planning Statement, is a comprehensive overview of the policies of relevance to the proposed development. The main Planning Policy documents of relevance are considered to be:

- Rutland Core Strategy Development Plan Document (adopted 11 July 2011)
 - Rutland Minerals Core Strategy and Development Control Policies Development Plan Document (adopted 11 October 2010)
 - Site Allocations and Policies Development Plan Document (adopted 13 October 2014)
20. Furthermore, a number of "saved" policies remain in place from the Leicestershire Minerals Local Plan (adopted May 1995) and the Leicestershire, Leicester and Rutland Waste Local Plan (2002).
21. Other Material Planning Policy Considerations include the National Planning Policy Framework as published in July 2021² and Planning Practice Guidance relating to minerals published in 2014. Within the Development Plan and NPPF there are numerous policies that seek to ensure development proposals protect the environmental assets of the area within which they are proposed. The policies of relevance to these proposals that seek to protect and enhance the environment have been fully audited and assessed within the applicants Planning Statement. The environmental policies of relevance to this planning application are those focussed on the following:
- Landscape and visual impact – ensuring that the proposal can be worked in a manner that does not cause an unacceptable impact upon the landscape or have an impact upon the visual amenity of nearby residents or users of the area;
 - Impact upon biodiversity – including the protection of habitats and the protection of species;
 - Protection of amenity – ensuring that levels of noise and dust are kept to within acceptable levels;
 - Protection of assets of archaeological and cultural heritage significance;
 - Protection of soils and the promotion of an appropriate land use following mineral extraction;
 - Protection of the water environment – ensuring that there is no pollution of groundwater or surface water resources, ensuring that there is no increase in flood risk;
 - Impact of transport – ensuring that the highway network can accommodate HGVs associated with the quarrying operations;
22. 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 potential impacts such as:

² New version of NPPF issued 5 September 2023

- Alternatives,
- Landscape and visual impact,
- Nature conservation and biodiversity,
- Archaeology and cultural heritage,
- Noise,
- Air quality and dust,
- Impact on water resources and flood risk,
- Traffic and transport,
- Impact on soil resources and agricultural land use and quality,
- Climate change adaptation,
- Cumulative impact assessment

and other matters can be adequately and appropriately mitigated and controlled; and

- i. The scope and adequacy of the environmental information having regard to the proposed development.

National Policy and Guidance

23. 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.
24. 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 mineral 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 contribute towards these objectives through the provision of locally sourced building stone (estimated total reserves 0.1Mt). Overall, the NPPF supports the principle of mineral extraction of the nature proposed in this planning application, subject to the mitigation of potentially adverse impacts.

The Development Plan

Rutland Adopted Core Strategy

- Policy CS16 states, the strategy for the rural economy is to support the mineral industry as set out in the Minerals Core Strategy and Policies DPD, and to support waste management development.
- Policy CS21 seeks to ensure that development is appropriate to the landscape character type within which it is situated and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. The quality and diversity of the natural environment of Rutland will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected (to prevent repetition this is addressed explicitly in Section 12 below).
- Policy CS22 seeks to ensure the quality and character of the built and historic environment of Rutland will be conserved and enhanced. Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate features (to prevent repetition this is addressed explicitly in Section 12 below).
- Policy CS25 states, the development of a sustainable waste management network for Rutland will be met through recognising waste as a resource; this will be delivered through the provision of facilities to meet the indicative waste management capacities. Waste development within the county will focus on the provision of preliminary and supporting facilities. Rutland is not considered an appropriate location for large scale advanced treatment facilities. The estimated inert disposal capacity requirement up to 2026 is 13,000 to 36,000 (tpa). Disposal of inert fill should be directed towards quarries to facilitate restoration; however inert fill could be permitted for agricultural improvement or other purposes as long as it could be demonstrated that it would not prejudice restoration of any quarries (existing and allocated).

Rutland Minerals Core Strategy & Development Control Policies DPD (October 2010)

- MCS Policy 1 sets out that the Council will require all proposals for mineral development to demonstrate that the Government's objectives for sustainable minerals development have been addressed whilst ensuring that there will be no significant loss in the aims of sustainable development.
- MCS Policy 2 sets out among other things that the County Council will:
 - Make provision for the production of limestone aggregate (crushed rock) until 2026 in accordance with the East Midlands Regional Plan together with the maintenance of a landbank in line with national and regional policy.
 - Allow proposals for minerals development only where they will not cause unacceptable harm to the environment or communities.

- MCS Policy 3 states that planning permission will only be granted for minerals development within the Areas for Future Mineral extraction – which includes the site at Stretton Lane – where the proposed development consists of an extension to an existing extraction site or is a small quarry for building roof or stone. Outside of an Area for Future Mineral Extraction, development will be permitted if there is a proven need for the mineral and the proposal does not conflict with any of the other policies in the Plan.
- MCS Policy 6 states that proposals for building and roofing stone extraction will only be permitted where the site would be a ‘small scale’ proposal, the material would be used in the restoration and renewal of existing historic buildings and structures and/or provides a suitable building material for use in conservation areas. The proposal must also not conflict with any other Plan policies.
- MCS Policy 7 sets out that the County Council will seek to ensure that the adverse impact of mineral working on neighbouring communities and sensitive land-uses is minimised. In doing so, particular regard will be given to the cumulative impact of concentrated mineral workings in the north-east and south-east of the County, and to identifying local issues in consultation with local communities (to prevent repetition this is addressed explicitly in Section 12 below).
- MCS Policy 9 states that the County Council will promote the sustainable transport of minerals through encouraging alternatives to road transport, where practicable and reduce the adverse impact of road borne transportation of minerals by ensuring that new mineral developments have suitable links to A class roads in the County, which avoid the use of routes through residential areas and unsuitable minor roads by quarry traffic (to prevent repetition this is addressed explicitly in Section 12 below).
- MCS Policy 10 highlights that all deposits of limestone considered to be of current or future economic importance are within the Mineral Safeguarding Areas on Figure 5 within the Plan document. This safeguarded area includes the proposed development.
- MCS Policy 12 states, the County Council will seek to ensure 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. The County Council’s primary objective will be to achieve after-uses that enhance or add to biodiversity and geological conservation interests (to prevent repetition this is addressed explicitly in Section 12 below).

Development Control Policies

- MDC Policy 1 states that mineral development will only be permitted where it can be demonstrated that there is a need, and that the impact on communities and the environment can be controlled within acceptable levels. In determining planning applications for mineral development the following issues will be

considered (to prevent repetition this is addressed explicitly in Section 12 below):

- I. 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;
- II. impacts on floodplains, groundwater, surface water, drainage, watercourses and water bodies;
- III. impacts on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness;
- IV. impacts on the natural environment, biodiversity and geological conservation interests;
- V. 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;
- VI. impacts on tourism and the local economy;
- VII. impacts on public open space, the rights of way network, and outdoor recreational facilities;
- VIII. impacts on the use, quality and integrity of land and soil resources (including land stability);
- IX. any increase in the risks of birds striking aircraft;
- X. any increase in pollution and CO2 emissions;
- XI. cumulative impacts arising from the interactions between mineral developments, and between mineral and other forms of development;
- XII. any other matter relevant to the planning application.

to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below.

- MDC Policy 2 states that minerals development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and where it can be demonstrated that there will be not be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where deemed necessary by the MPA, minerals developments should include mitigation measures, such as separation distances (buffer zones) between the site and such properties (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below and the list of proposed conditions).
- MDC Policy 4 sets out that minerals development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape of Rutland. If considered necessary by the MPA, the creation of buffer zones, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, will be required (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).
- MDC Policy 5 states that proposed development should not lead to unacceptable impact on areas, site or features of historic importance and their

settings (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).

- MDC Policy 6 sets out that minerals development likely to adversely impact upon regionally or locally designated sites and priority habitats or species identified in the Leicester, Leicestershire and Rutland Biodiversity Action Plan (including Sites of Importance for Nature Conservation, Species of Principal Importance for Biodiversity, Regionally Important Geological Sites, Local Nature Reserves and Local Wildlife Sites), and which cannot reasonably be located on any alternative site to avoid harm, will only be permitted if the merits of development outweigh the likely impact (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).
- In terms of water resources, MDC Policy 7 states that minerals developments will only be permitted if they are unlikely to have an unacceptable impact on surface or ground waters. Where appropriate, development proposals will also be required to include provisions for the efficient use of water resources on site and the use of Sustainable Drainage Systems, particularly within the eastern part of Rutland (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).
- In terms of flooding, MDC Policy 8 states that minerals development should be designed to avoid and, wherever possible, reduce the risk of flooding both during and following the completion of operations. Minerals development that is likely to create a material increase in the risk of offsite flooding will not be permitted (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).
- MDC Policy 11 states that mineral development involving significant levels of transportation by road will only be permitted where (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below):
 - i. the proposal is accompanied by a site transport plan and a transport assessment;
 - ii. there is no practicable alternative to the use of road-based transport that would have a lower impact on communities and the environment;
 - iii. the highway network is of an appropriate standard for use by the traffic generated by the development; and
 - iv. arrangements for site access and the traffic generated by the development would not have an unacceptable impact on highway safety, free flow of traffic, residential amenity or the environment.
- MDC Policy 12 states that mineral working will only be permitted where it can be demonstrated that an appropriate restoration scheme would be followed, to ensure that the site is restored in a way that is sympathetic to the character and setting of the wider area (having regard to the Rutland Landscape Character Assessment) and is capable of sustaining an appropriate after-use. Restoration should be carried out at the earliest opportunity and where appropriate, progressive restoration will be required. The applicant will be expected to

demonstrate the expertise and commitment necessary to secure a high standard of restoration and aftercare for an appropriate period of time.

The restoration and after-care of mineral sites should also seek to meet the following planning objectives (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below):

- a. The improvement of biodiversity – All habitat creation should contribute to meeting Leicester, Leicestershire and Rutland Biodiversity Action Plan targets, particularly the creation of limestone grassland to the adaptation of wildlife to the effects of climate change, and to reducing fragmentation of natural habitats
- b. The creation or improvement of geodiversity
- c. Improving public access to the countryside including links to surrounding green infrastructure
- d. Improving the water environment and addressing the effects of climate change
- e. Ensuring that sites within aerodrome safeguarding zones for RAF Cottesmore and RAF Wittering are designed to avoid new or increased hazards to aviation.

Site Allocations and Policies Development Plan Document – October 2014

- Policy SP1 states that the Council will take a positive approach to considering development proposals, reflecting the presumption in favour of sustainable development contained in the NPPF. The Policy states that the authority will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible. Planning applications that accord with the Local Plan policies will be approved without delay unless material considerations indicate otherwise.
- Policy SP15 sets out that all new developments will be expected to meet the requirements for good design as set out in Policy SP19. In particular, development should protect the amenity of the wider environment and neighbouring uses, as well as provide adequate landscaping and maintain an acceptable impact on trees and hedgerows, amongst other matters. Loss of trees and hedgerows will only be considered acceptable where it would not detract from visual amenity in the area. Opportunities should be taken to enhance access to the countryside through improvements to the rights of way network. Development should be designed and located so that it does not have an unacceptable adverse impact on the highway network (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).
- Policy SP19 sets out the criteria against which any development proposals that may affect sites of international, national or local importance for biodiversity or geodiversity conservation will be considered. Further policy guidance on conserving and enhancing the natural environment and the criteria that will apply to sites of national and international importance for biodiversity and

geological conservation is set out in the National Planning Policy Framework (paragraphs 174-188).

- Policy SP20 provides the same aims and level of protection demonstrated to the natural environment in Policy SP19, but with the historic environment of Rutland. In terms of landscape character in the countryside, Policy SP23 sets out that new development in and adjoining the countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting. Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment. Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated (to prevent repetition this is addressed explicitly in the Environmental Impact Assessment section below).

Leicestershire Minerals Local Plan Review – May 1995

- Policy 2 sets out the criteria in considering applications for mineral development including economic and operational need. In addition to the environmental impact associated with development. Consideration should also be given to the provision of adopted Plans and Policies within the Local Authority Area.
- Policy 11 sets out the matters in respect to which conditions will be imposed to ensure satisfactory restoration.

Leicestershire, Leicester and Rutland Waste Local Plan – September 2002

- Policy WLP 13 sets out the matters in respect of which conditions will be imposed to ensure satisfactory restoration of waste management development.

Need and Benefits of the Development

25. Rutland currently has three permitted quarries for limestone as crushed rock aggregate; two of which are active. Thistleton is not active and there remains uncertainty around when and if it may come online, so it would be appropriate for it to be discounted from figures for determining need. It should be noted that the nationally recommended landbank (ten years for crushed rock) forms a minimum. The annual apportionment rate set out in the adopted Mineral Core Strategy is 0.304Mtpa. The most recent LAA (based on 2022 data) indicates ten and three year averages of 0.28 Mtpa and 0.27 Mtpa respectively. The estimated current production rate for active sites (based on the three-year average) is circa 0.27 Mtpa which is 0.03 Mtpa below the currently adopted Mineral Core Strategy rate of 0.304 Mtpa. There is a shortfall in current production rates that supports the release of the reserves at the application site.
26. Permitted reserves and annual sales data for individual sites cannot be published for confidentiality reasons. However, an estimated annual production

rate can be calculated for extant permissions with remaining reserves based on publicly available documents. Planning permission was recently granted for Clipsham quarry south east extension (conditions state a production rate of 0.15Mtpa). Woolfox quarry production rate is estimated at circa 0.07Mtpa (2016/0199/MAJ - Planning and Environmental Statement, paragraph 2.3.3). Thistleton is not active (as stated above). Reserves at the existing Greetham quarry have been exhausted with the recently approved planning application (2020/0297/MIN) stating a production rate of 0.15Mtpa for the application site.

27. The proposed development would ensure that the markets currently served by Bullimores' Woolfox Quarry will continue to be serviced following cessation of working there. Without the proposed development replacing Woolfox Quarry, there will be a reduction in contribution to the County's limestone supply pattern beyond 2024.
28. Within the applicants Planning Statement (May 2022) it is demonstrated that demand for mineral has been increasing annually, and to a point which is outstretching previously predicted growth; particularly in relation to housing developments, with Rutland delivering 156% of their annual apportionment across the last three years.
29. Woolfox Quarry has long been a significant contributor of limestone to the local and regional markets and is a source which Rutland's reserve depends largely upon. This proposal presents an allocated site for which this contribution can continue for a further 20 years.
30. The existing Woolfox Quarry, at its current extraction rate of 200,000tpa, will be exhausted in 2024. The proposed quarry at Land North of Stretton Road, has the potential to release 5 million saleable tonnes of limestone. It is proposed that the extraction at the site would be at a rate of 250,000 tonnes per annum, but accounting for wastage this figure will equate to 200,000 saleable tonnes per annum, giving the quarry a potential operational life of 20 years. This site therefore has the potential positive effect of ensuring a substantial landbank of permitted limestone aggregate reserves long after the current plan period ends in 2026.
31. When assessing the sales figures outlined above, it is evident that the 200,000tpa from Woolfox Quarry is a significant contributor to the output within Rutland. With this contribution coming to an end in 2024, it is important a replacement resource is found to continue to meet demand. The proposed quarry seeks to replace the output at a like for like rate, with extraction to begin following the completion of extraction at Woolfox, providing a seamless transition and maintaining supply.
32. With regards to assessing the level of need for planned and predicted development, consideration must be given to the figures included as part of the withdrawn Rutland Local Plan 2018-2036 as these form the most recent evidence base. The emerging Local Plan identified a housing requirement for the plan period of 2018-2036 of 2,340 at a rate of 130 per annum. Housing completions in 2018-2019 totalled 211, and there were a total of 600 units

permitted across sites as of 1st April 2019. This left a residual minimum requirement of 1,539 for the remainder of the plan period to 2036. The most recent Housing Delivery Test 2021, which assesses housing delivery against the annual apportionment provided to each local authority, calculates Rutland to have delivered 156% of its apportioned requirement for the previous three years. Since the 211 completions in 2018, there have been a further 302 completions over the recent two years, averaging more higher than the 130 dwelling annual apportionment included within the withdrawn plan. These figures show there is a sustained higher demand and delivery of development within the region in recent years to suggest an increase requirement for the continuation of existing mineral output.

33. In terms of need, the main aim is for this proposed development to replace Woolfox Quarry. Limestone reserves are nearing exhaustion at Woolfox Quarry and the mobile plant and other site management infrastructure would be transferred to the proposed development. Woolfox Quarry will be exhausted of its mineral in 2024, which will result in the loss of longstanding 200,000tpa supply of crushed rock in the region. Paragraph 4.12 of the Local Aggregates Assessment (LAA) 2022 (Reporting on 2021 data) sets out that as there are so few operating quarries, the total aggregate output for the County can be significantly negatively affected if just one site ceases or significantly reduces production.
34. In terms of the North Western extension to Greetham Quarry, this essentially opens up a previously operational site and therefore just extends the life of an existing quarry although at a much lower extraction rate than previous operations.
35. Therefore, it is considered that the long-term supply of further limestone aggregate mineral which the proposed development would generate should be viewed as a positive factor as it will maintain Woolfox Quarry's 200,000tpa contribution to the aggregate supply well beyond the Rutland plan period.

Conclusion

36. Overall the principle of the proposed development complies with and supports the sustainable development and mineral working policies in the NPPF and the Rutland Core Strategy, Site Allocations and Policies DPD, and Minerals Core Strategy and Development Control Policies DPDs.

Environmental Impact Assessment

37. The applicant produced a Screening and Scoping Report which was received on 17 May 2021 in respect of this application i.e. 2021/0617/SCO - Mineral development and restoration scheme at Land North of Stretton Road, Greetham, Rutland. A Screening & Scoping Opinion was issued by Rutland County Council on the 4 August 2021.
38. The following items set out a summary along with a chronological order of operations to take place on site:

- advance planting and beneficial management of the peripheral site boundaries to strengthen existing hedgerow and vegetation and fill in gaps / improve screening (including 0.4km along Stretton Road and 0.3km along Thistleton Lane);
- establishment and operation of a 3,000sqm new site management area and equipment, along with ancillary aspects (site office of x2 portacabin style c6m high, weighbridge and car parking), on the existing surface of the site (at 119m AOD). A concrete slab will be placed at the site access to protect the integrity of the fuel pipeline;
- progressive stripping and storage of soils – initially to be stored within screening bunds around the outer perimeter of the site (up to 3m high along the roadside and 4m along the northern perimeter, due to acoustic mitigation for residential properties), with an additional temporary area identified within Phase 3 (up to 5m high);
- progressive mineral extraction from 17ha of land, based on 3 phases set out in a clockwise direction to c30m deep and processing by mobile plant (with components c5m high), with onward vehicle movements offsite;
- progressive restoration works comprising the importation of inert waste and backfilling of the mineral extraction voids and re-spreading of original agricultural soils to form a suitable soil profile; and
- reinstatement of agricultural land-use (17.2ha), with 0.35km of new native hedgerow along an historic field boundary across the centre of the site to form 2 field parcels, additional tree planting in north-east corner (1,300m²), a small field pond in the north-east corner and field margins (2.7ha) managed for nature conservation.

Alternatives

39. Paragraph 2 of Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the Regulations) requires applicants to include in their Environmental Statement a description of the reasonable alternatives studied where these have been considered (for example in terms of development design, technology, location, size and scale). In accordance with Schedule 4, consideration of the main alternatives to the scheme is set out in the applicants ES May 2022 Chapter 4, along with the main reasons for selecting the chosen option, including a comparison of the environmental effects.

Do Nothing

40. Woolfox Quarry will be exhausted of its mineral in 2024, which will result in the loss of longstanding 200,000tpa supply of crushed rock in the region. The markets for which Woolfox serves will not disappear with the quarry, instead they will be required to find an alternative source. This is essentially a 'do nothing' approach. An alternative source of crushed rock to meet this demand is therefore required. The options for achieving this are to extend an existing quarry, recommencing a previously worked quarry or permitting a greenfield site for mineral extraction.

41. There are three existing quarries, within proximity to the proposed development, with only two of them currently contributing limestone aggregate in Rutland's supply picture: Woolfox Quarry (~1.3km south east) and Clipsham Quarry (~3km east). In this scenario Woolfox is not a consideration as the purpose of this proposed quarry is to replace Woolfox Quarry once it has been exhausted of mineral.
42. Clipsham Quarry has recently received permission (September 2020) for a southern extension to operations in order to release 2.25 million tonnes of limestone and 500,000 tonnes of blockstone (2019/0433/FUL). The current working area of Clipsham Quarry (as of 2019) had 2.75 million tonnes of limestone aggregate remaining, working at an extraction rate of 150,000 tonnes per annum. This would ensure the existing working area is operational through to 2037. The additional 2.25 million tonnes from the permitted extension area provides a further 15 years of reserve.
43. Another alternative in this context is the re-opening of Thistleton Quarry in Rutland. Thistleton Quarry consists a substantial old ironstone permission that was subject to the minerals review (ROMP) in the late 1990's. It contains a substantial quantity of limestone aggregate mineral which the permission allows for the extraction of. The most recent Local Aggregate Assessment (LAA) states that Thistleton is still 'inactive', although it does have a modern set of planning conditions with recommencement of operations onsite pending the construction of a dedicated haul road. The quarry has permission running up to 2042 for the extraction of 6.4mt of limestone (not all of which is aggregate).
44. Woolfox, Greetham and Clipsham Quarries together have the potential to produce 500,000 tonnes per annum of aggregate limestone. Woolfox Quarry will be exhausted of its mineral in 2024, which will result in the loss of longstanding 200,000tpa supply of crushed rock in the region. The markets for which Woolfox serves will not disappear with the quarry, instead they will be required to find an alternative source. This is essentially a 'do nothing' approach. An alternative source of crushed rock to meet this demand is therefore required.
45. Woolfox Quarry contributes to the County's year-on-year output. In that regard there is a sound planning argument that this replacement to Woolfox Quarry could continue to contribute to supply across the Rutland Plan Period and beyond. The proposed quarry would be able to ensure continued provision for the remainder of the plan period and beyond. There are alternatives to the release of limestone reserves at the proposed location, but these are off-set to a substantial degree by the sustainability benefit of extracting the limestone aggregate at the land north of Stretton Road and the acceptability of the proposal environmentally.

Alternative Methods of Working

46. Minerals are a resource, which can only be worked where they are found. The location and extent of working identified as the extraction areas as part of this application is based upon the geology and the location of the available reserve.
47. Alternatives to the proposed methods of working have been considered and the methods proposed are those which are considered to be the most economically and environmentally acceptable. The general direction of working allows for a logical direction of extraction from the site access and location of the proposed site office and weighbridge area. This has benefits from an environmental perspective as well as a functional/practical benefit to the operator.

Alternative Restoration Options

48. The restoration scheme has been determined following consideration of policy and need. The chosen restoration scheme was decided on an iterative basis following technical work by specialist consultants. For example the reintroduction of the historic hedgerow followed the discovery of the hedgerow on historic OS mapping. With regard to inert backfill, a need for waste capacity in the region was identified and therefore deemed suitable for this operation (This is set out in detail in the applicants Planning Statement, May 2022 at Section 6.4).

Alternative Means of Transport

49. Theoretically, there are other options to transporting mineral other than by road. These are primarily rail and waterborne transportation, neither of which offer practical alternatives as a means of transporting sand from the proposed quarry.
50. The issue with the alternatives relates primarily to market and the demand. The quarry reserves are located close to their intended end point of use. The final point of use is not a single location but a series of construction sites. It is therefore not practical to utilise rail/water connections.
51. In both economic and environmental terms, the most sustainable option is road transport, as the practicalities, as well as the economic and environmental issues of constructing rail depots and potentially canal wharves, would be prohibitive and would still fail to negate the need for the use of road borne transport of the product to its final destination.
52. The reliable movement of goods and services is an essential part of the economy and NPPF recognises (paragraph 105) that 'opportunities to maximise sustainable transport solutions will vary from urban to rural areas.' In the case of the proposed quarry, there are no realistic options for making the transportation of mineral any more sustainable than it already is. In these

circumstances the proposal accords with transport policy at national and local levels.

Landscape & Visual Impact

53. The NPPF³, the Rutland Minerals Core Strategy & Development Control Policies DPD, the Rutland Adopted Core Strategy DPD, the Site Allocations and Policies DPD together with "saved" policies which remain in place from the Leicestershire Minerals Local Plan and the Leicestershire, Leicester and Rutland Waste Local Plan (2002) all contain policies and text concerning the potential for landscape and visual impact in connection with development proposals. In particular:
- NPPF sections 11 and 17;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MCS 1, MCS 7, MCS 12, MDC 1, MDC 4 and MDC 12;
 - Rutland Adopted Core Strategy Policies CS1 and CS21;
 - Allocations and Policies DPD Policies SP19, SP23 and SP28;
 - Leicestershire Minerals Local Plan Policy 11; and
 - Leicestershire, Leicester and Rutland Waste Local Plan Policy WLP 13.
54. The thrust of these policies encompasses the advice in the NPPF to protect, maintain and enhance the diversity and local distinctiveness of landscape character. A full breakdown of policies that are relevant to this planning application can be found at Appendix 1 of the Planning Statement, May 2022.
55. A Landscape and Visual Impact Assessment (LVIA) has been prepared by the applicant which considers the assessment of the likely landscape effects and mitigation associated with the proposed development, along with an assessment of visual effects and mitigation.
56. The Landscape and Visual Impact Assessment (LVIA) has been carried out in accordance with the Landscape Institute and the Institute of Environmental Management and Assessment Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Photography and Photomontage in Landscape and Visual Assessment and Natural England, An Approach to Landscape Character Assessment.
57. The LVIA has assessed the potential landscape and visual implications of the proposed development of a new limestone quarry together with its progressive restoration (using the importation of inert waste materials) at Land North of Stretton Road, Greetham, Rutland.
58. The LVIA has included a baseline study of the existing site and its surroundings, a study of the landscape and visual characteristics of the proposed development, and an assessment of the residual landscape and visual effects likely to be generated after mitigation has been considered and their significance.

³ Revised September 2023

59. Overall, there were no significant landscape and visual effects predicted as a result of the proposed development. Although there would be adverse landscape and visual effects during construction and operational phases, this would be carried out on a phased basis and include a strategy of mitigation, focusing on the enhancement of the perimeter hedgerows, with new native tree and shrub planting and grassed soil bunds.
60. The final restoration scheme would enhance and complement the character of the local area, with the reinstatement of the existing agricultural land and additional habitats in the form of a new hedgerow along an historic field boundary, field pond and field margins for nature conservation. This would be in accordance with the recommended landscape objectives within Rutland's Landscape Character Assessment for arable and pastoral agricultural plateau landscapes within "The Cottesmore Plateau" (sub-area Di) of restoring and reinstating distinctive features such as hedgerows and hedgerow trees, especially where they would filter views of mineral and related industrial operations.
61. In light of the above it is considered that the objectives of NPPF, the Development Plan and other material policy considerations are met.

Biodiversity

62. The development plan contains policies and text concerning ecological impact issues in connection with development proposals. In particular:
 - National Planning Policy Framework (NPPF) Sections 15 & 17;
 - Rutland Core strategy Development Plan Document (adopted 11th July 2011);
 - Rutland Minerals Core Strategy and Development Control Policies Development Plan Document (adopted 11th October 2010);
 - Site Allocations and Policies Development Plan Document (adopted 13th October 2014); and
 - Planning Practice Guidance (related to minerals, adopted in 2014).
63. A full breakdown of policies that are relevant to this planning application and ES can be found at Appendix 1 of the applicants Planning Statement. These policies are consistent with the advice in NPPF to protect, maintain and enhance nature conservation and biodiversity. The policies seek to protect species and habitats and, through restoration, provide replacement and enhanced habitats.
64. The relevant legislative context includes the following:
 - The EC Habitats Directive (Directive 92/43/EEC) as translated into UK law by The Conservation of Habitat and Species Regulations 2017;
 - The EC Birds Directive (Directive 79/409/EEC); as translated into UK law by The Conservation of Habitat and Species Regulations 2017;
 - The Countryside and Rights of Way Act (CRoW) 2000;

- Wildlife and Countryside Act 1981 (as amended) (WCA);
 - Natural Environment and Rural Communities Act 2006 (NERC);
 - The Hedgerow Regulations 1997; and
 - The Protection of Badgers Act 1992.
65. A Biodiversity Net Gain Assessment has been carried out for the site. This sets out that the overall biodiversity net score shows an increase of 4.11 habitat units which equates to a net gain of 10.27%. There will be a gain of hedgerows onsite following the assessment results with 18.99 units of hedgerow being gained, which equates to a 141.29% increase on the current hedgerow units' baseline.
66. The 'Nature Conservation and Ecology' chapter of the applicant's Environmental Statement (ES) has assessed the impact of the proposed development on ecological features of value, including potential effects upon statutory and non-statutory designated sites, habitats of nature conservation interest, legally protected and notable species.
67. All legally protected species recorded on the site will be protected throughout the duration of the works and mitigation, compensation and enhancement measures will be undertaken wherever necessary.
68. Overall, the final restoration scheme offers the opportunity for significant long-term beneficial effects at the site by retaining and enhancing the hedgerows with trees and the semi-improve grassland arable field margins, as well as the creation of species-rich hedgerows with trees, scrub and woodland to increase the connectivity of the site and associated species, including breeding and wintering birds, bats, reptiles, badgers and amphibians.
69. The proposed scheme will see the removal / change to habitats suitable to support:
- Wintering and Breeding Birds,
 - Arable Cultivated Land and Other Species (includes species such as hedgehog, deer, fox, common toad and pole cat), during the operational phase of the development. These are to result in a mix of short term neutral and short term negative effects.
70. Following restoration, each of the factors will see either neutral long term or positive long term impacts. The restoration is essentially returning the land to its existing condition, with the addition of reinstating an historic hedgerow field boundary and the creation of biodiversity enhancement to the north east.
71. Natural England (NE) have no objection to the application, subject to appropriate mitigation being secured by conditions. NE consider that without appropriate mitigation the application would damage or destroy the interest features for which Greetham Meadows SSSI has been notified. In order to mitigate these adverse effects and make the development acceptable, an Environmental Scheme for Dust Management and Monitoring is required to be secured by appropriate planning condition or obligation.

72. The applicant's ecologists have provided a set of mitigation measures (Environmental Statement Chapter 8 and Technical Appendix B) which will ensure that the working onsite incorporates best practice measures and will allow for acceptable working. In terms of biodiversity net gain, the restoration scheme will provide an increase of 10.27%, surpassing the Defra Metric aim of a 10% increase. It is therefore assessed that the proposed development will provide an overall increase in biodiversity for the site.
73. Overall, it can be concluded that, subject to the implementation of the suggested mitigations measures, the proposal conforms to the aims of the NPPF and policies of the development plan.

Archaeology & Cultural Heritage

74. The Local Planning Authority is required to ensure that special regard is given to preserving listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
75. The Local Planning Authority is also required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
76. The NPPF, the Rutland Minerals Core Strategy & Development Control Policies DPD, the Rutland Adopted Core Strategy DPD and the Site Allocations and Policies DPD all contain policies concerning the protection of archaeology and cultural heritage assets associated with development proposals. In particular:
 - NPPF Section 16;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MDC 1, MDC 3 and MDC 5; and
 - Rutland Adopted Core Strategy Policy CS22.
77. A full breakdown of policies that are relevant to this planning application can be found at Appendix 1 of the applicants Planning Statement. The thrust of these policies seek to ensure that the proposals do not give rise to adverse impact on features of archaeological importance. Where there is impact it should be mitigated to acceptable levels through appropriate monitoring/investigation.
78. A wide range of sources was consulted for the EIA including local Historic Environment Records, aerial photographs, manuscript documents; and published articles and books. The site was also visited for a visual appraisal.

79. A comprehensive series of works have been undertaken as part of the archaeological package in support of this application. These include a Desk-based Assessment, Geophysical Survey and Trial Trenching. It was determined that the site has likely been in its current state since the post medieval era and was assumed to have a moderate likelihood of archaeological remains. The Geophysical Survey identified potential ditches, boundary features, small quarrying pits and evidence of a rectangular enclosure.
80. With regard to designated heritage assets, the DBA identified a Scheduled Medieval memorial settlement, Registered Park and 22 Listed Buildings within their study area. The closest of these designations being Grade II listed 'No.3 Bridge Lane, Greetham' ~700m south west of the site.
81. In total 40 trial trenches were excavated with findings dating from the Late Neolithic or Early Bronze age. It is proposed to undertake a programme of further archaeological investigation be agreed with the Council to ensure the timely identification of surviving archaeological assets and to mitigate any potential adverse impact of development.
82. Leicestershire County Council (LCC) Archaeology, on behalf of Rutland County Council (RCC) has no objections subject to planning conditions requiring a suitable written scheme of investigation to safeguard any important archaeological remains potentially present.
83. Overall, in terms of archaeological and cultural heritage impacts, subject to an agreed scheme of further archaeological works, it is considered that the proposed development can be carried out as proposed without causing unacceptable adverse impact.

Noise

84. The NPPF, the Rutland Minerals Core Strategy & Development Control Policies DPD, the Rutland Adopted Core Strategy DPD and the Site Allocations and Policies DPD all contain policies and concerning the protection of amenity and pollution control with development proposals. In particular:
 - NPPF Sections 15 and 17;
 - Technical Guidance to the National Planning Policy Framework Sections 23-27; 30 and 31;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MCS 1, MCS 7, MDC 1 and MDC 2;
 - Rutland Adopted Core Strategy Policy CS1; and
 - Allocations and Policies DPD Policy SP28.
85. The thrust of these policies seek to ensure that the proposals do not give rise to adverse rise to adverse or detrimental impact from noise and dust. A full breakdown of policies that are relevant to this planning application can be found at Appendix 1 of the applicants Planning Statement.

86. With regard to the consideration of the effects of noise from the proposed development, a Noise Assessment for the proposal has been prepared. There will be no blasting on site.
87. In considering the issues set out in the Development Plan and other policy documents there is a need to ensure that impacts on local communities and amenity are maintained or reduced to acceptable levels. An important point is that there is an acceptance within planning policy that there will be some adverse effects and that the test is whether the adverse effects have been reduced or controlled to sufficiently low levels.
88. The site has been designed with the potential impact for noise and the location of sensitive receptors in mind. This will be achieved by implementation of the mitigation measures set out below:
- Screening bund - to a height of 3 metres above local ground height around the site boundary and to a height of 4 metres above local ground height in the vicinity of the White House and Greetham Lodge Farm;
 - A stand-off of 100 metres from the nearest property at Greetham Lodge Farm;
 - Plant maintenance.
89. The noise impact assessment has assessed the impact of the proposed development. The noise impact assessment has analysed the acceptability in noise terms of such operations on identified sensitive receptors located off site.
90. Site noise calculations have been undertaken for two locations in the vicinity of the proposed site taken to be representative of the nearest dwellings. The calculated site noise levels are presented for inspection and comparison with the suggested site noise limits at those dwellings.
91. The calculated site noise levels for limestone extraction, crushing/screening within the extraction void, progressive restoration and transportation off site by road going HGVs comply with the suggested site noise limits at both the receiver locations considered with the proposed bunding included.
92. The calculated site noise levels for soil stripping comply with the suggested site noise limit for temporary operations at both the calculation locations.
93. Greetham PC argued that two measurement locations of background noise is insufficient to provide an accurate and representative background measurement covering all period when the quarry is due to operate. The two nearest planning applications considered a wider representative sample including Saturday operations. The Parish Council made detailed comments on the noise assessment, including that there should be an assessment of the cumulative impact taking into account other applications neighbouring the site (Greetham North West extension, warehousing and Greetham Quarry restoration). The Parish Council query how the noise limits will be

enforced – will real time monitoring take place, or only as a result of complaints?

94. Rutland County Councils EHO has no objection subject to conditions. With the implementation of mitigation measures, the assessment has found that with appropriate mitigation measures the relevant site noise limits, based on PPG and the extant planning permission, are met. The objectives of NPPF, the Development Plan and other material policy considerations are met.
95. Overall, in terms of noise, the proposed development and operations will not have unacceptable direct or indirect impact on population and human health; biodiversity; land, soils, water, air and climate; material assets, cultural heritage and the landscape; or the interaction between these factors in accordance with EIA regulations.

Air Quality and Dust

96. The NPPF, the Rutland Minerals Core Strategy & Development Control Policies DPD, the Rutland Adopted Core Strategy DPD and the Site Allocations and Policies DPD all contain policies and concerning the protection of amenity and pollution control with development proposals. In particular:
 - NPPF Sections 15 and 17;
 - Technical Guidance to the National Planning Policy Framework Sections 23-27; 30 and 31;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MCS 1, MCS 7, MDC 1 and MDC 2;
 - Rutland Adopted Core Strategy Policy CS1; and
 - Allocations and Policies DPD Policy SP28.
97. A full breakdown of policies that are relevant to this planning application and ES can be found at Appendix 1 of the applicants Planning Statement. The thrust of these policies is to reduce the impacts of dust emanating from the site in order to protect the amenity of sensitive properties. Although not extant guidance, Mineral planning guidance, in MPS1 and MPS2, also advises on controlling the effects of development and keeping impact to a minimum.
98. The key planning principle relating to dust is that emissions should, as far as possible, be controlled, mitigated or removed at source. The degree of assessment required is influenced by the type and scale of working and the proximity of sensitive land uses in the surrounding areas. Dust Assessment Studies should identify the operations and/or processes likely to give rise to dust and make recommendations for measures of mitigation which the MPA and the site operator could agree on for effectively controlling dust emissions. A Dust and Air Quality Impact Assessment for the proposal has been prepared by the applicant and the assessment is contained in Technical Appendix E of the applicant's ES.

99. The NPPF states that “unavoidable dust emissions should be controlled, mitigated or removed at source”. The following suppression methodologies, which are derived from and are mutual to established documentation, are recommended for the site:
- The adoption of best practicable means to ensure dust and fumes from the site are effectively suppressed;
 - Mobile plant should be regularly serviced and equipped with effective exhausts to prevent fume emissions;
 - Effective water suppression shall be used during demolition operations;
 - Haul roads should be adequately maintained;
 - A water bowser will be used during dry conditions on the access road and any other trafficked areas;
 - A vehicle speed control of 15 mph will be implemented on all access and other trafficked areas;
 - The Company shall ensure that all commercial vehicles pass through a wheel washing facility prior to leaving the site to prevent the deposition of material onto the public highway;
 - All vehicles leaving the site onto the public highway shall be suitably sheeted;
 - In the unlikely event that dust or mud from the site has been deposited on the public highway, a road sweeper will be employed;
 - The Site Manager or instructed site personnel will undertake regular inspections of the public highway in order to identify the need for any cleaning requirements. Observations from all inspections will be logged;
 - Loading and unloading of vehicles should ensure drop heights are minimised. This is especially pertinent in the vicinity of the quarry plant and stocking area and during restoration;
 - Water sprays or surface binders will be utilised to maintain damp surfaces on exposed tip and stockpile faces and any exposed friable surfaces during dry and windy weather;
 - Restoration operations should be undertaken with due regard to weather conditions in order to reduce dust generation. Drop heights should be minimised; and
 - All site employees will receive appropriate training in order to ensure that they are conversant with the site dust control strategy.
100. In addition to the application of routine mitigation, the specific dust amelioration measures presented will be dependent upon the daily management of the mineral site. Overall, adoption of best practicable means to ensure dust and fumes from the site are effectively suppressed.
101. The dust control measures and monitoring procedures that would be included in an EMP would be in accordance with the recommendations established in:
- Institute of Air Quality Management ‘*Guidance on the Assessment of Mineral Dust Impacts for Planning*’, 2016,

- Minerals Industry Research Organisation ‘*Good Practice Guide: Control and Measurement of Nuisance Dust and PM10 from the Extractive Industries*’, 2011 and
 - Department of the Environment Minerals Division ‘*The Environmental Effects of Dust from Surface Mineral Workings*’, 1995.
102. Greetham Parish Council pointed out that residential properties are located within 1km of the proposed site, therefore a site specific quantitative PM10 assessment is necessary to determine the impacts on nearby residents. A Dust Management and Monitoring Plan should be approved prior to determination (including agreement with the EHO), rather than pursuant to conditions, and should include real time particulate monitoring. This is to ensure any proposed mitigation can actually achieve the reduction in dust levels to comply with air quality standards. A full assessment of the cumulative impacts in terms of PM10 emissions from all current and intended applications for developments around the area is needed. A clear understanding as to whether the PM10 emissions from all such applications will create unacceptable impacts on the local communities and if so, what mitigation and control measures are required.
103. Guidance provided by the IAQM states that “*adverse dust impacts from sand and gravel sites are uncommon beyond 250m and beyond 400m from hard rock quarries measured from the nearest dust generating activities*”.
104. IAQM guidance continues: “*In the absence of other information it is commonly accepted that the greatest impacts will be within 100m of the source and this can be both large (>30µm) and small dust particles. The greatest potential for high rates of dust deposition and elevated PM10 concentrations occurs within this distance. Intermediate-sized particles (10 to 30µm) may travel up to 400m with occasional elevated levels of dust and PM10 possible. Particles less than 10µm have the potential to persist beyond 400m but with minimal significance due to dispersion*”. This effect was described succinctly in former planning guidance for surface mineral sites which stated: “*Concentrations (of dust) decrease rapidly on moving away from the source, due to dispersion and dilution*”.
105. The above criteria are a key component for assessing the magnitude of potential impacts of the proposed development. In accordance with the IAQM guidance, hardrock quarry operations such as those proposed at Land North of Stretton Road, should not result in an adverse impact beyond 400 metres from dust generating activities. The greatest potential impact will be within 100 metres from source if there is ineffective mitigation. Subsequent magnitude delineations used for this assessment are represented by distance between 100 to 200 metres and 200 to 400 metres, although distances specified should not be considered as quantitatively delineated categories. These factors are incorporated in the methodology criteria for assessing magnitudes of impact.
106. The assessment of the potential impacts on air quality and dust from the development proposals has found that the potential for fugitive dust emissions from the extraction of limestone and associated minerals as a result of the

proposed development should be minimal due to the stand-off distances between the majority of the extraction area and potentially sensitive receptors. The site will also benefit from the extraction of mineral being undertaken at increased depth. Nonetheless, creation of perimeter bunding, upper bench working near receptors, vehicle movements, stockpiles and the processing of material along with the presence of exposed surfaces all have the potential to generate dust. However, the development of perimeter bunding will be for a short duration and will ultimately aid mitigation, whilst the impact from fugitive emissions of dust will be ameliorated by the application of a mitigation regime.

107. In order to ensure that the mitigation measures are appropriately adhered to, it is recommended that a detailed scheme of dust management and monitoring be prepared pursuant of planning approval. This will be prepared by the applicant and will set out in further detail the procedures to be employed which will, as a minimum, contain all the measures recommended in this assessment. The scheme will recommend a proactive monitoring strategy for both nuisance dust and PM10 in order to demonstrate compliance with appropriate air quality standards and dust deposition criterion. This should ideally be undertaken at all sensitive receptors identified in the vicinity of the proposed mineral site. Rutland County Councils EHO has no objection subject to conditions.
108. The policies contained in the NPPF, the Development Plan and other material policy considerations are satisfied by the proposed development. Overall, in terms of air quality and dust, the proposed development and operations will not have unacceptable direct or indirect impact on population and human health; biodiversity; land, soils, water, air and climate; material assets, cultural heritage and the landscape; or the interaction between these factors in accordance with EIA regulations.

Water Resources and Flood Risk

109. The NPPF, the Rutland Minerals Core Strategy & Development Control Policies DPD, the Rutland Adopted Core Strategy DPD and the Site Allocations and Policies DPD all contain policies and text concerning the protection of amenity and pollution control with development proposals. In particular:
 - NPPF section 14 and 17;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MCS 1, MCS 7, MDC 1, MDC 7 and MDC 8;
 - Rutland Adopted Core Strategy Policy CS1; and
 - Allocations and Policies DPD Policy SP28.
110. A full breakdown of policies that are relevant to this planning application can be found at Appendix 1 of the applicants Planning Statement. The thrust of these policies seek to ensure that the proposals do not give rise to adverse impact on the water environment.

111. A Hydrogeological Impact Assessment (HIA) and a Flood Risk Assessment (FRA) have been prepared by the applicant to support this application. The assessment seeks to identify and assess any potential risks to and from the proposed development on the water environment and demonstrate how these will be managed throughout the lifetime of the development.
112. The Flood Risk Assessment assessed the potential impact of the proposed development on the flood risk both onsite and in the surrounding area. It concluded that there is no requirement for mitigation measures for any of the assessed means of impact. The change in ground cover during mineral extraction and restoration will increase rainfall retention in the quarry void or field ponds. No vulnerable downstream receptors have been identified along potential flow paths.
113. During mineral extraction, impacts due to spillages of hydrocarbons from plant will be mitigated by ensuring the following measures:
- Fuel bowsers will only be onsite to facilitate refuelling. Fuel bowsers will be double-skinned and/or bunded;
 - All plant will be maintained in accordance with best practice and manufacturer's specification. Where possible, all maintenance will be carried out offsite;
 - Written procedures will be in place for responding to an accidental spill of hydrocarbons, which will minimise the risk to the environment; and
 - Spill kits will be available for use onsite in the unlikely event that a spillage occurs.
114. Post Restoration it is considered there is no risk requiring mitigation measures.
115. The working scheme for the proposed development will not involve working below the water table, therefore dewatering is not required.
116. The Flood Risk Assessment determined that the proposed development will not result in adverse impacts to any means of flood risk and therefore does not require any specific mitigation measures to flood risk.
117. The Hydrogeological Impact Assessment identified Greetham Meadows (125m north of the site) as a potential sensitive receptor. The designation lies at a similar or higher elevation and within the same geology as the application site. The features are not considered to be surface water fed and a surface water divide lies between the sites. The site is also within the 'Outer Source Protection' SPZ 2 of two abstractions.
118. The Lead Local Flood Authority (LLFA) has no objection to the application on the basis that there will be no run-off of surface water from this site during operation or after restoration. Overall, the proposed development has been assessed as acceptable with regards to its impact on the water environment and is in accordance with local and national policy.

119. With regard to the water environment the proposed development and operations will not have unacceptable direct or indirect impact on population and human health; biodiversity; land, soil, water, air and climate; material assets, cultural heritage and the landscape; or the interaction between these factors in accordance with EIA regulations.

Traffic and Transport

120. The main policies for assessing the potential for impact upon the highway network are as follows:
- NPPF Sections 9 and 15; and
 - The Rutland Minerals Core Strategy and Development Control Policies DPD (2010 policies MCS Policy 9 and MDC Policy 11).
121. The thrust of these policies encompasses the advice in NPPF and NPPG regarding the potential environmental disturbance caused by mineral associated traffic.
122. Policy at a national and local level generally aims to minimise the environmental impacts of development related transport on existing communities. With regards to transport and HGV traffic, this requires achieving good access and promoting the use of agreed routes. The key policy test is contained in NPPF which states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are “severe”. This is confirmed by the Planning Policy Guidance (PPG) portal which states that: “Transport Assessments and Statements can be used to establish whether the residual transport impacts of a proposed development are likely to be ‘severe’, which may be a reason for refusal, in accordance with the NPPF”.
123. The applicant has undertaken a Transport Assessment of the proposed development to assess any potential impacts of the proposed development in relation to traffic / transport.
124. As noted previously, the proposed operations at the application site are to replace those at Woolfox, with no extraction to take place onsite until completion of mineral extraction at Woolfox in the year 2024. The associated traffic with the application site is therefore a rerouting of the existing traffic at Woolfox. The traffic movements account to 52 two-way movements per working day, 5-6 an hour.
125. 1A Junction Capacity Study was conducted to assess the suitability of the Thistleton Lane / B668 (Stretton Road) / Wood Lane. Within the GTA, a threshold of 30 two-way trips in any one hour is given as a starting point for assessment. This proposal falls well below that. Additionally, as these are rerouted trips from Woolfox Quarry, they aren't ‘new’ trips on the highway.

126. To calculate the likely 2026 Design Scenario, the proposed trip generation has been added to the 2026 Reference Case which was described in the Baseline Conditions. For robustness, 6 two-way movements have been assumed per hour (3 inbound and 3 outbound).
127. In addition to the 2026 Design Scenario, a 2026 and 2031 Sensitivity Test has been conducted which includes for planned trips to be generated by proposed developments within the vicinity of the application site. These include:
- Trip generation and trip distribution associated with the proposed employment site on the Greetham Quarry site (planning reference 2021/0171/MAO) has been taken from the Transport Assessment produced to accompany the planning application;
 - Trip generation associated with the proposed housing site on the Greetham Quarry site (planning reference 2021/0170/MAO) has been taken from the accompanying Transport Statement, with 50% of routes assumed to route towards the A1, and 50% to Greetham Village (owing to the absence of trip distribution data in the TS); and
 - Trips associated with the North Western Extension to Greetham Quarry (planning reference 2020/0297/MIN) have been included and assumed to route towards the A1 (turning left out of Thistleton Lane). Whilst this development replaces the existing Greetham Quarry site (and therefore leads to a net reduction in trips compared to the Baseline), the trips have been included as new trips onto the network for robustness.
128. The data shows that the junction would continue to operate within capacity in the Design Scenario, and within the 'worst case' sensitivity tests.
129. The site is located within close proximity of the A1. The Thistleton Lane (access road) / B668 (Stretton Road) / Wood Lane junction is currently operating well within capacity and there is no pattern of collisions to warrant mitigation at the current site.
130. The applicant is willing to enter into a S106 agreement which will ensure routing of HGVs from the proposed development will turn left out of Thistleton Lane / right into Thistleton Lane to and from the direction of the A1 as opposed to travelling through the village. This has been suggested by the applicant to ensure betterment to the residents of Greetham Village. Greetham PC also requested such an agreement.
131. National Highways (NH) had no objection to the application. NH noted the proposed development is in the vicinity of the A1 which forms part of the Strategic Road Network. NH noted the proposed site is being developed as the nearby Woolfox Quarry is nearing the end of its productive life and is due to close within the next 2 years. No extraction at the proposed quarry will take place until the Woolfox site has closed. The proposed site is expected to operate with the same level of output, staffing numbers and operating hours as the existing Woolfox site and will generate similar traffic flows (approx. 56 HGV 2-way movements per day). This will not result in any adverse impact on the nearby A1 with junction RFC (ratio of flow to capacity) values remaining well within acceptable levels.

132. The Local Highway Authority (LHA) initially provided provisional comments pending further information. The LHA was content with the calculated trip generation and agreed that they can be accommodated capacity wise within the surrounding road network. The swept path analysis and site access arrangements were acceptable to the LHA. There were no details for a Construction Management Plan including wheelwash, but these matters can be conditioned. Subject to the accident data and analysis thereof being acceptable to the LHA, the LHA will raise no objection subject to conditions, the details of which will be provided in the LHAs final comments once the accident data and analysis has been provided and reviewed. The LHA subsequently reviewed the further information provided and has no objection subject to conditions.
133. In terms of transport, the proposed development and site operations would not have unacceptable direct or indirect impact on the population and human health; biodiversity; land, soil, water, air and climate; material assets, cultural heritage and the landscape; or the interaction between these factors in accordance with the EIA Regulations.

Soil Resources and Agricultural Land Classification

134. The NPPF and Rutland Minerals Core Strategy & Development Control Policies DPD contain policies and text concerning the protection of soil resources and agricultural land quality. In particular:
- NPPF sections 15 and 17; and
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policy MCS 1.
135. A full breakdown of policies that are relevant to this planning application can be found at Appendix 1 of the applicants Planning Statement. The thrust of the Rutland Core Strategy & Development Control Policies DPD policy encompasses the advice in NPPF to protect the best and most versatile agricultural land and conserve our natural resources, including soil quality.
136. The applicant has undertaken an assessment of soil resources and agricultural land use and quality on the proposed site.
137. Potential for impacts arise from the soil stripping and moving process if conducted whilst soils are wet. During the operational phase, mineral extraction will result in the loss of approximately 19.93Ha of agricultural land of subgrade 3a and 3b quality. However, the land is planned to be restored back to agricultural land at existing levels, along with reinstating an historic hedgerow and tree as well as a small field pond to the north east.
138. In order to reduce the impact to soils during stripping and stockpiling, handling with machinery will be avoided during and just after heavy rainfall. Soils shall be stripped using the excavator and dumper method described by Sheet 1 in

the MAFF Good Practice Guide for Handling Soil (www.defra.gov.uk/farm/environment/land-use/soilguid/).

139. If direct placement of stripped soils onto areas being restored is not possible, the resources should be stripped and stored separately in low bunds (no more than 3 m high for topsoil). Topsoil should be stripped from areas designated for storing subsoil. The bunds should be constructed either by excavator or bulldozer (Sheets 2 and 14 in the MAFF Good Practice Guide) avoiding over-compaction. They should be sown with grass to help maintain biological activity and prevent water erosion.
140. The soils should be removed from storage (Sheet 3 in the MAFF Good Practice Guide) and replaced by excavator during the summer using the loose tipping technique (Sheet 4 in MAFF Good Practice Guide), which avoids traffic on the restored surfaces.
141. A Soils and Agricultural Land Use Survey has been conducted to assess the potential impact of the development proposal on the soil resource and set out necessary mitigation measures to minimise impact. The survey has shown a mixture of heavy clay soils over glacial till and better drained soils over limestone. The land is principally of subgrade 3b quality, with a smaller area of sub-grade 3a. Wetness limits the workability of land over the clay soils, and droughtiness is the principal agricultural limitation over the land with limestone soils. Four soil resources have been identified: two topsoils and two subsoil resources. Adherence to soil stripping and restoration recommendations would potentially enable land to be returned to its current agricultural quality.
142. Overall, in terms of soil resources and agricultural land quality, the proposed development and its operations would not have unacceptable direct or indirect impacts on population and human health; biodiversity; land, soils, water, air and climate; material assets, cultural heritage and the landscape; or the interaction between these factors in accordance with the EIA Regulations.

Climate Change Adaption

143. The main policies considered to be relevant here are:
 - NPPF Sections 14 and 17;
 - Rutland Minerals Core Strategy & Development Control Policies DPD Policies MCS 1 and MDC 12;
 - Rutland Adopted Core Strategy Policies CS1 and CS25; and
 - Allocations and Policies DPD Policies SP15 and SP28;
144. In terms of the national planning policy position, Paragraph 152 of NPPF states that “the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the

conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

145. The effects of climate change and the vulnerability of the development proposal to these changes has been considered as part of the preparation of the EIA, particularly in terms of hydrology/ flood risk, air quality and dust, traffic and transportation and ecology (i.e. the impacts of climate change on habitats/ species).
146. The development 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). Further information can be found in Hydrological Impact Assessment and Flood Risk Assessment (see Technical Appendix H).
147. The proposals impact on habitats, species and wider biodiversity is not considered to cause any unacceptable level of harm.
148. The proposed restoration scheme will also contribute towards the development of a sustainable waste management network for Rutland where disposal of inert fill is encouraged to be directed towards quarries to facilitate restoration.
149. The phased landscape-scale restoration of the site will also include enhancement of the value of the site for biodiversity conservation; re-establishment of arable farming practices and to establish a landform, together with land use features and elements, capable of integration and enhancement of the local landscape character and its wider setting.
150. The company state that they are committed to operating its business in a sustainable manner, seeking to protect the environment, prevent pollution, mitigate environmental impacts on surrounding communities and improve sustainable development. To support this declared commitment, the following will be employed at proposed development:
 - maintain a robust certified environmental management system, with appropriate policies and procedures that provide a framework to manage risks and to deliver improvements in compliance, competency and sustainable performance;
 - comply with all applicable legal and regulatory requirements and codes of practice;
 - assess the environmental impacts of operations and transport fleet and develop effective mitigation plans and controls to monitor, minimise or prevent pollution and environmental harm;
 - set objectives and targets and monitor and measure performance regularly to ensure continual improvement and sharing of best practice;
 - reduce carbon emissions through optimising energy efficiency, and, where practicable, the use of alternative and renewable energy sources;

- adopt the waste hierarchy of waste prevention, reuse of materials, recycling, co-processing and energy recovery to minimise waste disposal and maximise productivity;
 - use water efficiently, recycle where possible and responsibly manage water discharges; develop products that contribute towards improved quality and sustainability in the built environment over their life cycle;
 - develop rehabilitation and restoration plans that consider the needs and expectations of our stakeholders and, where feasible and relevant, work to protect ecosystems, biodiversity and habitats to maximise our contribution to nature conservation;
 - engage with the local community and stakeholders and use local sourcing for products and services where practicable;
 - maintain effective communications with wider stakeholders, encourage dialogue and investigate, monitor and report on our environmental performance; and
 - comply with the requirements of ISO 14001, ISO 50001 and BES 6001 at applicable sites, and commit to implement ISO 14001 within 12 months of commencement of operations.
151. Whilst national planning policy states that new development should be located so as to reduce greenhouse gas emissions, minerals are a finite resource that can only be worked where they are found (NPPF, paragraph 209).
152. It is considered that given the clear benefits of replacing the existing Woolfox Quarry, the associated benefits to the local and wider economy and the acceptable environmental impact of the proposal, circumstances exist that justify the proposal.
153. In terms of the effects on climate change, taking the above considerations into account, it is evident that the proposed development represents an appropriate use of the site whilst avoiding increased vulnerability to the range of impacts arising from climate change.
154. In terms of the meeting the challenge of climate change, the proposed development and operations will not have unacceptable direct or indirect impact on population and human health; biodiversity; land, soil, water, air and climate; material assets, the landscape; or the interaction between these factors in accordance with EIA regulations.

Cumulative Impact Assessment

155. Cumulative impact assessment does not have a dedicated section within the NPPF. However, the consideration of cumulative effects from a development is referred to and required when evaluating the environmental impact of a development proposal. In regard to minerals development, paragraph 210 (f) states that planning policies should set requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of

sites in a locality. The Scoping Opinion from the Planning Authority has also stated that the potential for cumulative impact needs to be addressed as part of this ES. Cumulative effects were raised in representations from Greetham PC, CPRE and neighbours.

156. In terms of simultaneous effects, the ES fully considered the now permitted North Western extension to Greetham Quarry, other quarries in the locality along with the consideration of application 2021/0171/MAO for outline permission for a maximum of 94,000m² of Class B8 and Class B2 and E(g) and ancillary business and service space (Class E), which has now been refused and an outline application for residential development proposed (2021/0170/MAO), which is still awaiting a decision.
157. Given the proximity of the proposed development to Greetham Quarry along with the proposed commercial and residential developments, the applicants main focus in terms of the assessment of simultaneous effects with the main technical issues that could cause a simultaneous effect being transport, landscape and visual, ecology, noise and dust.
158. In Rutland County, Woolfox Quarry, Greetham Quarry, Hooby Lane and Clipsham are the quarries within closest proximity to the proposed site at Land North of Stretton Road. Greetham Quarry is the closest to the application site, being located the opposite side of Thistleton Lane to the west of the proposal. Hooby Lane is approximately 870m north of the proposal with Woolfox Quarry being located ~1.5km south east, and the current working area onsite being a further 0.5km south east from there. Clipsham Quarry is located approximately 3km east of the proposed site, and is separated by the A1.
159. An assessment of cumulative impacts has been carried out as part of the applicants EIA and considers three categories of potential cumulative effects: successive effects; simultaneous effects from concurrent developments; and combined effects from the same development.
160. For successive effects it was concluded that due to Woolfox Quarry operating environmentally acceptably since it began in the 1960's, combined with the fact this quarry proposal will replace Woolfox rather than operating at the same time and the proposal has been found to not result in adverse impact, that there would not be any unacceptable successive impacts.
161. For simultaneous effects, the assessment considered existing developments within proximity to the proposed development site, as well as nearby major application currently undetermined. Individual technical reports conducted in support of the planning application individually considered cumulative impact with these developments respective to their areas of expertise. Combined, it was concluded that there will not be an unacceptable adverse impact when considered cumulatively.

162. For combined effects, given that none of the environmental impacts come close to the thresholds for objection, it is considered that their combined impact would have no negative impacts.
163. As set out above, each individual area of potential impact is not, on balance, objectionable and none of the impacts of the scheme would come close to the thresholds of acceptability. There is no proposed direct conflict with development plan policy and these individual issues would not come close to being objectionable.
164. Therefore, because none of the impacts come close to being objectionable or conflict with Development Plan Policy either individually or in combination with one another, the totality of the development would not be objectionable.
165. In summary the proposals have been assessed against other committed and proposed major developments in the area and there are no cumulative impacts that will arise from the scheme in combination either within itself or with other existing/ proposed developments that would render the proposed quarry development unacceptable.

Section 106 Heads of Terms

166. Not applicable

Crime and Disorder

167. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

168. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
169. It is considered that no relevant Article of that act will be breached.

Consultations

170. Below is a summary of the comments. Full details can be viewed on the Council's website. [2022/0647/MAF | Development of a limestone quarry together with its progressive restoration at Land North of Stretton Road, Greetham | Land North Of Stretton Road Greetham Rutland](#)
171. Government Agencies
- British Pipeline Agency (BPA) Limited – No objection to the application, noted that the Prax Finaline is not affected by the proposed works.
 - Environment Agency (EA) – No objection to the application, note that all operations will occur above the water table and no dewatering is

proposed. Commented that the proposed restoration with inert waste will require a permit from the Environment Agency under the Environmental Permitting Regulations 2016.

- National Highways (NH) – No objection to the application. Noted the proposed development is in the vicinity of the A1 which forms part of the Strategic Road Network. NH noted the proposed site is being developed as the nearby Woolfox Quarry is nearing the end of its productive life and is due to close within the next 2 years. No extraction at the proposed quarry will take place until the Woolfox site has closed. The proposed site is expected to operate with the same level of output, staffing numbers and operating hours as the existing Woolfox site and will generate similar traffic flows (approx. 56 HGV 2-way movements per day). This will not result in any adverse impact on the nearby A1 with junction RFC (ratio of flow to capacity) values remaining well within acceptable levels.
- Historic England – No objection.
- Natural England (NE) – No objection to the application, subject to appropriate mitigation being secured by conditions. NE consider that without appropriate mitigation the application would damage or destroy the interest features for which Greetham Meadows SSSI has been notified. In order to mitigate these adverse effects and make the development acceptable, an Environmental Scheme for Dust Management and Monitoring is required to be secured by appropriate planning condition or obligation. NE note at its closest point, the proposed quarry lies approximately 125m from Greetham Meadows SSSI (and not 200m as quoted in the application) and as a result it is possible that dust produced from the quarrying activity on the site could cause an adverse impact on the SSSI. Dust, or particles, falling onto plants can physically smother the leaves affecting photosynthesis, respiration, transpiration and leaf temperature. Larger particles can also block stomata. There may also be toxicity issues and potential changes in pH. Lichens can also be directly affected by dust or by changes in bark chemistry. Appropriate dust suppression measures are required to prevent these impacts. NE consider that an Environmental Scheme for Dust Management and Monitoring, which includes at least all of the measures identified in Chapter 7 of the Air Quality Assessment of the ES, would remove the likelihood of adverse effects from dust on the SSSI. NE also require a monitoring strategy for dust during works to be created to allow action to be taken where dust emissions become unacceptable, and the SSSI should be included as a sensitive receptor monitoring point.

NE note the Impact Risk Zone for Rutland Water is not triggered by the development and advise a likely significant effect on Rutland Water is unlikely as a result of the development.

NE note the development site lies outside the Greetham Meadows SSSI surface water catchment and as a result concur with the conclusions of the applicant's Hydrological Impact Assessment that impacts from surface water to the SSSI are unlikely.

NE note the proposed development includes 6.67ha of best and most versatile (BMV) agricultural land; namely Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system. Agriculture is appropriate to specify as an after use. Suggested conditions to safeguard soil

resources and achieve a high standard of agricultural reclamation are proposed.

NE is broadly in agreement with the restoration plan to both benefit Greetham Meadows SSSI and contribute to the Nature Recovery Network. NE welcome the use of the DEFRA Biodiversity Metric 3.1 to quantify the biodiversity gain on the site, and note restoration indicates a gain in hedgerow and habitat units of over 10% each.

NE have suggestions to further improve the ecological benefits of the development in the longer term by enhancing the ecological connectivity of the area and/or benefit the nearby SSSI by using the restoration to create a stepping-stone habitat between Greetham Wood and Greetham Meadows. This could involve widening of field margins along the eastern boundary. Since the eastern area of the site is comprised of lower quality soils, any further enhancements could be best suited here, to retain the maximum amount of high quality agricultural land in the west of the site.

172. Rutland County Council

- Leicestershire County Council (LCC) Archaeology, on behalf of Rutland County Council (RCC) – No objections subject to planning conditions requiring a suitable written scheme of investigation to safeguard any important archaeological remains potentially present. LCC Archaeology confirm there is an archaeological impact from the proposed works that will need to be suitably mitigated. In line with the NPPF the impact of the development upon any heritage assets, taking into account their particular archaeological and historic significance, needs to be considered. This understanding should be used to avoid or minimise conflict between conservation of the historic environment and the archaeological impact of the proposals. It is recommended that prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation, involving controlled archaeological excavation across the northern and eastern edge to correspond with the Middle Saxon elements and the undated features. The rest of the site has archaeological potential of either Saxon or Prehistoric date and therefore would need a programme of archaeological attendance during the strip and any archaeological remains appropriately excavated and recorded.
- LCC Ecology, on behalf of RCC – Initially provided provisional comments pending further information. Noted the current land use is arable and is of low biodiversity value apart from the hedges. Retention of hedges with appropriate stand-off zones sufficient width to prevent harm through being too close to excavation is required. The ecology report and follow-up great crested newt (GCN) surveys are satisfactory; a small population of GCN was present in the SSSI to the north. Impacts on this population is considered slight and can be managed through precautionary working which should be secured by planning condition. The possibility of GCNs in pond 2 cannot be dismissed on the basis of a negative survey. No further surveys are required prior to determination, but the pond will be affected by phase 2 of the

extractions, and an update survey and mitigation plan will be required before commencement of any works within 100m of this pond which can be secured by planning condition.

The original restoration plan has minimal biodiversity value and an opportunity to create species rich calcareous grassland – a priority in this area – has not been taken. The possibility of providing stepping stone habitat between the nearby SSSI and the existing and proposed limestone habitats in Greetham Quarry is also not taken. Restoration of the quarry to species-rich grassland will help to address fragmentation and re-connect Greetham Meadows SSSI which is currently isolated within arable land. Opening up a quarry provides one of the very few opportunities to do this, and failure to take advantage of this would be regrettable. The full metric calculation spreadsheet is required to be submitted for review.

- Environmental Health (EH) – No objection subject to conditions.
- Public Rights of Way (PROW) – No objection to the application, noted no impact on PROW network.
- Local Highway Authority (LHA) – Initially provided provisional comments pending further information. LHA content with the calculated trip generation and agree that they can be accommodated capacity wise within the surrounding road network. Official accident data should be sought from the Transport and submitted, together with their analysis back for further review by the LHA. The swept path analysis and site access arrangements are acceptable to the LHA. There are no details for a Construction Management Plan including wheelwash, but these matters can be conditioned. Subject to the accident data and analysis thereof being acceptable to the LHA, the LHA will raise no objection subject to conditions, the details of which will be provided in the LHAs final comments once the accident data and analysis has been provided and reviewed.

The LHA subsequently reviewed the further information provided and has no objection subject to conditions.

- Lead Local Flood Authority (LLFA) – No objection to the application on the basis that there will be no run-off of surface water from this site during operation or after restoration.

173. Rutland County Councillors

- No responses received.

174. Parish Councils

- **Greetham Parish Council** – Raised initial objection in provisional response pending advice sought concerning mineral need and other detail. The PC raised the following concerns:
 - i) Assessment of potential dust and air quality impact – residential properties are located within 1km of the proposed site, therefore a site specific quantitative PM10 assessment is necessary to determine the impacts on nearby residents. A Dust Management and Monitoring Plan should be approved prior to determination (including agreement with the EHO), rather than pursuant to

conditions, and should include real time particulate monitoring. This is to ensure any proposed mitigation can actually achieve the reduction in dust levels to comply with air quality standards. A full assessment of the cumulative impacts in terms of PM10 emissions from all current and intended applications for developments around the area is needed. A clear understanding as to whether the PM10 emissions from all such applications will create unacceptable impacts on the local communities and if so, what mitigation and control measures are required.

- ii) Enforcement of conditions – in the event that both the MGL application for the NW extension and this application are consented, how will the MPA differentiate between the two operators should environmental impact occur? The MPA needs to demonstrate how conditions can be used to control operations at each site separately and, in the event of a breach of conditions, how they will prove which party is accountable.
- iii) Monitoring and control – there is a need for the cumulative impacts of potential harm on the surrounding environment of quarrying all the proposed sites around the Greetham area (approved and proposed) to be properly assessed to determine whether there is an unacceptable level of impacts on local communities. How is such an assessment being undertaken? The MPA should provide an up-to-date assessment of need for, and impacts of, the mineral extraction for all these sites to determine whether it is appropriate for all applications to be approved. The application states a similar extraction rate to their Woolfox Quarry of 0.2Mtpa, but the Parish Council have been advised the Woolfox extraction rate is 0.07Mtpa. How do RCC ensure any increased rates of production above those consented are immediately identified and at what stage would the increased rates require a formal review?
- iv) Highways and Transport – the consultants advising the operator on highways matters are those normally appointed by the LHA to evaluate/respond to consultations. Clearly if this is intended it would create a conflict of interest for the consultants and the LHA should appoint a different consultancy. The Parish Council made detailed comments on the transport assessment including that the background capacity assessment was conducted on a single day, which is unlikely to be representative of the wider traffic volume does not take into account the return from working at home due to the pandemic. The limited survey does not include Saturday traffic levels. The Parish Council note the transport assessment does not consider the cumulative traffic impact from the applications in the vicinity, which is likely to be the dominating issue for the local community. The statement that no additional trips are included from the new quarry, the old Woolfox Quarry through backhaul operations needs clarification. It is not clear whether during the 10 years whilst Woolfox is being restored, duplicate movements across the B668 junction take place, effectively doubling the numbers.
- v) Proposed S106 Agreement – who will be responsible for monitoring that no quarry related traffic travel through Greetham? What will be the trigger for action/enforcement? How can the community be assured that enforcement action will be timely and effective?

- vi) Importation of inert waste restoration materials – what mechanisms will be in place to monitor the safety and quality of inert waste and ensure the field is restored to productive land?
- vii) Noise – two measurement locations of background noise is insufficient to provide an accurate and representative background measurement covering all period when the quarry is due to operate. The two nearest planning applications considered a wider representative sample including Saturday operations. The Parish Council made detailed comments on the noise assessment, including that there should be an assessment of the cumulative impact taking into account other applications neighbouring the site (Greetham North West extension, warehousing and Greetham Quarry restoration). The Parish Council query how the noise limits will be enforced – will real time monitoring take place, or only as a result of complaints?
- viii) Conditions – in the event that permission is granted the Parish Council have requested conditions relating to the following matters are imposed on any consent similar to those proposed for the NW extension application: sheeting of lorries with loads either entering or leaving the site; wheel cleansing; prevention of mud and detritus being deposited on the public road; cctv cameras to provide good management control of vehicles leaving the site; hours of operation restricted to ensure the quality of life of nearby residents is not impaired;
- ix) The Highways assessment supporting the proposed quarry application on Stretton Road, Greetham, reference 2022/0647/MAF states:

“4.4.2 As such, junction capacity testing has only been conducted at the Thistleton Lane / B668 (Stretton Road) / Wood Lane junction. It has been assumed that all quarry generated traffic will route to / from the A1 (by turning left from Thistleton Lane onto the B668). No quarry generated traffic would travel through Greetham Village.” (Reference: https://publicaccess.rutland.gov.uk/onlineapplications/files/A6C3CE1D02F02F06BD8478CFCC655D45/pdf/2022_0647_MAFTRANS_PORT_ASSESSMENT-1183457.pdf).

Would you please advise that should the planning application be recommended for approval, would it be a planning condition that all traffic from the quarry would be prohibited from driving through Greetham, (including local deliveries), if so, how such a condition would be effectively enforced.

- **Stretton Parish Council** – Neither object to or support the proposed development. The Parish Council recognise the historical importance of quarrying in the area, however further information is needed to gain a strategic overview in order to assess fully.

175. Other consultees

Rutland CPRE - CPRE Rutland is concerned about the cumulative impact of this proposed new quarry which is located close to Greetham Quarry. This, latter, established quarry is itself the subject of a planning application to extend and to develop restored areas of the old quarry for business uses. This would mean that any restoration of the worked out quarry could not

proceed as envisaged. It is accepted that an adequate supply of minerals of economic importance needs to be addressed by the Local Planning Authority. Furthermore, extraction can only be carried out where such minerals exist and in the case of Rutland this is concentrated towards the east of the county. However, this area, close to the village of Greetham, is at risk of developing into an industrial site in open countryside, which would be out of keeping with the rural location and environmental quality. Although it is stated in the supporting documentation that all necessary steps will be taken to address potential noise, dust, environmental and traffic impacts, this would require very close monitoring to ensure compliance. It is considered that proposals for two quarries so close to a settlement raises issues that need to be considered concurrently in relation to both the residential and environmental impact locally. It is noted that the report states that there will be a long term positive impact and an increase in suitable wildlife habitats but this is likely to be 20 years or more in the future. In the interim, the cumulative environmental impacts could be considerable. CPRE Rutland cannot support the determination of this proposal in isolation from the planning application 2020/0297. This is on the grounds that they are located in such close proximity to each other and the village of Greetham. The cumulative environmental impacts should be considered as a whole.

176. Public Information Exhibition

- The Public Information Exhibition (PIE) was held on the 23rd March 2022, at the Greetham Community Centre. In total, approximately 51 people attended the event between 4pm and 7pm.
- Prior to the event taking place, flyers were distributed to Greetham Parish Council and the local residents of Greetham.
- At the exhibition, plans were displayed on boards that could be viewed by the public, with representatives from the Company and Heaton's on hand to talk through the proposal with attendees and answer any questions.
- Attendees were able to pass comments both verbally to the representatives and written feedback in the comments booklet provided (Appendix 2 of the applicant's Planning Statement May 2022). Overall, the written feedback could be summarised into the following categories:
 - Concern over traffic movements – Need reassurance that HGVs will not be travelling through the village;
 - Questioned whether site access direct onto B668 is possible;
 - Requesting footpath provision along Stretton Road;
 - Requesting adequate dust and noise monitoring;
 - Adequate tree planting; and
 - Acceptance of the development in principle providing it can be adequately controlled by the council.

177. Neighbour Representations

The application was publicised by press notices (9 June 2022) and site notices (10 June 2022) around the perimeter of the application site.

Neighbour notifications were distributed to 4 neighbours. In total 5 neighbour/public representations were received (including one of the nearest neighbours at White House), all of which raised objections to the proposed development. The reasons for objection are summarized below. The full representations can be found on RCC's website:

- Residential properties are located within 1km of the proposed site, therefore a PM10 assessment should be undertaken to determine the potential dust and air quality impacts on nearby residents. Dust particles impact asthma sufferers.
- A Dust Management and Monitoring Plan should be approved prior to determination, rather than subject to condition to ensure proposed mitigation can be achieved. The Plan should be agreed with the Environmental Health Officer and include real time particulate monitoring.
- The cumulative impacts from emissions from all current and intended applications for development in the area needs to be assessed.
- In the event that both the application for the NW extension and this application are consented, how will the MPA differentiate between the two operators should environmental impact occur? And how will conditions be used to control operations at each site separately?
- The MPA should provide an up-to-date assessment of need for, and impacts of, the minerals extracted from all the site to determine whether it is appropriate for all applications to be consented.
- Only one new quarry is needed to ensure a steady aggregate supply and this should be the quarry that has the smallest impact on the local community during its operation and does not scar the landscape.
- How do the MPA monitor the rate of extraction and ensure any increased rates of production above those consented at any operational quarry within the county are immediately identified, and at what stage would the increased rates require a formal review?
- If approved extra money should go towards Stretton village to fund traffic calming measures as there are already many quarry vehicles that travel through the village and exceed the speed limit of 30mph on Clipsham Road.
- The noise of quarry and industrial activities in close proximity to residential areas such as the community centre and playing fields.
- Despite assurances that traffic will not increase, there will be an increase in quarry traffic through the village which is already suffering from noisy HGVs including an existing volume of quarry lorries travelling through the village to deliver hardcore.
- Quarry lorries presents a danger to all pedestrians along Main Street. Rocks have spilled out of unprotected lorries on the B668 roundabout.
- If approved conditions should be imposed relating to sheeting of lorries, wheel cleansing, prevention of mud/detritus on the road, CCTV cameras, restricted hours of operation and quarry liaison group.

Planning Balance Conclusion

178. 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.

179. Overall the principle of the proposed development complies with and supports the sustainable development and mineral working policies in the NPPF and the Rutland Core Strategy, Site Allocations and Policies DPD, and Minerals Core Strategy and Development Control Policies DPDs
180. Greetham PC and neighbours raised concerns regarding dust, noise and amenity, cumulative effects, need, highways and hours of operation but, overall it is considered that the proposals are environmentally acceptable and supports the economic, social and environmental roles of sustainable development required in the NPPF. Where adverse impacts do arise they are not significant and appropriate mitigation can be promoted that will be capable of further reducing the effects of any such impact. All mitigation can be formalised as appropriate through the imposition of planning conditions and other development control mechanisms. The potential environmental and local amenity impacts are therefore considered acceptable and the proposal accords with Development Plan policy.
181. In conclusion, the proposed operations, subject to a Unilateral Undertaking under a s106 agreement (which will ensure routing of HGVs from the proposed development will turn left out of Thistleton Lane / right into Thistleton Lane to and from the direction of the A1 as opposed to travelling through Greetham village) and the recommended conditions in this report, would not create an adverse impact which on balance are sufficient to justify refusal of this application. The application 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 and conditions below.