



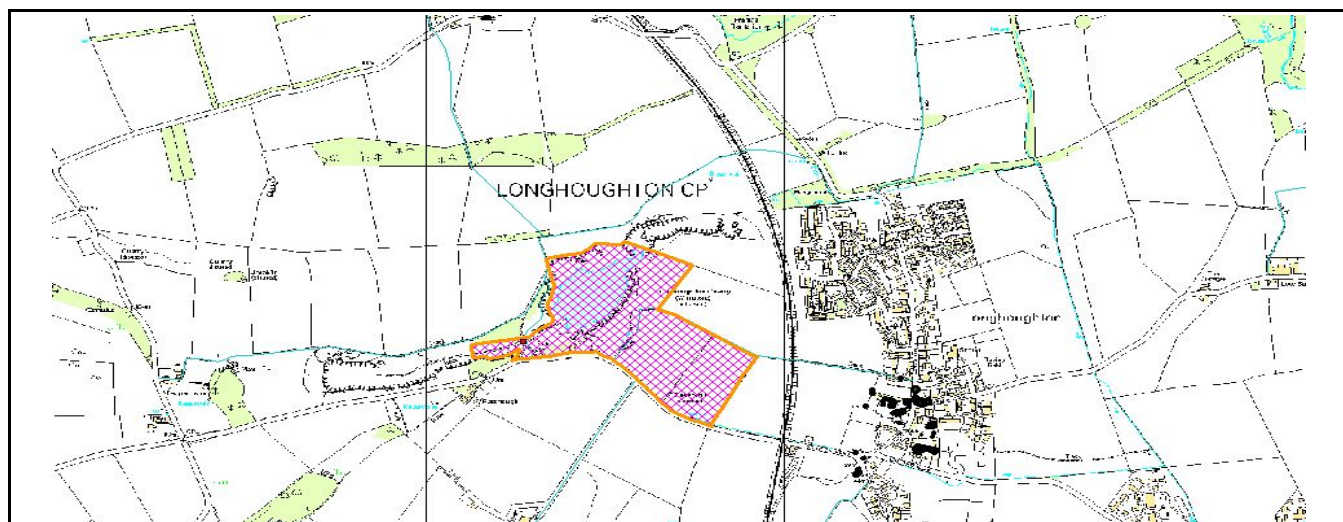
Northumberland County Council

STRATEGIC PLANNING COMMITTEE 1 OCTOBER 2019

Application No:	18/01285/CCMEIA		
Proposal:	Lateral extension to extraction area to provide an additional 1.75m tonnes of dolerite and limestone and an extension of time for the extraction of mineral to 2029 with final restoration in 2030		
Site Address	Longhoughton Quarry, Longhoughton, Alnwick, Northumberland NE66 3LS		
Applicant:	The Northumberland Estates Alnwick Castle, The Peth, Alnwick, Northumberland NE66 1NQ	Agent:	Mr Nicholas Beale City Quadrant , 11 Waterloo Square, Newcastle Upon Tyne, NE1 4DP
Ward	Longhoughton	Parish	Longhoughton
Valid Date:	10 April 2018	Expiry Date:	10 July 2018
Case Officer Details:	Name: Mrs Katherine Robbie Job Title: Senior Planning Officer Tel No: 01670 622633 Email: katherine.robby@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a Section 106 Agreement covering the following matters:

- The mitigation measures set out in the Biodiversity Management Plan submitted by the applicant including the retention of areas of whin vegetation in perpetuity;
- Contribution under Section 59 of the Highways Act 1980 to cover extra-ordinary maintenance of the highway;
- Works under Section 278 of the Highways Act 1980 to require the widening and modification of the access to the site to enable two HGV's to pass.



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1. Introduction

- 1.1 Under the terms of the current Scheme of Delegation this planning application is to be determined by the Strategic Planning Committee.

2. Description of the Proposals

The Site

- 2.1 Longhoughton Quarry is a whinstone and limestone quarry situated on the western end of the Great Whin Sill. Mineral extraction currently takes place at the western end of the quarry covering an area of 24.5ha. The extension application site covers a further 20.5ha to the east of this consented area. The site is located 0.8km to the west of Longhoughton village, and 3km east of Denwick village and 4.5km east of Alnwick. It is a well-established mineral site and currently operates under planning permission 16/00552/CCMEIA with a planning history dating back to 1947.
- 2.2 The C80 road from Denwick to Boulmer borders the quarry to the south of the site. The East Coast mainline railway lies to the 0.8km west of the site. Agricultural fields lie to the north. Public rights of way run along the northern boundary of the site from Peppermoor to Longhoughton, from the C80, through the site access and to Littlehoughton and from Longhoughton around the south-eastern boundary of the site to the C80. The Longhoughton Quarry Site of Special Scientific Interest (SSSI) is located within the western extent of the quarry. This is designated as a SSSI for its geological qualities. The Ratcheugh Crag and Peppermoor Local Wildlife Site (LWS) is located to the south of the quarry and is also primarily designated for geological interest although there is also botanical interest associated with the crag and moor. The Northumberland Coast Area of Outstanding Natural Beauty (AONB) is located 1km to the east of the quarry. The nearest residential properties are at Ratcheugh Farm, 0.5km to the south, Littlehoughton 1.06km to the north, and Peppermoor to the west of the site.
- 2.3 The quarry supplies aggregate (crushed stone) at a rate of approximately 200,000 tonnes per year. The current planning permission extends until 2025, however due to a buoyant market for products from the quarry the current reserves are likely to be exhausted by 2020. Material from the site is mainly used in construction projects in the county and Tyneside or is used for the production of coated roadstone at off-site asphalt production plants.

The Proposal

- 2.4 Planning permission is sought for a lateral extension to the east of the current red line boundary of the site and would return mineral extraction to the previously worked area known as the Fishing Lake on the eastern side of the entrance to the site. The proposal would secure an additional 1.6 million tonnes of whinstone and 125,000 tonnes of limestone. The additional mineral would extend the life of the site to December 2029 with final restoration by December 2030.

- 2.5 The application has been accompanied by an Environmental Statement (ES). This report has taken into account the information contained within the ES, additional environmental information and that arising from statutory consultation responses and other responses.

Proposed Scheme of Working

- 2.6 It is proposed to work the site in 3 phases over a period of 9 years from 2020 with an output of approximately 200,000 tonnes per year. The lake would be drained, the mineral worked vertically down by approximately 30m and the void extended eastwards by approximately 90m.
- 2.7 In the set up phase, a new access ramp would be constructed to access the area of extraction approximately in line with the existing gated access to the lake. This would be the main haul route into the quarry for vehicles travelling between the weighbridge and the processing site in the main quarry void. The haul route would continue to be ramped down into the void and the quarry floor lowers.
- 2.8 Mineral would then be extracted in two phases. The first phase would work the mineral down from its current surface level (the existing lake bed) at around 70m AOD as well as working eastwards at the same level to the final face position. This would release approximately 125,000 tonnes of limestone and 1.25m tonnes of whinstone. The second phase would take the form of a second bench of working within the same void space, working another 15m down to approximately 40m AOD and will produce a sloping lake floor, due to the gradient of the whinstone bedding plane in this location. Approximately 400,000 tonnes of whinstone would be released from this phase of working.
- 2.9 Mineral would be extracted using standard blasting techniques to release the stone to a maximum of three benches. Once blasted rock would be transported to adjacent mobile processing plant where it would be crushed and screened to produce graded and single sized aggregates. The processed material would be stockpiled within the processing area.

Soil Stripping and Storage

- 2.10 Soils would be stripped and stored in stockpiles in accordance with MAFF and Defra guidance. Topsoil and Subsoil would be stored separately and would be subsequently used in the restoration of the site.

Working Hours

- 2.11 The proposal would continue to operate within the currently permitted operating hours: 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturdays.
- 2.12 Blasting would take place between the hours of 10:00 and 16:00 Monday to Friday in accordance within the current planning permission requirements.

Traffic and Access

- 2.13 Vehicles would enter and exit the site via the existing site access onto the C80 and would remain restricted to a right turn only out of the quarry site. The proposal would utilise the existing permitted number of lorry movements: 60 in and 60 out Monday to Friday, 38 in 38 out on a Saturday, within a maximum average of 40 in and 40 out when measured over a 5.5 day period over 3 months. The weighbridge and site compound which includes the site cabin and parking area and wheelwash facilities would remain in-situ on the western side of the site access/egress.

Restoration and Aftercare

- 2.14 Upon cessation of minerals extraction dewatering pumps would be switched off allowing the void space to refill as a lake. The water level would return to its current level, leaving only the eastern and southern faces exposed by up to 6 metres above the water level.
- 2.15 The restoration of the site provides an opportunity to re-create habitats that have been lost as a result of mineral extraction. It is likely that areas of bare ground with thin soils will develop an open mosaic habitat (whin grassland) similar to that which is currently present and would seek to develop on the aims and objectives of the approved restoration scheme at the site. This would include protection of the limestone outcrop (Site of Special Scientific Interest (SSSI)), support the management and safeguarding of whin grassland, provide enhanced public access, establish a lake with wetlands and provide new roosting habitats for bat and bird populations.

Employment

- 2.16 The proposal provides continued employment for up to six full time staff directly, with approximately 10 haulage jobs and 4 contractors reliant upon the operation of the site.

3. Planning History

Reference Number: C/IDO/A/5

Description: Registration of permission

Status: PER

Reference Number: C/94/CC/111

Description: Extension to whinstone quarry on 8 ha of land

Status: PER

Reference Number: C/00/00197/CCM

Description: Use of land for the storage and recycling of inert waste materials

Status: PER

Reference Number: C/00/00198/CCM

Description: Extraction of whinstone

Status: PER

Reference Number: C/04/00126/CCM

Description: Construction of materials recycling facility, extension of period of operation of recycling use to 31 December 2008 and increase in vehicle numbers

Status: PER

Reference Number: C/04/00127/CCM

Description: Variation to planning permission 94/CC/111 to increase permitted vehicle numbers in respect of extraction of whinstone

Status: PER

Reference Number: C/08/00170/CCMEIA

Description: Variation to planning permission 04/00127/CCM in respect of conditions 3, 28, 29 and 31 to extend time of mineral extraction from December 2008 to June 2013 and to change vibration conditions

Status: PER

Reference Number: C/08/00171/CCM

Description: Variation to planning permission 04/00126/CCM in respect of continues use of stockpiling material

Status: PER

Reference Number: C/08/00172/MRVEIA

Description: Determination of modern working conditions for the dormant interim development order (IDO) reference 47/1041

Status: PER

Reference Number: C/10/00085/CCMEIA

Description: Extension of time for commencement of development. Consolidation of planning permission 08/00170/CCMEIA, 08/00171/CCM and 08/00172/MRVEIA

Status: PER

Reference Number: 11/00164/CCM

Description: Proposed construction and demolition recycling facility

Status: PER

Reference Number: 12/01533/VARCCM

Description: Variation to planning permission 10/00085/CCMEIA in respect of condition 1 (plans), condition 3 (phasing and timescales), condition 14 (protection of footpath 13) and condition 15 (access) at Longhoughton Quarry, Longhoughton

Status: PER

Reference Number: 16/00552/CCMEIA

Description: Proposal for lateral extensions to extraction area to provide additional 765,000 tonnes of dolerite and limestone and extension of time for extraction of mineral to 2025, with final restoration in 2026

Status: PER

Reference Number: 16/03284/CCM

Description: County Matter application for relocation of recycled aggregate processing facility

Status: PER

Reference Number: 17/03541/VARYCCM

Description: Variation of condition 1 (development cease by 30 September 2017) pursuant to planning permission 11/00164/CCM in order to extend date of the recycling facility.

Status: PER

Reference Number: 19/00657/VARYCO

Description: Variation of condition 1 (duration of planning permission) pursuant to planning application 17/03541/VARYCCM in order to extend the date of restoration to 28th February 2020.

Status: PCO

4. Consultee Responses

Longhoughton Parish Council	<p>The quarry and its activity is a source of active interest for the parish, particularly Longhoughton village and the summary letter prepared as a result of the Parish Council's request goes some way to increasing the transparency and public visibility of the planning process.</p> <p>The Parish Council would therefore like to see a continued active partnership between the Parish Council, the operator and the developer/land-owner in keeping the parishioners up to date and informed about all parts of the extraction process and the restoration. The Parish Council will contact the applicant on that basis in the near future.</p>
Environment Agency	No objection subject to conditions relating to groundwater level monitoring
Lead Local Flood Authority (LLFA)	No objection subject to conditions relating to water management and the water management plan submitted being an approved document.
County Archaeologist	The results of the archaeological evaluation and the location, nature, importance and density of archaeological remains in the surrounding area in conjunction with the nature, extent and location of the groundworks associated with the planning application have been assessed and conclude that the proposed development is unlikely to adversely affect significant archaeological remains in this

	<p>particular instance. I therefore have no objections to the application and no archaeological work will be required.</p>
Highways	<p>The proposed rate of extraction of materials from site is to remain unchanged from existing operations, therefore HGV vehicle movements will not increase on the highway network as a result of the proposal.</p> <p>An extant permission (16/00552/CCMEIA) granted in August 2016 for extension of the extraction areas up to 2025 with a restoration in 2026, included for highway works to improve the C80 between the A1(T) and the quarry. This included that the operator pay an annual maintenance payment as part of a Section 106 Agreement obligation with NCC to relieve any extra-ordinary maintenance burden on the authority and taxpayer secured under a Section 59 (S59) Agreement pursuant to the Highways Act 1980.</p> <p>An application (16/03284/CCM) for a relocated recycled aggregate processing facility was granted in September 2016. This application included obligations under the existing Section 59 agreement with Condition 21 of that application requiring upgrade of the existing vehicular access(es) from the C80 to address road safety concerns. This has not been undertaken at this time and should be brought forward as part of any permission granted and secured by conditions.</p> <p>As per previous applications, securing an annual maintenance payment to the Highway Authority, pursuant to Section 59 of the Highways Act 1980, for extraordinary maintenance are applicable. Additional costs beyond those already secured as part of existing agreements have not been determined at this stage and will require additional discussions/negotiations with the site operator and/or their consultant in order to finalise figures. Any approval of the planning application is required to include within any s106 Agreement terms, an obligation on the applicant/operator to enter into a s59 Agreement with the Highway Authority regarding extra-ordinary maintenance. Additional highway works shall be secured as part of this application to mitigate the impact of wider development on the surrounding road network.</p>

	<p>Subject to the above requirements, there are no concerns in relation to the impacts on the highway network as reported in Chapter 14 of the EIA (Transport and Traffic) of the Environmental Impact Assessment.</p> <p>Subject to the above, the imposition of conditions and informatives as outlined will address any concerns with the proposed development.</p>
Countryside/ Rights Of Way	<p>No objection, in principle, to the application on the condition that Public Footpath Nos. 12 & 13 are protected throughout.</p> <p>Provision will need to be made to accommodate safe use of Longhoughton Footpath No. 12 in relation to accessing/creating Mound 4 topsoil storage area, this could be achieved by warning signage to both walkers and drivers, with drivers giving way to pedestrians, or seek a temporary closure of a section of Footpath No. 12 and provide an alternative route that doesn't cross the access to the mound.</p> <p>No action should be taken to disturb the path surfaces, without prior consent from ourselves as Highway Authority, obstruct the paths or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.</p>
Building Conservation	<p>Building Conservation raise no objection to the proposed development as it is unlikely to have any visual impacts on listed buildings or other heritage assets.</p>
Public Protection	<p>In principle the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated.</p>
County Ecologist	<p>No objection subject to a legal agreement and conditions relating to the management of an area outside the red line boundary of the site</p>
Historic England	<p>Do not wish to offer comments</p>
Natural England	<p>No objection</p>

Northumberland Coast AONB	Longhoughton Quarry is in the region of 350m to the west the AONB boundary at the nearest point and the extension area is over 600m. The intervening landform, vegetation cover and features including the East Coast Mainline dictate that the extension will not negatively impact on the special qualities of the nationally designated landscapes.
Network Rail	Network Rail has concerns that the safe operation of railways and/or the integrity of railway infrastructure may be jeopardised by the proposed works and consequently recommend that conditions relating to blasting and drainage be attached to any grant of planning permission and also that an informative relating to liaison with Network Rail be passed to the applicant/operator for information.
Northumberland Wildlife Trust	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	601
Number of Objections	4
Number of Support	0
Number of General Comments	0

Notices

A Site Notice (LBC, EIA and PROW) was posted on site on 4th May 2018
 Press Notices have been placed in Northumberland Gazette on 26 April 2018
 11 April 2019 and 1st August 2019

Summary of Responses:

4 letters of objection have been received. These can be summarised as follows:

- The proposal would cause significant dust problems as the prevailing west wind is towards the village of Longhoughton.
- The proposal would cause vibration affecting both existing houses and new houses being built in Longhoughton as well as listed buildings in the village.
- The visual impact when viewed from the Denwick road (C80) and now the C79 is dreadful. This is an area of natural beauty and also welcoming to tourists. Therefore the suggested restoration work must be carried out as

soon as the reserves to the western sector are exhausted. This will mitigate the visual impact and initiate the recovery of the environment.

- Historic and environmental damage has been caused by the initial extension to the west of the quarry including to plant species 'rare wild oats' and 'wild orchids' but also in relation to Ancient History. These extend to the site planned for further extraction
- The Denwick road is a disgrace, dangerous and totally unsuitable in width and surface for the volume and weight of wagons that use it. Damage to the soft verges make large pot holes form. These are hidden by water in heavy rain dragging the unsuspecting car drivers into them, damage is inevitable. The road urgently requires relaying not just pothole filling
- The proposal would extend noise pollution for a further 4 years.
- Concerned that by deepening fishing lake with increased height of faces to 6m, it will increase danger to anyone in the area, particularly children.
- All heavy vehicles serving both quarries at Longhoughton should be prohibited from driving through village.
- The quarry has proved itself an unreliable neighbour - in the last application they acknowledged that they were exceeding the approved number of lorry movements and sought to regularise that.
- If any extension of time for extraction is to be agreed this should be subject to a condition of restoration works to the western sector of Longhoughton Quarry within a short period of time and before quarry operations at the eastern end extension commence.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=P6YUHQSO50K500>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Minerals Local Plan (2000)

S1 Land for mineral extraction

EP3 Landscape Impact

EP14 Economy

EP15 Tourism and Recreation

EP16 Public Rights of Way

EP18 Traffic

EP19 Local Communities

EP20 Cumulative impact

EP21 Water

EP22 Restoration and Aftercare

EP23 Community and Environmental Benefits

Alnwick Core Strategy (2007)
S12 Nature Conservation
S15 Historic Environment
S13 Landscape

Alnwick District Local Plan (1997)
RE6 Nature Conservation
CD32 Noise and Dust

Emerging Northumberland Local Plan – Publication Draft Plan (Regulation 19)
(January 2019)
ENV3 Landscape
ENV5 Northumberland Coast Area of Outstanding Natural Beauty
POL2 Pollution and air, soil and water quality
MIN1 Environmental criteria for assessing minerals proposals
MIN2 Criteria for assessing the benefits of minerals proposals
MIN3 Mineral and landfill site restoration, aftercare and after-use
MIN4 Safeguarding minerals resources
MIN6 Aggregate minerals
MIN8 Aggregate minerals site allocations – Crushed rock

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Policy Guidance (NPPG) (2014, as updated)

6.3 Other Documents/Strategies

Northumberland Landscape Character Assessment (2010)

7. Appraisal

7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Northumberland Minerals Local Plan, Alnwick District Local Plan and Alnwick Core Strategy as identified above.

7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Council submitted the Northumberland Local Plan, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019 for examination.

7.3 The main issues in determining this application are:

- Principle of the development and the need for the mineral
- Landscape and visual impact
- Impact on residential amenity

- Noise
- Air quality and dust
- Blasting and vibration
- Impact on ecology
- Impact on local highway network
- Public rights of way
- Impact on surface and groundwater
- Impact on cultural heritage assets
- Agriculture and soils
- Cumulative impact
- Alternatives

Principle of the Development and the Need for the Mineral

- 7.4 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration. The relevant policies of the Northumberland Minerals Local Plan are generally consistent with the NPPF and can therefore be given weight.
- 7.5 The principle of the operation of the site as has been long established through planning permissions for the site and through the allocation of the site in the Northumberland Minerals Local Plan (NMLP). As with many minerals sites across the County, extensions to the working area are made from time to time and this is to be reasonably expected. Where the need for a mineral is identified, and a scheme can be delivered acceptably, it has been an accepted principle in minerals planning practice that extending existing sites is preferable to opening new sites. The following sections of the report give the context for the evaluation of this proposal in this manner.
- 7.6 Saved Policy S1 of NMLP states that land will be made available for mineral working to allow an appropriate and efficient contribution to local, regional and national needs where consent would not result in an undue adverse impact on local communities or the environment. Saved Policy A3 states that planning permission will not be granted for the extraction of aggregate minerals if there are material planning objections that cannot be outweighed by significant benefits to the environment or local community and the existing landbank reserves are adequate. Saved Policy A6 identifies three preferred areas where crushed rock extraction will be permitted subject to acceptable impacts on local communities. The site of this application is not identified as a preferred area in Policy A6. Saved Policy A7 goes on to state that planning permission for the extraction of crushed rock outside of the areas listed in Policy A6 will not be granted unless it can be clearly demonstrated that the proposed workings would be significantly more acceptable overall than a site identified in the plan.
- 7.7 The Minerals Local Plan considered the supply of minerals up to 2006 and so the take up or otherwise of the preferred areas is important is considering the application of Policy A6 and Policy A7 to this proposal. The areas identified in Policy A6 are extensions to three existing quarries: Cragmill Quarry, Divethill Quarry and Swinburne Quarry. The extensions at Divethill Quarry and Cragmill Quarry have planning permission and the sites are operational, while

the extension at Swinburne Quarry has not been submitted as a planning application and the existing quarry has not been operational for a number of years.

- 7.8 The emerging Northumberland Local Plan (NLP) has now reached the Publication stage. Representations on the Northumberland Local Plan, Publication Draft Plan (January 2019) were invited over a six week period between 30 January 2019 and 13 March 2019. The most relevant policies in relation to the principle of development for this proposal are:
- Policy MIN 6 - Aggregate minerals (Strategic Policy)
 - Policy MIN 8 - Aggregate mineral site allocations – crushed rock(Strategic policy)
- 7.9 Policy MIN 6 states that provision for a steady and adequate supply of aggregates to meet local and wider needs will be made by making land available to meet the needs for sand and gravel as identified in the Local Aggregate Assessment (LAA) and by maintaining a landbank of permitted reserves of at least 10 years for crushed rock. It also states that proposals for crushed rock extraction for aggregates use will be supported where they are located within a preferred area identified in Policy MIN 8. Policy MIN 8 identifies four site allocations. This includes an allocation relating to the extension of Longhoughton Quarry, which is consistent with the area covered by this planning application.
- 7.10 Paragraph 205 of the NPPF states that, when determining planning applications, great weight should be given to the benefits of mineral extraction. Paragraph 207 of the NPPF specifically deals with the supply of minerals for aggregate uses and sets out how Mineral Planning Authorities should plan for a steady and adequate supply. Amongst other things, it sets out that landbanks should be used as an indicator of the security of supply and to indicate additional provision that needs to be made. For crushed rock, a landbank of at least 10 years should be maintained, whilst ensuring the capacity of operations to supply a wide range of materials is not compromised. Longer periods may be appropriate to take account of the locations of permitted reserves relative to markets, the productive capacity of permitted sites and the need to supply a range of types of aggregates. Mineral Planning Authorities should also ensure that large landbanks bound up in very few sites do not stifle competition.
- 7.11 Paragraph 207(a) also states that Mineral Planning Authorities should plan for a steady and adequate supply of aggregates by preparing an annual Local Aggregates Assessment (LAA) to forecast future demand and assess supply options. The most recent LAA was published in December 2018 and is informed by sales and reserves data from 2017. The LAA was prepared jointly by Northumberland County Council with Durham County Council, Northumberland National Park Authority and the five Tyne and Wear authorities.
- 7.12 The LAA establishes that Northumberland should make annual provision for the supply of 1.65 million tonnes of crushed rock. The permitted reserves of crushed rock in Northumberland (including Northumberland National Park) were 81 million tonnes at 31 December 2017. Based on the annual provision,

equates to a landbank of 49.1 years. This is significantly above the landbank indicator of at least 10 years set out in Paragraph 207 (f) of the NPPF. However, the LAA states that the size of the landbank should not be considered in isolation and a number of other relevant matters in line with Paragraph 207 (f) of the NPPF should be taken into account. Relevant matters to consider include the productive capacity of current quarries, the geographical distribution permitted reserves across Northumberland and the influence of a large proportion of the landbank being contained within a single site.

- 7.13 The permitted reserves in Northumberland are contained within eleven quarries, seven of which are currently active (i.e. producing mineral). The quarries are located in two broad supply areas, one of which is in the north and east of the County and the other is in the south and west of the County. The LAA estimates that a significant proportion of permitted reserves (estimated in the LAA to be around 60% of current permitted reserves) are contained within Barrasford Quarry in the south and west supply area. In the north and east of Northumberland, the active quarries are Cragmill Quarry (north of Belford), Howick Quarry (north of Longhoughton) and Longhoughton Quarry. Belford Quarry (east of Belford) is currently inactive and has not been operational for a number of years.
- 7.14 Cragmill Quarry recently secured planning permission for an extension and has an estimated reserves of around 7.5 million tonnes, which would provide for 40-50 years of supply at current rates of extraction. The current planning permission for Howick Quarry requires extraction to cease by the end of 2020 and the current permitted reserves in Longhoughton Quarry are expected to be worked out before the current planning permission expires. This has implications for ensuring a steady and adequate supply from this part of Northumberland from the early 2020s and beyond. Whilst Cragmill Quarry has the ability to supply crushed rock over the longer-term, it would be prudent to plan for additional supply to ensure security of supply, maintain productive capacity and ensure reserves are not bound up in a limited number of sites in this part of the County. This is important as the LAA recognises there will be increased demand for crushed rock for aggregate uses from this area to supply material for the proposed dualling of the existing single carriageway sections of the A1 between Morpeth and Ellingham.
- 7.15 The proposal is therefore considered acceptable in principle subject to no unacceptable adverse impact on local communities or the environment, in accordance with Section 17 of the NPPF, Policies S1, A3, EP14 of the Northumberland Minerals Local Plan and Policies MIN2 and MIN8 of the Emerging Northumberland Local Plan

Landscape and Visual Impact

- 7.16 Policy EP3 of the Northumberland Minerals Local Plan requires minerals developments to take account of potential impact on the landscape during and after working. Policy S13 of the Alnwick Core Strategy sets out guidance seeking to safeguard the character of the landscape from adverse impacts resulting from development proposals.

- 7.17 The emerging NLP provides a broad range of guidance including; Policy ENV3 which require proposals to maintain and where appropriate enhance important elements of the landscape character and afford consideration to the special qualities of protected areas such as AONBs. Policy ENV5 states landscape and other special qualities of the Northumberland Coast Area of Outstanding Natural Beauty shall be conserved and enhanced. Policy MIN3 provides guidance relating to restoration and after-use and gives specific regard to landscape character
- 7.18 The application site is located within National Character Area 1 Coastal Plain which is described as a farmed landscape of predominantly open, mixed, arable land with limited trees and woodland and permanent pasture/semi-natural grassland typical of the valleys and coastal fringes. In terms of settlements within this landscape there is a dispersed pattern of isolated farmsteads, small villages, fishing villages and small coastal towns.
- 7.19 At a local level the site is within Landscape Character Type 3 – Farmed Coastal Plain; Local Character Area 3c – Rock. This character area is described as the coastal plain with relatively flat or gently rolling farmland. This eventually rises to a plateau near the coast resulting in the obscuring of seaward views. The area is characterised by coniferous shelterbelts and deciduous woodland strips. Hedgerows are common, although their condition remains variable. Belts of Scots pine are a distinctive feature.
- 7.20 The application site is not located within any designated landscape areas. However the Northumberland Coast Area of Outstanding Natural Beauty (AONB) is located 1km east of the quarry. The AONB designation, along with National Parks, is the highest national landscape designation and reflects the outstanding quality and natural beauty of the area. The primary purpose of the AONB designation is to conserve natural beauty. Views into and out of the designated area are important aspects of how it is perceived and enjoyed. The NPPF provides a high level of protection for an AONB. Paragraph 172 advises that 'great weight' should be given to conserving landscape and scenic beauty in an AONB and the highest status of protection should be afforded in relation to landscape and scenic beauty.
- 7.21 The application is accompanied by a Landscape Visual Impact Assessment (LVIA) and photomontages from key viewpoints. In terms of landscape character Longhoughton Quarry is an established feature within the local and wider area. Views into the site are limited, if at all, due to topography, mature woodland and vegetation and that the quarry and associated operations are located below the natural ground level. Areas associated with the quarry that are considered uncharacteristic features are the perimeter soil mounds.
- 7.22 The landscape of the area is predominantly rural and agricultural, however does contain the existing Longhoughton and Howick quarries and there is some evidence of some disused quarries in the area.
- 7.23 Views of the proposed extension would be restricted to those areas and properties which have a view of the site at present. Residents of the western side of Longhoughton village would have views of the removal of woodland on the eastern edge of the extraction area and the subsequent soil stripping and

soil mound formation. The soil mound would then screen any views of extraction operations. Once the extraction is complete the soil mound would be removed and replaced by woodland planting along the eastern edge of the quarry lake. This, in time, would replace the woodland lost on the skyline in views from Longhoughton. None of the farmsteads, individual properties and small groups of properties within the LVIA study area would have views of the proposals.

- 7.24 There would be views of the continued site access from Station Road as it passes the site and the removal of the woodland on the eastern boundary of the excavation, the subsequent soil stripping and formation of the soil mounds. The magnitude of the impacts is considered to be low due to the glimpsed nature of the views and the presence of intervening vegetation limiting views. Once the site is restored and the proposed planting is established effects would become beneficial. Public footpath 124/012 runs from Longhoughton westwards to the site boundary then turns south to join Station Road; users of this footpath would initially experience significant adverse impacts during the soil stripping and creation of soil mounds. Once the soil mounds are complete and vegetation establishes the impacts would reduce, but the presence of quarrying operations would still be evident.
- 7.25 The findings of the LVIA are accepted. The effect on the landscape character at a wider level would be low and the landscape character of the Northumberland Coast AONB would not be directly affected by the proposal. The landscape and visual effects of the proposal would not be significant for the full duration of the proposed operations. There would be some significant effects initially but these would be reversible following the beneficial influence of the restoration.
- 7.26 It is therefore considered that the proposal would not result in an unacceptable impact on the landscape in accordance with the NPPF, Policy S13 of the ACS, Policy EP3 of the NMLP and Policies ENV3 and ENV5 of the NLP.

Impact on Residential amenity

- 7.27 NPPF Section 17 states that when determining applications for mineral extraction Mineral Planning Authorities should ensure that any unavoidable noise, dust and particle emissions are controlled, mitigated or removed at source and recommends that appropriate noise limits for extraction in proximity to noise sensitive properties are established.
- 7.28 Policy EP19 of the Northumberland Minerals Local Plan requires consideration of the potential disturbance to local communities. Policy S6 of the Northumberland Minerals Local Plan aims to protect local communities through ensuring the high operational standards and long term environmental improvements. Policy POL2 of the emerging NLP requires consideration of the potential impact on local amenity in terms of noise, dust, vibration, air pollution and visual impact.
- 7.29 The potential impacts in terms of residential amenity are noise, dust and air quality, vibration and blasting operations. The application is accompanied by a

noise assessment, a dust and air quality assessment and blasting assessment.

- 7.30 In terms of operations able to affect amenity Longhoughton Quarry it is recognised that the quarry is an established minerals site operating under a conditional planning permission. The conditions of the extant planning permission provide mitigation on matters including noise, dust and air quality and blasting. It is considered that the established mitigation measures are acceptable to reduce the potential adverse impacts on the above receptors to an acceptable level.
- 7.31 Public Protection has been consulted on the application and raises no objection to the proposal. Furthermore no letters of representation have been received from the nearest receptors with regard to the potential effects on residential amenity. It is therefore considered that subject to the inclusion of planning conditions the proposal would not result in an unacceptable impact on residential amenity. The proposal is therefore in accordance with Chapter 17 of the NPPF, Policies EP19 and S6 of the Northumberland Minerals Local Plan and Policy POL2 of the emerging NLP.

Noise

- 7.32 Noise levels for temporary and normal operations at the site (within permitted levels set out in Government Guidance) are controlled through existing conditions and noise levels and are currently monitored by the site operator. These matters would be carried over into the current proposed extension area through condition should planning permission be granted.
- 7.33 NPPG advises that during normal working hours (0700-1900) and subject to a maximum of $55\text{dB(A)}L_{\text{Aeq}} 1\text{h}$ (free field), mineral planning authorities should aim to establish a noise limit, through a planning condition, at noise sensitive properties that does not exceed the background level by more than 10dB(A) . An increase in the daytime noise limit of up to 70dB(A) for periods up to 8 weeks per year can be considered to allow for site preparation and restoration works where it will be clear that the works will bring longer term benefits.
- 7.34 Within the submitted Environmental Statement is background noise information and proposed permissible level. Noise sensitive receptors have been identified and background noise surveys have been carried out.
- 7.35 The current planning permission for the quarry sets a blanket limit of $50\text{dB(A)}L_{\text{Aeq}}$ at all the nearest residential receptors. The ES submitted with the application sets out the NPPG recommended noise limits which could be achieved at the three nearest noise sensitive properties which in all cases is $43\text{dB(A)}L_{\text{Aeq}} 1\text{h}$ (free field). It is proposed that these limits would be contained within a condition and the noise limit at any other residential property to be set at $50\text{dB(A)}L_{\text{Aeq}}$. The proposals would therefore not conflict with Chapter 17 of the NPPF, Policies EP19 and S6 of the Northumberland Minerals Local Plan and Policy POL2 of the emerging NLP.

Air Quality and Dust

- 7.36 Minerals sites give rise to dust issues and it is accepted that the generation of dust can only be minimised and controlled rather than eradicated. The impact would depend on wind speed, the degree of rainfall and surface topography (depth of working and the nature of the surface). The NPPG sets out five stages for carrying out a dust assessment that would provide useful ways in mitigating dust from minerals development. These are to establish baseline conditions, identify activities that could lead to dust emissions and identify site parameters that may increase potential impacts.
- 7.37 Receptors can potentially be affected by dust up to 1km from the source, although dust emissions are more likely to be deposited closer to the dust sources, generally within 100m, depending on the size characteristics of the dust particles and the absence of appropriate mitigation. The impact would depend on the nature of the activity taking place, wind direction and speed, particle size distribution, the degree of rainfall and surface topography.
- 7.38 An air quality and dust assessment has been carried out and submitted as part of the ES. The assessment considers potential impacts of the proposal. The predicted impacts of the different operations within the site boundary have been assessed.
- 7.39 A Dust Management Plan has been written in support of the application and aims to assess the impact of the operations on local receptors and produce mitigation measures to sufficiently control dust emissions.
- 7.40 Public Protection officers have raised no objections to the proposed scheme subject to compliance with the Dust Management Plan. It is therefore considered that there would not be an unacceptable amenity impact on residential properties and the proposal would comply with parts 15 and 17 of the NPPF, Policies EP19 and S6 of the Northumberland Minerals Local Plan and Policy POL2 of the emerging NLP.

Blasting and Vibration

- 7.41 Blasting is currently carried out at Longhoughton Quarry to fracture rock for further processing and production of aggregates. It is proposed to develop the site in a similar manner to the existing quarry development utilising face heights of approximately 15 metres.
- 7.42 The three effects associated with blasting are ground vibration, air over pressure and projected rock particles (flyrock). The extent of disturbance is dependent on a number of factors including type and quantity of explosive, degree of confinement, distance to nearest buildings, the geology and topography and atmospheric conditions.
- 7.43 Public Protection officers have raised no objections to the proposed scheme. Although there are a number of public rights of way close to the boundary of the site, and residential properties are more distant, amenity would be protected through conditions that set limits and requirements to mitigate any adverse effects. The conditions would also satisfy the concerns raised by

Network Rail regarding potential impact on the East Coast main line railway which is located approximately 0.5km from the eastern boundary of the site. It is therefore considered that there would not be an unacceptable amenity impact on users of the public footpaths or residents and the proposal complies with policies EP19 and S6 of the Northumberland Minerals Local Plan and Policy POL2 of the emerging NLP and parts 15 and 17 of the NPPF.

Impact on Ecology

- 7.44 The site lies close to the Northumberland Coast which is designated as an Area of Outstanding Natural Beauty (AONB) and supports a number of designated sites including the Northumbrian Coast SPA and Ramsar, the Northumberland Marine SPA and Northumberland Shore SSSI. These designations are highly unlikely to be affected by the proposal even without mitigation.
- 7.45 Under Section 25(1) of the Wildlife and Countryside Act 1980 local authorities have a duty to take steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife and Countryside Act, which include measures to conserve protected species. The Natural Environment and Rural Communities Act 2006 places a statutory biodiversity duty on public authorities to take measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat.
- 7.46 Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests and makes it clear that aside from purely mitigating against the harm that a development may cause to biodiversity the definition of sustainable development includes biodiversity enhancement.
- 7.47 Ecological surveys and assessments have been submitted with the application along with a proposed Biodiversity Management Plan (BMP). The management plan proposes biodiversity management of the site and the wider quarry from 2019 to 2027 when the BMP would be reviewed and revised prior to the quarry entering the restoration phase. The biodiversity aim of the restoration the current quarry and the proposed extension would be to create a diverse range of habitats that reflect, where possible, the underlying geological conditions and which will attract a more diverse range of faunal species than is currently present. This includes the creation of conditions that will allow the development of calcareous and whin grassland on shallow soils over bedrock and encouraging the development of diverse marshy and aquatic habitats along the northern shore of the flooded quarry void.
- 7.48 Broadleaved woodland and scrub located to the northern and north-west of the existing quarry void could be retained, but the scrub along the southern and eastern edge of the quarry lake would be cleared to allow for the extension of the quarry. The gorse scrub to the north and north west of the existing quarry lake would be removed to create opportunities for other species to flourish. The vegetation on the eastern quarry void would be retained. It is proposed to improve the vegetation in the eastern quarry void through the removal of gorse scrub which has out-competed a lot of vegetation. This would be carried out in a series of stages. The whin grassland

to the north of the proposed extension would be protected and retained throughout the development.

- 7.49 The County Ecologist and Natural England have assessed the proposed mitigation and consider that it is achievable and the biodiversity enhancements and gain proposed are acceptable and therefore raise no objections subject to a number of conditions and a Section 106 agreement to secure the enhancements as set out in the BMP submitted with the application. The proposal is in line with the requirements of part 15 and 17 of the NPPF and policies EP22 and EP23 of the NMLP, policy S12 of the ACS, policy RE6 of the ADLP and policy MIN1 and MIN3 of the emerging NLP.

Impact on Local Highway Network

- 7.50 Access to the site would continue to be via the existing site access track from the C80 Denwick to Boulmer road. A transport assessment has been submitted with the application. The assessment sets out that at the proposed rate of extraction the number of HGV movements would remain the same as in the current permission and this would be covered by condition. Longhoughton Quarry has an existing route management plan restricting HGV from turning left out of the site towards Longhoughton village. The majority of the movements to the quarry are from the A1(T) and therefore use the B1340 and C80 via Denwick. The outbound route being the reverse of this.
- 7.51 Paragraph 109 of the NPPF advises that development should only be refused on transport grounds where the residual cumulative impacts on development are severe. Traffic generated by the proposal could be accommodated safely on the local highway network in principle, provided that the access to the site is improved in line with the works which were to be carried out under a section 278 agreement on the previous permission and are still outstanding.
- 7.52 It is also the request of the Highways Authority that operator pays a single contribution and then annual maintenance payments for the extra-ordinary maintenance of the section of the C80 between Denwick and the site entrance. The final costs of the one off payment and the annual maintenance have not been determined at this stage and will require additional negotiations with the site operator to finalise figures. A section 106 agreement is proposed to cover both this and the Section 278 agreement works required to make the proposal acceptable in highways terms.
- 7.53 Conditions requiring the maintenance of internal haul routes and the use of a wheelwash to prevent mud being deposited on the public highway and sheeting of HGVs would also be imposed should planning permission be granted.
- 7.54 With the conditions imposed and the S106 agreement in place the proposed extension would accord with policy EP18 of the NMLP and MIN1 of the emerging NLP and part 4 of the NPPF.

Public Rights of Way

- 7.55 There are several Public Rights of Way within the vicinity of Longhoughton Quarry. Bridleway 124/014 runs along the northern boundary of the existing quarry and the proposed quarry extension to north of Longhoughton village. Footpath 124/016 runs north from Littlehoughton and joins Bridleway 124/014 to the north of the site access. Bridleway 124/013 runs north south through the quarry entrance and links to Bridleway 124/014 and footpath 124/016 to the north of the site. Footpath 124/012 links Longhoughton village with the C80 running round the south eastern boundary of the application site.
- 7.56 Provision will need to be made to accommodate safe use of Longhoughton Footpath 124/012 during soil stripping operations and following the creation of the perimeter soil mound. This could be achieved by warning signage to both walkers and drivers of site machinery, with drivers giving way to pedestrians, or seek a temporary closure of a section of Footpath 124/012 and provide an alternative route that is not impacted by operations on the site.
- 7.57 The Council's Public Rights of Way Officer has raised no objection in principle to the proposal subject to a condition requiring adequate signage warning users of the operations on site. It is therefore considered that the development would not have an unacceptable impact upon the recreational value of the countryside. The proposal therefore accords with NMLP policies EP16 and EP19 and would not be contrary to part 15 of the NPPF.

Impact on Surface and Groundwater

- 7.58 An investigation into the hydrology and hydrogeology has been undertaken as part of the ES submitted with the application. This has been supplemented with a Water Management Strategy for the site. The hydrological and hydrogeological assessment of the site considers the baseline conditions of the water environment and the potential effects of the proposed quarry extension upon the current water environment. The topography of the existing quarry floor is such that water flows to one of two water bodies located in the south and west of the western quarry void. The sump to the south is pumped to a peripheral drain and subsequently passively conveyed eastwards. The drain crosses the quarry access road and conveys water via a French drain into the fishing lake.
- 7.59 It is proposed to drain the fishing lake in order to progress the minerals extraction in the extension area. The Water Management Strategy sets out three phases of water management on the site. The evacuation of the fishing lake; the management of water during mineral extraction in the eastern extension and water management post-restoration.
- 7.60 Water will be evacuated from the fishing lake by pumping eastwards and be discharged into the former mineral extraction area at the easternmost extremity of the historic workings. It is anticipated that all pumped water will dissipate from the former workings and there will be no discharge of water off-site. This approach has been trialled successfully. Pumping would be maintained at 25l/s for 12 hours a day until the lake is emptied. The process will be monitored carefully to ensure that adverse effects do not occur.

- 7.61 Water will be managed during mineral extraction. Water from the current minerals operation to the west would be retained within this area as a restoration feature of the site. Rainfall derived water and all other water accumulating in the proposed eastern extension would be conveyed to a new flow balancing/settling sump to be located to the north east of the proposed extension and discharged into the easternmost area of the former mineral workings area. Post-restoration all active water management will cease. Water bodies will exist in the western and eastern extraction areas and the new balancing sump will remain in place. Water will be managed passively in perpetuity. Monitoring will be undertaken through the various phases of the development.
- 7.62 The EA and the LLFA are both satisfied with the approach taken in the Water Management Plan submitted subject to appropriate conditions being imposed to ensure that the management of water is carried out effectively throughout the course of the development. It is therefore considered that the proposal would accord with policy EP21 of the NMLP and POL2 of the emerging NLLP and also parts 14 and 15 of the NPPF.

Impact on Cultural Heritage Assets

- 7.63 In assessing the proposed development regard must be had to the statutory duty imposed on the Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area. In addition the Planning (Listed Buildings and Conservation Area) Act 1990 also imposes a statutory duty that, when considering whether to grant planning permission for a development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. If harm is found this gives rise to a strong (but rebuttable) statutory presumption against the grant of planning permission. Any harm must be given considerable importance and weight by the decision maker.
- 7.64 Within 1km of the application site there are 14 Grade II listed buildings and two Grade I listed buildings (The Observatory and St Peter and Paul's Church) and a Grade I Registered Park and Garden (Alnwick Castle). The nearest conservation areas are at Lesbury (3.7km from the application site) and Alnwick (4.6km from the application site).
- 7.65 The supporting ES addresses the impacts on cultural heritage with reference to designated and non-designated assets. The assessment has confirmed that the proposed development would have a slight adverse impact on the setting of The Observatory (grade I listed building) and the detached part of Alnwick Castle Registered Park and Garden at Ratcheugh Crag due to increased noise effects, but it would be unlikely to have any visual impacts upon these nationally significant heritage assets.
- 7.66 An archaeological evaluation has been carried out comprising trial trenches as part of a phased programme of archaeological works in accordance with a

written scheme of investigation agreed with the County Archaeologist. The results of the archaeological evaluation and the location, nature, importance and density of archaeological remains in the surrounding area in conjunction with the nature, extent and location of the groundworks associated with the planning application have been assessed and conclude that the proposed development is unlikely to adversely affect significant archaeological remains in this particular instance. Therefore no objections to the application and no archaeological work will be required.

- 7.67 The council's Built Conservation Officer and County Archaeologist are satisfied that the proposal would not result in direct harm to any heritage assets or their setting. It is therefore considered that the proposals do not conflict with policy S15 of the ACS and policy MIN1 of the emerging NLP and the proposal would not conflict with Part 16 of the NPPF.

Agriculture and Soils

- 7.68 A soils and agricultural land assessment has been provided as part of the ES submitted with the application. The assessment sets out the potential impacts of the proposal on soils and agricultural land as a result of the proposal. The land to the east of the quarry which would be affected by the proposal is not recorded as being agricultural land according to the agricultural land classification (ALC). The topsoil mound proposed to the south east of the quarry void would result in the temporary loss of land beneath the mound. The creation of mound 4 would result in the temporary loss of approximately 0.3ha subgrade 3a for the duration of the quarrying operations. The quarrying operation would result in a permanent loss of 1.6ha of grade 3a (Best and Most Versatile (BMV)) agricultural land and 0.3ha of grade 3b (non-BMV) agricultural land. The scale of this loss is considered to be non-significant.
- 7.69 The permanent loss of agricultural function of the land would be off-set by the enhancement of amenity and ecological functions due to the creation of new wildlife habitats (whin grassland) with a good level of public access. Impacts on soil resources would be mitigated by careful handling, storage and aftercare provisions secured in a Soil Management Plan to be prepared should planning permission be granted.
- 7.70 The proposal would not conflict with NMLP policies EP22 and EP23 and Policy POL2 of the emerging NLP or parts 15 and 17 of the NPPF given that there would be no significant loss of best and most versatile agricultural land.

Cumulative Impact

- 7.71 Paragraph 205 of the NPPF and the NPPG recognises that some areas may have been subject to successive mineral development over a number of years. It is recommended that when determining planning applications, local planning authorities should take into account the cumulative effects of multiple impacts of mineral development from individual sites and/or a number of sites in a locality. It is stated that the cumulative impact of minerals development is capable of being a material consideration when determining individual planning applications.

- 7.72 The cumulative impact of multiple quarries working close proximity primarily relates to landscape character and visual amenity of the area and also the combined impacts of noise, dust, ground vibrations from blasting, hydrology and traffic movements. The ES contains a Cumulative Impact Assessment that considers landscape and visual amenity, ecology, soils and agriculture, water resources, cultural heritage, noise, vibration, air quality, traffic and climate change. The assessment concludes that there would be no significant adverse impact from the combination of disciplines as a result of the proposed development. The cumulative impacts resulting from the proposed development when considered in combination with other existing and proposed developments in the vicinity would be mitigated by the measures set out in the ES.
- 7.73 It is considered that the proposal would accord with policy EP20 of the NMLP and parts 15 and 17 of the NPPF.

Alternatives

- 7.74 Alternatives to the current application have been considered. These being to do nothing, alternative methods of extending the site and new alternative sites. The option to do nothing would result in the sterilisation of 1.6 million tonnes of known whinstone which would act against the steady and adequate supply of material for which there is a stated national need and a clear market in Northumberland and Tyneside. The option of extending the site in a different location (vertical extension of the western extent of the quarry) has been discounted due to the known geology of the area and from experience at other quarries on the same sill. The cost of design, extraction and geotechnical appraisal given the known geology would not be economically viable.
- 7.75 The option to identify and develop an alternative site with suitable mineral deposits and workability would present a significant challenge and significant additional costs and delay, with no guarantee that another site would result in significantly less environmental disruption than at Longhoughton Quarry.
- 7.76 Longhoughton's location in the northern part of the county has also been considered. Much of the county's landbank and permitted reserves are located in the west of the county with 65% of permitted reserves at Barrasford Quarry, 45 miles from Longhoughton. Distance to markets has an impact on viability and the environment with road haulage over a longer distance creating a greater adverse impact.
- 7.77 It is therefore concluded that the current proposal is the most acceptable reasonable option.

Other Matters

Equality Duty

- 7.78 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the

responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.79 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.80 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.81 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.82 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 Longhoughton Quarry is an established operational whinstone quarry with planning permission for extraction until 2029. The proposed eastern extension to the site with an extension of time until 2030 would help facilitate the continued steady and adequate supply of crushed aggregate over the next 10 years, allowing full extraction of mineral in this location and would make a contribution to meeting an identified need for crushed rock aggregate production that is not contrary to policy S1 of the NMLP. The proposal is also consistent with paragraph 208 of the NPPF in this respect.

- 8.2 Paragraph 205 of the NPPF requires that determining authorities should give great weight to the benefits of mineral extraction, including direct, indirect and supply chain benefits to the economy. It also requires consideration of the environmental impacts of mineral extraction of the natural and historic environment.
- 8.3 It is considered that whilst there may be some adverse impacts relating to the proposal these do not significantly and demonstrably outweigh the benefits of the proposal in terms of continued supply of aggregate mineral, maintenance of employment and wider economic benefits and the restoration of the site. There are strategic benefits, including reducing the climate change impacts associated with longer distance transport of primary aggregates if local sources of supply were not maintained. It is concluded that the scheme would not have adverse environmental effects such that would outweigh these benefits so as to be sufficient to justify a recommendation of refusal of permission whilst having regard to the proposed planning conditions and related commitments.
- 8.4 A small number of objections have been received from local residents. Careful consideration has been given to the potential impact on local amenity with matters such as noise, dust, visual impact, blasting and traffic impacts as well as wider environmental matters. These issues have been fully addressed within the report and controlled through the implementation of appropriate mitigation measures and planning conditions.
- 8.5 The proposal is considered to broadly accord with the relevant policies in the Northumberland Minerals Local Plan, Alnwick District Local Plan and Alnwick Core Strategy and the relevant sections of the NPPF.

9. Recommendation

That members authorise the Director of Planning to GRANT permission subject to:

- i) The recommended conditions appended to this report;
- ii) The satisfactory completion of a Section 106 agreement to cover :
 - The mitigation measures set out in the Biodiversity Management Plan submitted by the applicant including the retention of areas of whin vegetation in perpetuity;
 - Contribution under Section 59 of the Highways Act 1980 to cover extra-ordinary maintenance of the highway;
 - Works under Section 278 of the Highways Act 1980 to require the widening and modification of the access to the site to enable two HGV's to pass

Conditions/Reason

Commencement

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. At least seven days advance notice of the date of commencement of the development shall be given, in writing, to the Minerals Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved documents.

Approved Documents

03. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:

NT12808/007 Rev C Phase1 updated 28/03/19
NT12808/008 Rev C Phase 2 updated 28/03/19
NT12808/009 Rev A Restoration updated 06/12/18
NT12808/014 Rev B Pre Extraction Works dated July 2019
NT12808/016 Mound 3 Engineering Screen Shots dated July 2019
NT12808/019 Retained Whin Grassland Habitat dated August 2019
Environmental Statement as amended on 17 July 2019
Water Management Strategy - Hafren Water, reference - 2225/WMS, Version F2, dated December 2018.

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

04. From the date of these conditions until such time as the development hereby permitted is completed, copies of these conditions and the approved documents referred to in Condition 1, and any subsequently approved in accordance with this permission, shall always be available on site for inspection during normal working hours. The existence and contents of these conditions and approved documents shall be made known to all operatives likely to be affected by matters covered by them.

Reason: To ensure the development is carried out in accordance with the approved documents

Matters Requiring Subsequent Approval

05. No development shall be undertaken until a Construction Environmental Management Plan (CEMP) has been submitted and approved by the Minerals Planning Authority. The CEMP shall detail the following:
- Measures to reduce the risk of pollution to the nearby watercourses
 - Measures to be taken in the event of a pollution incident
 - Responsible persons and lines of communication

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that a watercourse is not polluted or contaminated during development works.

06. No development shall commence until a Transport/Construction Method Statement, together with supporting plan, have been submitted to and approved in writing by the Mineral Planning Authority. The approved Transport/Construction Method Statement shall be adhered to throughout the extraction period and shall where applicable, provide for:
- i. Details of a Vehicle Route Management Plan;
 - ii. Vehicle cleaning facilities;
 - iii. Vehicle sheeting arrangements;
 - iv. The parking of vehicles of site operatives and visitors;
 - v. The loading and unloading of plant and materials;
 - vi. Storage of plant and materials used in conjunction with the operations;
 - vii. Measures to control the emission of dust and dirt; The approved method statement shall be implemented in full.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies of the Northumberland Mineral Local Plan.

07. Prior to the intended use of the site being operational, details of surface water drainage to manage run off from private land shall be submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework. To ensure that no slurry or water from the site flows onto the public highway. (Policy SM1 and EP19 of the Northumberland Minerals Local Plan).

08. Prior to dewatering the quarry void a method statement detailing fish rescue and relocation shall be submitted for the written approval of the MPA. The statement shall provided details of measures to be taken to avoid harm to fish and details of where and how fish shall be relocated, including how harm to other species such as amphibians will be avoided at any receptor sites. Once approved the dewatering of the void shall be undertaken in strict accordance with the method statement.

Reason: To protect and enhance the biodiversity of the site and surrounding waterbodies in accordance with the aims of the NPPF.

09. Prior to the commencement of development a scheme for the installation of any permanent and temporary external lighting on the site shall be submitted to and agreed in writing with the Minerals Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of

Lighting Engineers and BCT, 2018. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to prevent the risk of harm to protected species from the outset of the development.

10. Prior to the commencement of mineral excavation, the developer shall establish and maintain a suitable network of groundwater level monitoring sites designed to protect sensitive water resources within the vicinity of the site. The extent of the monitoring network, including borehole numbers and locations should be submitted to and approved in writing by the LPA before any drilling works commence.

Each borehole shall be constructed as to enable monitoring of groundwater levels to the base of the aquifer concerned, or at least 3 metres below the water table, whichever is the least depth.

Reason: to ensure that the extraction will not impact on important water resources within the vicinity of the site in accordance with policy EP21 of the Northumberland Minerals Local Plan.

11. Notwithstanding the details submitted, prior to the intended use of the site being operational, revised details of proposed modifications/widening of the vehicular access(es) to the county road C80, as outlined in Condition 21 of planning permission 16/03284/CCM, shall be submitted to and agreed in writing by the Mineral Planning Authority, in consultation with the Highway Authority. Thereafter, the works shall be completed in accordance with the approved details prior to the intended use of the site being operational.

Reason: In the interests of highway safety and in accordance with the National Planning Policy Framework.

12. Notwithstanding the details submitted prior to the site being operational a detailed blasting monitoring scheme shall be submitted approved in writing by the Minerals Planning Authority. All blasts on site shall be carried out in strict accordance with the approved monitoring scheme.

Reason: Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

13. Prior to first blasting at the site a detailed bat method statement shall be submitted to the Mineral Planning Authority for approval in writing. The bat method statement shall assess the potential adverse impacts of quarry operations on bats on site and recommend mitigation to reduce such impacts. The method statement shall include the following:
 - That no blasting shall be undertaken at the site until a Natural England development licence has been granted.
 - Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors.
 - No blasting shall be undertaken until bats have been safely excluded from cliff roosts.

- Four woodcrete type bat colony boxes shall be erected at the site under the instruction of the project ecologist prior to the commencement of blasting.
- A re-survey of the rock faces for roosting bats in accordance with BCT guidance.

Once approved the development shall be undertaken in strict accordance with the approved bat method statement.

Reason: To maintain the favourable conservation status of species which is protected by law.

14. Prior to restoration a full scheme for the surface water management post-restoration shall be submitted to and agreed by the local planning authority. Any agreed scheme shall be implemented in full.

Reason: To ensure drainage post development does not increase the risk of flooding elsewhere.

Completion

15. The winning and working of minerals hereby permitted shall cease not later than 31 December 2029.

Reason: To ensure the development is carried out in accordance with the approved documents. To avoid unnecessary delay in the restoration of the site. (Adopted Northumberland Minerals Local Plan (March 2000) and Part 17 of the National Planning Policy Framework).

16. Within 12 months of the permanent cessation of winning and working of minerals, all buildings, plant, machinery, structures and foundations shall be removed from the site and the site restored in accordance with the details set out in Condition 3 or as amended by details submitted in accordance with Condition 3.

Reason: To ensure the site is satisfactorily restored. (Adopted Northumberland Minerals Local Plan (March 2000) Conditions and Part 17 of the National Planning Policy Framework).

17. If mineral extraction is temporarily suspended for a period of 6 months or more, then the operator shall give the Mineral Planning Authority notice of the date upon which mineral extraction was suspended within 7 days of the expiration of the 6 month period. Written notification shall also be given to the Mineral Planning Authority at least 7 days prior to the resumption of mineral extraction following a temporary suspension.

Reason: To ensure the site is satisfactorily restored. (Adopted Northumberland Minerals Local Plan (March 2000) Conditions and Part 17 of the National Planning Policy Framework).

18. In the event that winning and working of minerals ceases for a continuous 2 year period then such operations shall have deemed to have ceased and the

Minerals Planning Authority shall be notified in writing within one month of the date of cessation. The land shall be restored in full accordance with the restoration scheme agreed with the Minerals Planning Authority in accordance with Condition 1 or as amended by details submitted in accordance with Condition 3 or such other scheme for the reinstatement and aftercare of the site as may be agreed in writing in advance with the Minerals Planning Authority and the site restored within the timescale specified in Condition 12.

Reason: To ensure the site is satisfactorily restored. (Adopted Northumberland Minerals Local Plan (March 2000) and Part 17 of the National Planning Policy Framework).

Policy Monitoring

19. Details of annual sales and remaining permitted reserves of minerals from the site shall be submitted to the Minerals Planning Authority. The period provided for shall be from 1 January to 31 December each year and the information shall be provided by 31 March for the preceding period.

Reason: To enable monitoring and assist the Mineral Planning Authority in the forward planning of mineral resources.

Access and Protection of the Public Highway

20. a) Vehicle access into the site shall be solely from the C80 via the western junction indicated on Figure 14.3 Recommended Inbound and Outbound Route (Extension to Longhoughton Quarry, Northumberland: Planning Application and Environmental Impact Assessment: Chapter 14 Transport and Traffic).
- b) Vehicles exiting in an eastern direction from the site onto the C80 shall egress solely from the eastern junction indicated on Figure 14.3 Recommended Inbound and Outbound Route (Extension to Longhoughton Quarry, Northumberland: Planning Application and Environmental Impact Assessment: Chapter 14 Transport and Traffic).
- c) Vehicles exiting in a western direction from the site onto the C80 shall egress solely from the western junction indicated on Figure 14.2 Site Access (Longhoughton Quarry: Planning Application and Environmental Impact Assessment: Chapter 14 Traffic).

Reason: In the interests of highway safety. (Policy SM1 and EP19 of the Northumberland Minerals Local Plan.) and National Planning Policy Framework.

21. Measures shall be taken to ensure that mud, dirt, and waste is not transferred onto the public highway. At such time these measures are not sufficient to prevent the transfer of any material onto the public highway, vehicle movements shall cease until adequate cleaning measures are employed which prove effective. Reason: In the interests of highway safety (Adopted Northumberland Minerals Local Plan (December 2000) and Parts 9, 15 and 17 of the National Planning Policy Framework).

22. The loads of all heavy goods vehicles leaving and entering the site shall be fully covered by sheeting or otherwise fully contained as may be appropriate to the material. Reason: In the interests of highway safety (Adopted Northumberland Minerals Local Plan (March 2000) Policy, M43 Road Traffic and Parts 9, 15 and 17 of the National Planning Policy Framework).

23. Measures as necessary shall be installed and maintained for the life of the development hereby permitted to ensure that no slurry or water from the site flows onto the public highway.

Reason: In the interests of highway safety (Adopted Northumberland Minerals Local Plan (March 2000) and Parts 9, 15 and 17 of the National Planning Policy Framework).

24. The access and egress roads, including any signs and road markings shall be kept clean and maintained to a good standard of repair for the duration of site operations.

Reason : In the interest of highway safety and policies of the Northumberland Minerals Local Plan

Soil Stripping

25. All soil shall be separately stripped from any areas to be excavated and placed in storage mounds as shown on the drawings referred to in Condition 3. No overburden shall be placed directly onto areas not yet stripped of soil.

Reason: To ensure the development is carried out in accordance with the approved documents. (Adopted Northumberland Minerals Local Plan (March 2000) Policy EP19 and Parts 15 and 17 of the National Planning Policy Framework).

26. The stripping and movement of soils shall only be carried out when the soil is in a sufficiently dry and friable condition and the ground is suitably dry to allow passage of heavy vehicles and machinery over it without damage to the soils.

Reason: To ensure the development is carried out in accordance with the approved documents and in an orderly manner. (Adopted Northumberland Minerals Local Plan (March 2000) Policy EP19 and Parts 15 and 17 of the National Planning Policy Framework)

27. No plant or heavy vehicles (with the exception of agricultural vehicles) shall cross any areas of unstripped soil except for the purpose of stripping operations.

Reason: To ensure the development is carried out in accordance with the approved documents. To ensure the development is carried out in an orderly manner. (Adopted Northumberland Minerals Local Plan (March 2000) Policy EP19 and Parts 15 and 17 of the National Planning Policy Framework).

28. Soil mounds formed in accordance with Condition 19 shall be seeded with an appropriate grass seeds mixture and timetable for seeding agreed with the Mineral Planning Authority beforehand.

Reason: To ensure the development is carried out in accordance with the approved documents. (Adopted County Northumberland Minerals Local Plan (March 2000) Policy EP19 and Parts 15 and 17 of the National Planning Policy Framework).

29. At least 48 hours notice shall be given to the Mineral Planning Authority of the commencement of soil stripping operations, as shall an estimate of the duration of such operations.

Reason: To ensure the development is carried out in an orderly manner. (Adopted Northumberland Minerals Local Plan (March 2000) Policy EP19 and Parts 15 and 17 of the National Planning Policy Framework).

30. No soils shall be removed from the site.

Reason: To ensure the development is carried out in an orderly manner. (Adopted Northumberland Minerals Local Plan (March 2000) and Parts 15 and 17 of the National Planning Policy Framework).

Working Hours

31. No operations shall be carried out except between the following hours:
Monday - Friday: 07:00 - 18:00
Saturdays: 07:00 - 13:00
No operations shall be carried out on Sundays or Public Holidays except for pumping and essential maintenance of plant and machinery use on site.

Reason: In the interest of local amenity (Policy SM1 and EP19 of the Northumberland Minerals Local Plan).

Environmental Protection

32. The site operator shall maintain a notice board at the entrance to the site indicating the name, address and telephone number of a representative who would be available to deal promptly with any complaints. The notice board shall be maintained in a sound and legible condition throughout the period of working and restoration.

Reason: To assist local people in making contact with the operator. (Policies SM1 and EP19 of the Northumberland Minerals Local Plan.)

33. Throughout the period of working, restoration and aftercare, the operator shall protect and support any ditch, watercourse or culvert passing through the permission area or divert it and shall not impact the flow or render less effective drainage onto and from adjoining land.

Reason: In the interest of restoration. (Policy R1 of the Northumberland Minerals Local Plan).

34. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to 110% of the capacity of the tank. For multiple tankage, the compound should be at least equivalent to 110% of the volume of the largest tank, or 110% of the combined capacity of interconnected tanks. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should discharge downwards into the bund. Bunds shall be maintained and emptied by "over the wall" pumping. Bund contents shall be disposed of in a manner which does not cause pollution of any surface or ground water.

Reason: To minimise the risk of pollution or disturbance to watercourses (Policies SM1 and R1 of the Northumberland Minerals Local Plan).

Dust

35. The approved on site operations shall be carried out in accordance with:
- a) Chapter 13 Air Quality produced by Wardell Armstrong, Job/Report Number NT11725/ES/0013 (April 2016)
 - b) Appendix 13.1 Dust Management Plan

The approved on site operations shall be carried out in accordance with the measures identified to mitigate the effects of dust within the scheme for the duration of all on site activities. Sticky pads shall be installed to determine nuisance dust or a particulate PM10 monitor to determine health effects if required by the Mineral Planning Authority.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

36. Measures shall be taken to prevent the raising of dust from any part of the site and such measures shall include the use of a water bowser or similar apparatus when necessary and shall also include the temporary cessation of relevant operations, if necessary, to prevent the transmission of dust to areas outside any part of the site.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

Noise

37. All plant and machinery will be fitted with constant pulse beat units manufactured by FAW Electronics. These units shall be maintained and used on all available machinery for the duration of the quarry operations. Any additional plant, machinery and vehicles used on site shall be fitted with effective silencers and details of any reversing warning system to be used on mobile plant on site shall be agreed in advance in writing with the Mineral Planning Authority and only the approved devices shall be used on site.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

38. The level of noise emitted from the site shall not exceed 43dB (L_{Aeq})1 hr (Free Field) between 0700 and 1800 Monday to Friday, and 0700 and 1300 on Saturdays as measured at noise sensitive receptors identified in Chapter 11 of Environmental Statement produced by Wardell Armstrong, Job/Report Number NT11725/ES/0013 (April 2018) and 50dB(L_{Aeq})1 hr (Free Field) at all other residential properties.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

39. Notwithstanding the requirements of condition 32 of this permission and only with the prior approval in writing of the Mineral Planning Authority, the noise levels from any temporary operations required for the implementation of this permission including soil/overburden stripping, replacement and storage activities shall not exceed 70dB (L_{Aeq})1 hr (Free Field) as measured at noise sensitive receptors identified in Environmental Statement produced by Wardell Armstrong, Job/Report Number NT11725/ES/0013 (April 2018). Temporary operations shall not be carried out for more than 8 weeks in any calendar year and shall be carried out during normal working hours.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

40. Monitoring of noise from site working shall be carried out on a quarterly basis at Noise Monitoring Locations ML1 and ML2 identified in Environmental Statement produced by Wardell Armstrong, Job/Report Number NT11725/ES/0013 (April 2018) and the monitoring of noise shall be carried out in accordance with the approved details:
- a) Chapter 11 Noise Environmental Statement produced by Wardell Armstrong, Job/Report Number NT11725/ES/0013 (April 2018)
 - b) Figure 11.4 Existing Sensitive Receptors

The approved on site operations shall be carried out in accordance with the measures identified to assess and mitigate the effects of noise within the scheme for the duration of all on site activities. Monitoring shall be rotated so that a different monitoring point is used on each occasion.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

Blasting

41. All blasting on site shall be carried out in accordance with the details set out within:
- a) Chapter 12 Vibration produced by Vibrock, Job/Report Number NT11725/ES/0013 (April 2018)

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

42. Except in the case of emergency, (such instances to be notified to the Mineral Planning Authority no later than 48 hours after the occurrence) blasting shall take place between the hours of 10:00 - 16:00 Monday to Friday and at no time on Saturdays, Sundays or Public Holidays.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

43. Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 6mm/s in 95% of blasts over any 12 month period and shall be recorded and made available within 7 days upon request by the Mineral Planning Authority. No individual blast from the date of this permission shall exceed a peak particle velocity of 12 mm/s as measured at all predicted vibration receptors identified in tables 12.9 and 12.10 of Chapter 12 Vibration produced by Vibrock, Job/Report Number NT11725/ES/0013 (April 2018) . The measurement to be the maximum of three mutually perpendicular directions taken at the ground surface at those locations.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

44. Blasting shall be carried out no more than once per week.

Reason: In the interests of the amenity of the area (Policies EP19 and EP20 of the Northumberland Minerals Local Plan).

Ecology

45. Prior to the commencement of development the area of whin grassland identified in the report "Longhoughton Quarry: eastern extension, Botanical Survey Report: Further Information", by BSG Ecology, dated 11 July 2019 and on PPlan NT12808/019 Retained Whin Grassland Habitat dated August 2019, shall be protected by post and rail fencing or similar. No machinery or plant shall enter the area and no operation shall be undertaken other than that which is in accordance with the site Biodiversity Management Plan. The fencing shall remain and be maintained and shall only be removed once the site has entered aftercare or with the written agreement of the Minerals Planning Authority.

Reason: To protect and enhance the biodiversity of the site in accordance with the aims of the NPPF

46. The development shall be undertaken in strict accordance with the document, "Longhoughton Quarry: eastern extension, Biodiversity Management Plan", authored by BSG Ecology and dated 11 July 2019, that includes an ecologist-led programme of gorse control, seeding of soil mounds using Northumberland meadow seed mixture similar to that provided by B&K Wharf farming, invasive non-native species (primarily pirri-pirri burr) control, provision of 10 woodcrete bird boxes prior to the commencement of works, provision of

a barn owl box, identifying soil and overburden resources to be used in restoration for the establishment of species rich grasslands and 3-yearly monitoring of grassland areas including the use of fixed point photography.

Reason: To protect and enhance the biodiversity of the site in accordance with the aims of the NPPF.

47. An annual ecological monitoring report, the format and detail of which is to be agreed in writing with the MPA, describing the delivery of works under the Biodiversity Management Plan and findings of assessments shall be submitted to the MPA by no later than 1 October annually.

Reason: To protect and enhance the biodiversity of the site in accordance with the aims of the NPPF.

48. i) Blasting shall not commence and no tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

ii) Netting of hedgerows or trees shall only be used in exceptional circumstances in accordance with the Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law.

Groundwater Monitoring

49. Monitoring of water levels in the old workings shall be undertaken on a daily basis throughout the development. A quarterly report of these levels, including any off-site impact such as seepage or formal drainage shall be undertaken and submitted to the local planning authority and lead local flood authority.

Reason: To ensure the effective disposal of surface water and not to increase the risk of flooding elsewhere.

Buildings, Fixed Plant and Machinery

50. Notwithstanding the provisions of Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no buildings, fixed plant, or machinery, other than approved under Condition 3 above, shall be erected or placed on the site other than with the prior written approval of the Mineral Planning Authority.

Reason: In the interests of residential amenity and to enable the local planning authority to consider the implications of any proposal to expand the activities which take place within the site. (Adopted Northumberland Minerals Local

Plan (March 2000) and Parts 15 and 17 of the National Planning Policy Framework).

51. The external cladding or finish of all buildings, structures or fixed plant shall be maintained in a reasonable state of repair and appearance to the satisfaction of the Mineral Planning Authority throughout the life of this development.

Reason: In the interests of visual amenity. (Adopted Northumberland Minerals Local Plan (March 2000) and Parts 15 and 17 of the National Planning Policy Framework).

52. Any buildings, structures or machinery which are no longer required shall be removed from the site within 3 months of the permanent cessation of their use.

Reason: In the interests of visual amenity. (Adopted Northumberland Minerals Local Plan (March 2000) and Parts 15 and 17 of the National Planning Policy Framework).

Site Maintenance

53. For the duration of the development, until restoration of the site, the following site maintenance operations shall be carried out:
- a. The maintenance of fences in a stockproof and secure condition, between any areas used for development, and adjoining agricultural land;
 - b. A temporary post and wire fence shall be erected and maintained alongside the Public Bridleway 124/04 running along the northern side of the site and no operation shall impede legal users of the bridleway.
 - c. The care and maintenance of trees to be retained within the site boundary and treatment of those affected by disease, in accordance with accepted principles of good woodland management and good arboricultural practice (including the provision of protective fencing); c. the maintenance of drainage ditches;
 - d. All areas of the site, including undisturbed areas and all soil and overburden mounds, shall be managed to minimise erosion and shall be kept free from injurious weeds (as defined by The Weeds Act 1959). Cutting, grazing or spraying shall be undertaken, as necessary and appropriate to the approved after-use of the land where the materials in mound are to be replaced, to control plant growth and prevent the build-up of a seed bank of such weeds, or their dispersal onto adjoining land.

Reason: To ensure the site is satisfactorily maintained and in the interests of visual amenity and public safety. (Policies EP13 and EP16 of the Northumberland Minerals Local Plan and Parts 15 and 17 of the National Planning Policy Framework).

54. Public Bridleway 124/014 and Public Footpaths 124/012 and 124/013 shall be protected throughout. No action should be taken to disturb the path surface, without prior consent from the Local Planning Authority, obstruct the path or in

any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

Reason: In the interests of safeguarding the PROW network.

Restoration and Aftercare

55. No later than six months prior to any restoration works being undertaken and notwithstanding the restoration strategy a detailed restoration plan shall be submitted to the Mineral Planning Authority for its written approval. The detailed plan and accompanying text will identify:
- i. The area to be restored;
 - ii. The final restoration contours including contours under water level;
 - iii. The relevant sections of the approved restoration strategy habitat it relates to;
 - iv. Any drainage and water control requirements;
 - v. establishment method for whin grassland and calcareous grassland areas;
 - vi. the specification and source of any grass seed mixtures and tree and shrub planting;
 - vii. Any deviations from the approved restoration strategy. The site shall be restored in full accordance with the approved detailed scheme.

Reason: In the interests of achieving satisfactory restoration of the site (Policy R1 of the Northumberland Minerals Local Plan).

56. A detailed aftercare scheme shall be submitted to the Mineral Planning Authority for approval in writing no later than 6 months prior any area of the site being entered into the formal aftercare period. The scheme shall detail the target vegetation, establishment, management and monitoring of those habitats represented in the area to be entered into aftercare management. On commencement of aftercare each unit of the site shall be managed in accordance with the approved scheme until completion of the formal aftercare period.

Reason: In the interests of achieving satisfactory restoration of the site.

57. The Aftercare Period for agricultural land shall extend for a period of five years effective management from the date of topsoil restoration. The Aftercare Period for all areas of woodland and wetland with a conservation end use as depicted on the approved restoration strategy shall be extended to 10 years of effective aftercare management and 15 years of effective aftercare management for species rich grasslands (whin and calcareous).

Reason: In the interests of achieving satisfactory restoration of the site.

58. All areas of whin grassland restored in accordance with the approved restoration scheme shall be retained in perpetuity. In order to maintain whin grassland periodic management shall be undertaken to ensure that the areas have no greater than 30% tree or scrub cover.

Reason: to conserve a Northumberland BAP habitat.

Date of Report: 16 September 2019

Background Papers: Planning application file(s) 18/01285/CCMEIA